

CBRE

MARKET AT
190
S ORANGE AVENUE

FOR SALE OR LEASE

MARKET AT 190 S ORANGE AVE

This is an excellent opportunity to buy or lease an iconic first-floor retail space in the heart of Downtown Orlando. The site is located on the prominent corner and high volume pedestrian traffic intersection of Church Street and Orange Avenue. A short walking distance to the historically known Church Street Station under redevelopment, the highly anticipated 8.50 acre Westcourt Sports Entertainment District and more. The location offers great visibility making it ideal for Class A retail, restaurant, and entertainment users.

SITE FEATURES:

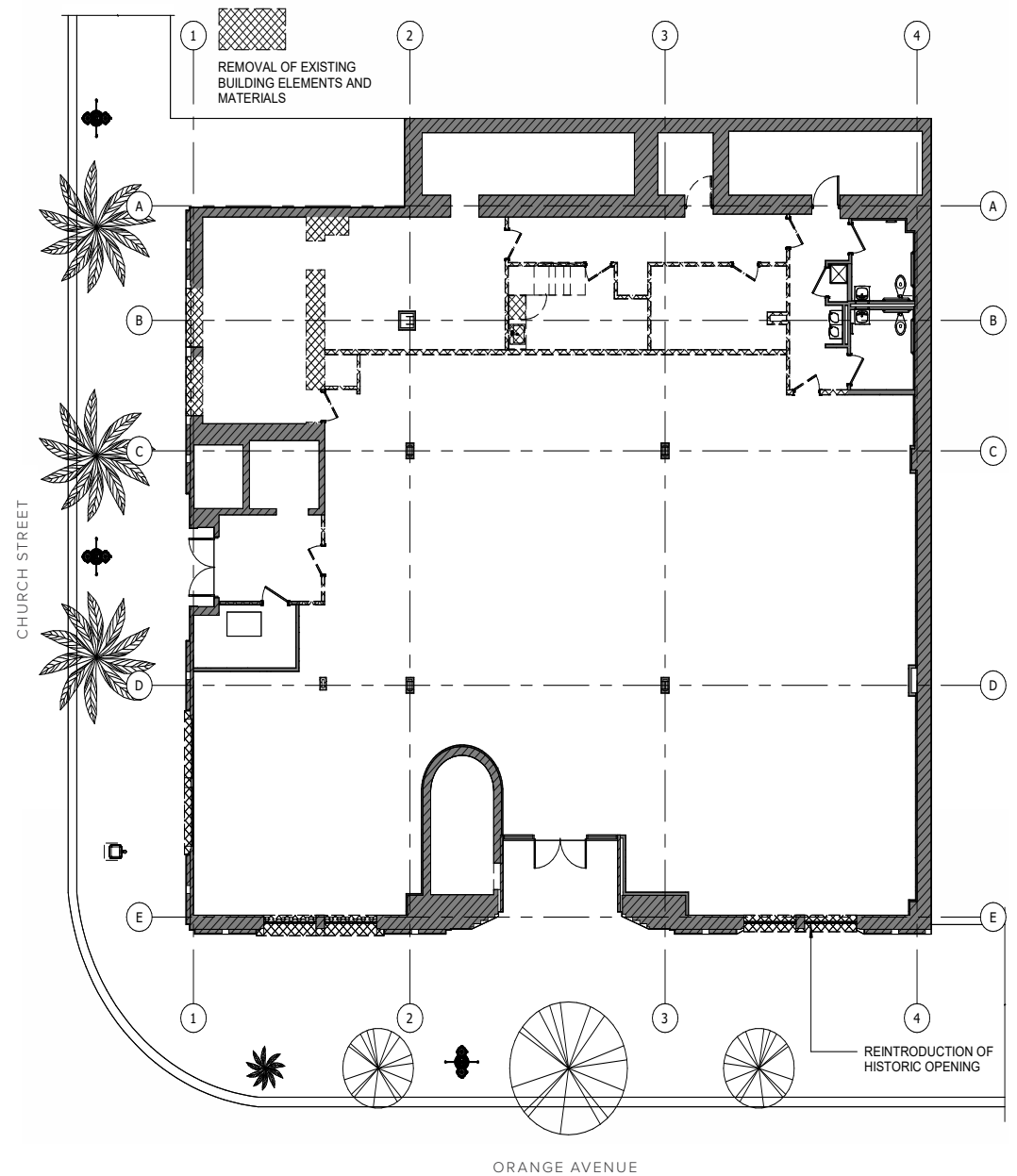
- First Level Prime Corner Street Opportunity for Sale or Lease offering up to ±6,641 SF of space.
- Less than 5 minute walk to historically known Church Street Station (Under Redevelopment), Westcourt (U/C), The Canopy (U/C), The Dr Phillips Performing Arts Center, the KIA Center, an ample selection of day to night restaurants, entertainment and so much more.
- Historic exterior architectural characteristics
- Potential outdoor seating available
- Strong daytime and night time population in 1 mile radius
- Space can be divided into multiple units (conceptual site plan included)
- **Site eligible for DTO Restaurant & Façade Program**



OPEN SITE PLAN

±6,641 SF

- ✦ Open Space Plan
- ✦ Multiple Entrances
- ✦ Historic Architectural Details

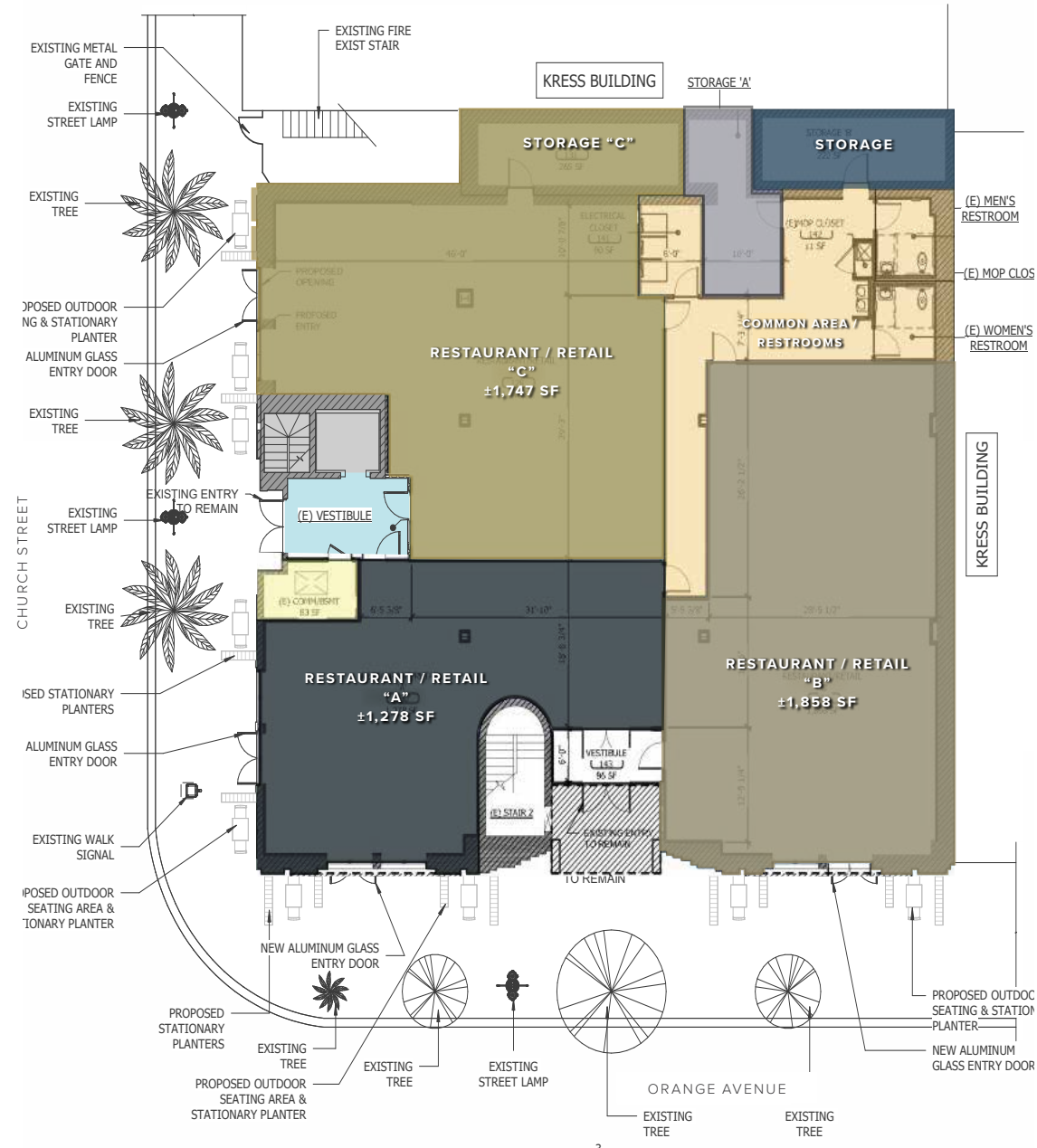


CONCEPTUAL SITE PLAN

SUITE A: 1,278 SF
RESTAURANT / RETAIL

SUITE B: 1,858 SF
RESTAURANT / RETAIL

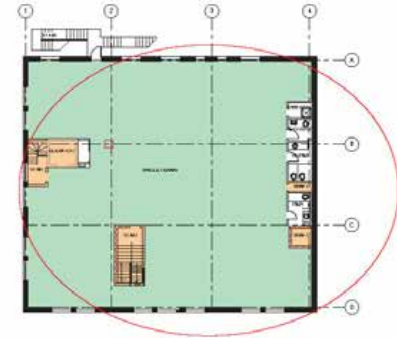
SUITE C: 1,747 SF
RESTAURANT / RETAIL



PROPOSED ELEVATIONS



PAST



PROPOSED CONCEPT

EAST ELEVATION

ORANGE AVENUE



EXISTING



PROPOSED

SOUTH ELEVATION

CHURCH STREET



EXISTING



PROPOSED

SITE



Downtown Entertainment District



12 MIN

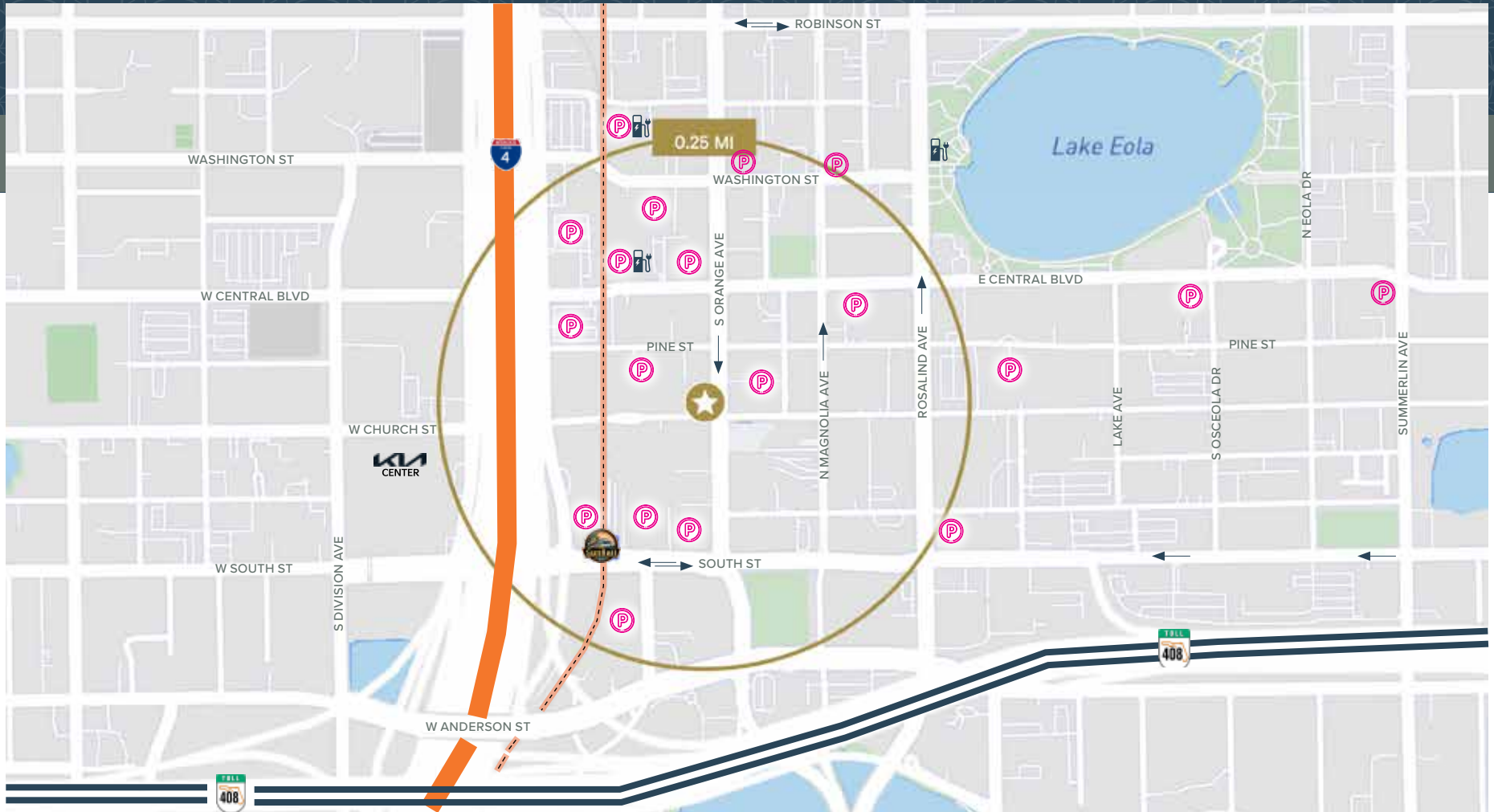
21MIN

3MIN

Walk to Nearest
Hotel



TRANSPORTATION MAP



PARKING



EV CHARGING STATION



VIBRANT



INSPIRATION



WESTCOURT[®]

7 minute walk

- ✦ Downtown Orlando's New Sports & Entertainment Hub
- ✦ 900,000 SF of mixed-use projects
- ✦ Project includes:
 - 270 unit high-rise residences
 - 260 key full service hotel
 - 200,00+ SF of Class A office space
 - 3,500 Capacity live events venue
 - 125,000 SF Retail space and more
- ✦ Adjacent to the KIA Center
- ✦ Under Construction
- ✦ Delivery 2027



DOWNTOWN ORLANDO'S LATEST DEVELOPING AMENITIES

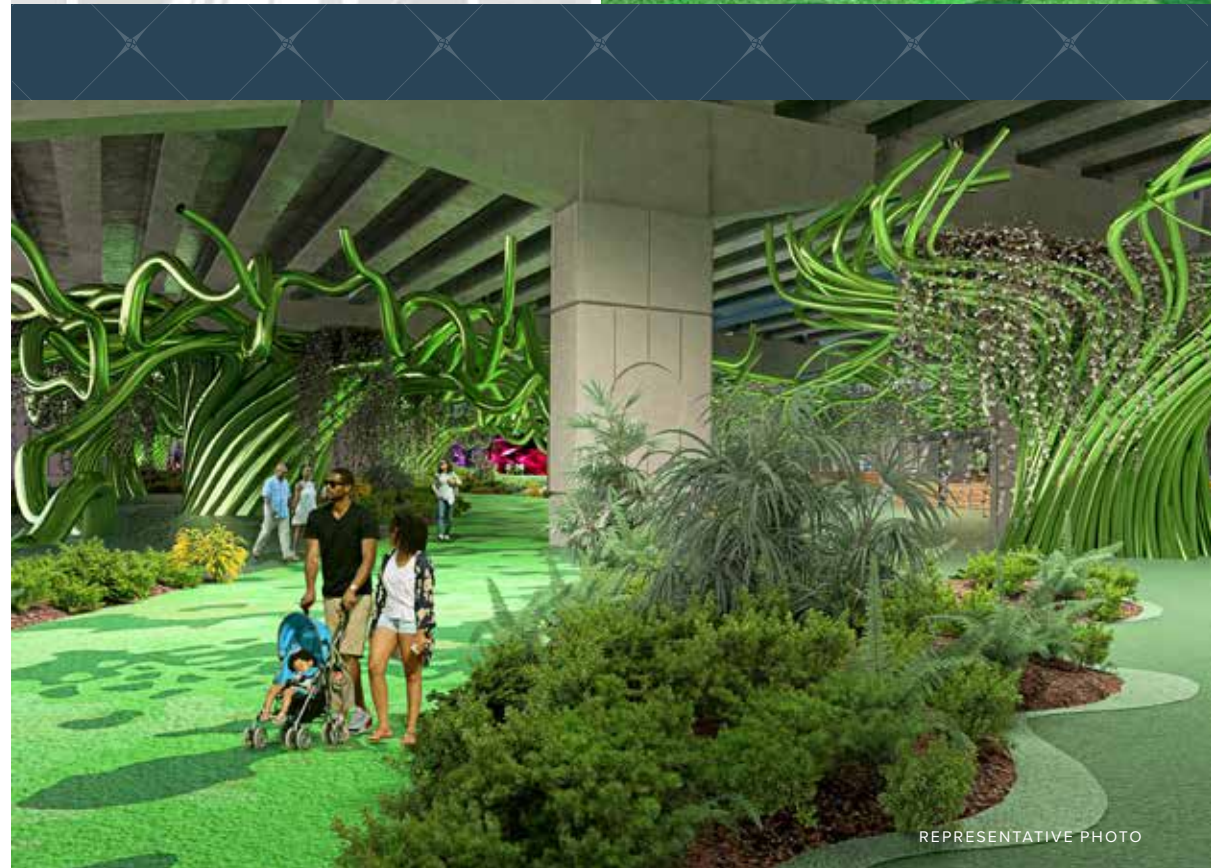
THE CANOPY¹²

4 minute walk

- ✦ Urban Immersive Landscape Formerly Known As The Under-I Project
- ✦ Project Size: 10 Acres
- ✦ Blends Of Nature & Technology With Artistic Immersion
- ✦ Space For Gatherings, Festivals and Cultural Events
- ✦ Under Construction
- ✦ Delivery 2027



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

AREA DEMOGRAPHICS

2024	1 MILE
Population	24,413
2024-2029 Growth Rate	2.79%
Daytime Population	92,389
Households	13,309
Average HH Income	\$109,492
Median HH Income	\$67,237

2024	3 MILE
Population	105,593
2024-2029 Growth Rate	1.26%
Daytime Population	256,290
Households	50,021
Average HH Income	\$121,965
Median HH Income	\$78,940

2024	5 MILE
Population	307,840
2024-2029 Growth Rate	0.42%
Daytime Population	471,401
Households	128,506
Average HH Income	\$105,355
Median HH Income	\$67,143



For Sale or Lease

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190 S ORANGE AVE
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CBRE

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