

For Lease

CBRE

Excellent Freestanding Retail Opportunity

in the Central Business District of Downtown Orlando

317 N. Orange Avenue
Orlando, FL 32801
www.cbre.com/orlando





Property Details

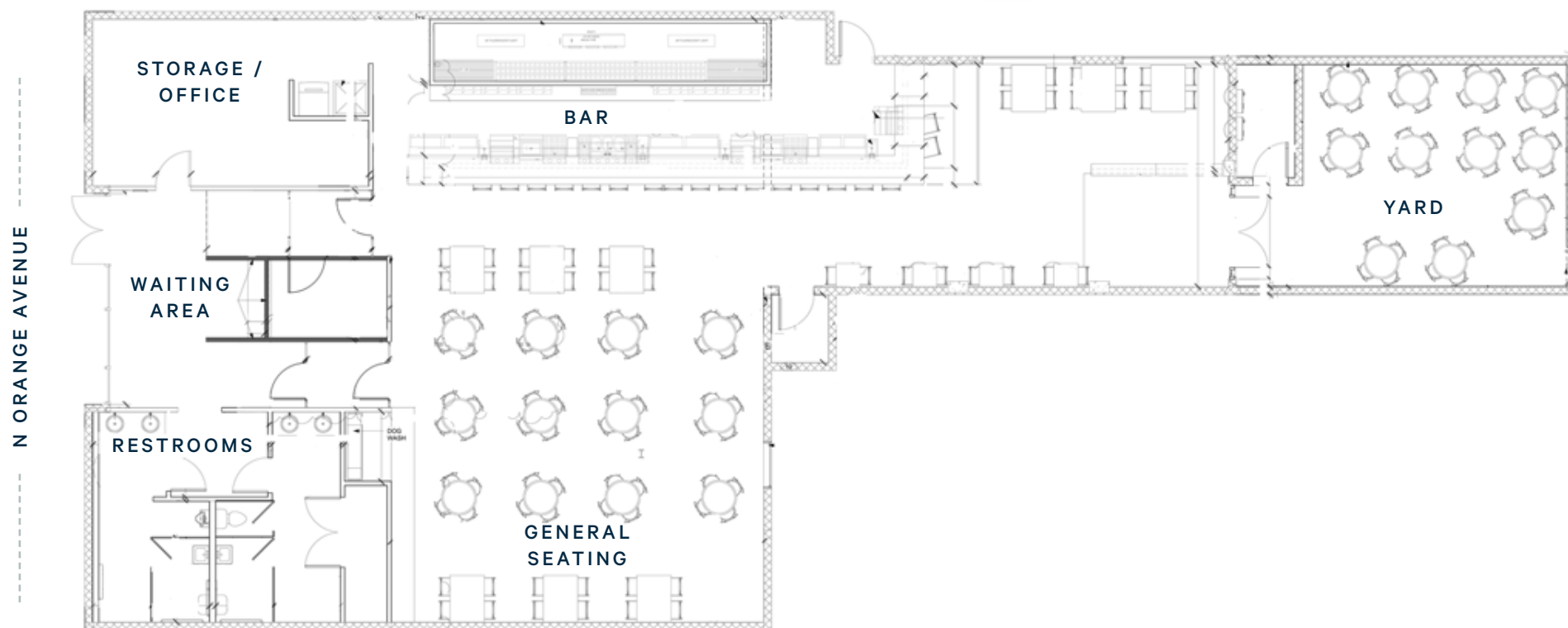
- + Excellent opportunity to lease a street-front retail space in the thriving Central Business District of Downtown Orlando
- + Freestanding Space Size Available: $\pm 4,130$ SF + outdoor yard area
- + Located at the nearby intersection of N. Orange Avenue (9,200 AADT) & E. Robinson Street (14,800 AADT)
- + Amazing street-front visibility on N. Orange Avenue
- + Ideal for a dog park lounge, bar and/or an entertainment-oriented business such as recreational or leisure establishments
- + Situated within a densely populated area by more than 5,300 multifamily housing units offering significant daytime population, pedestrian traffic and close proximity to many central district businesses, bars, eateries and more
- + Just a few minutes' drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the SunRail AdventHealth Station

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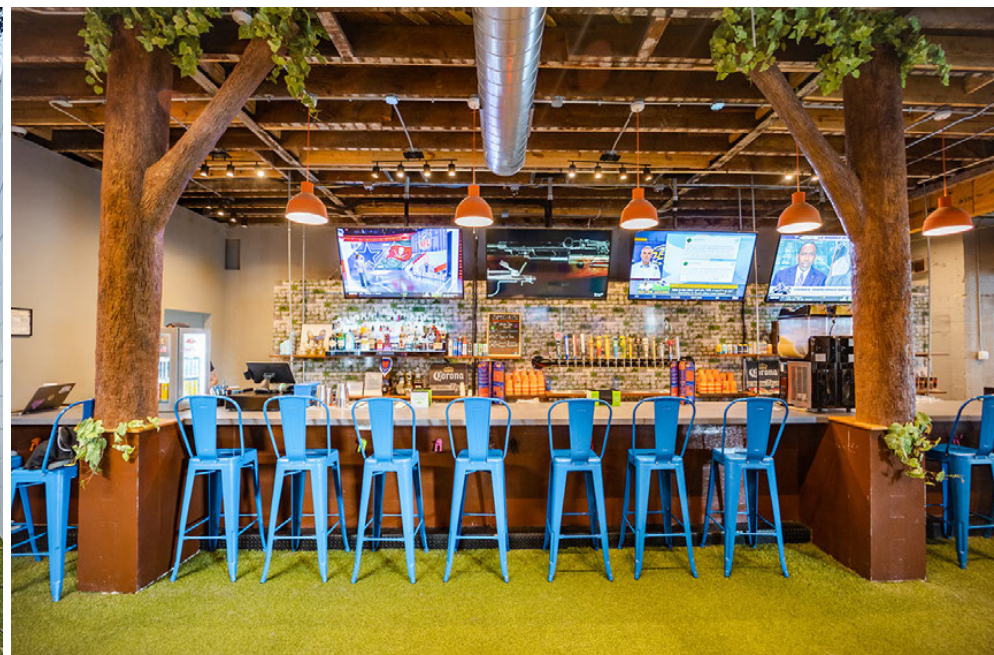
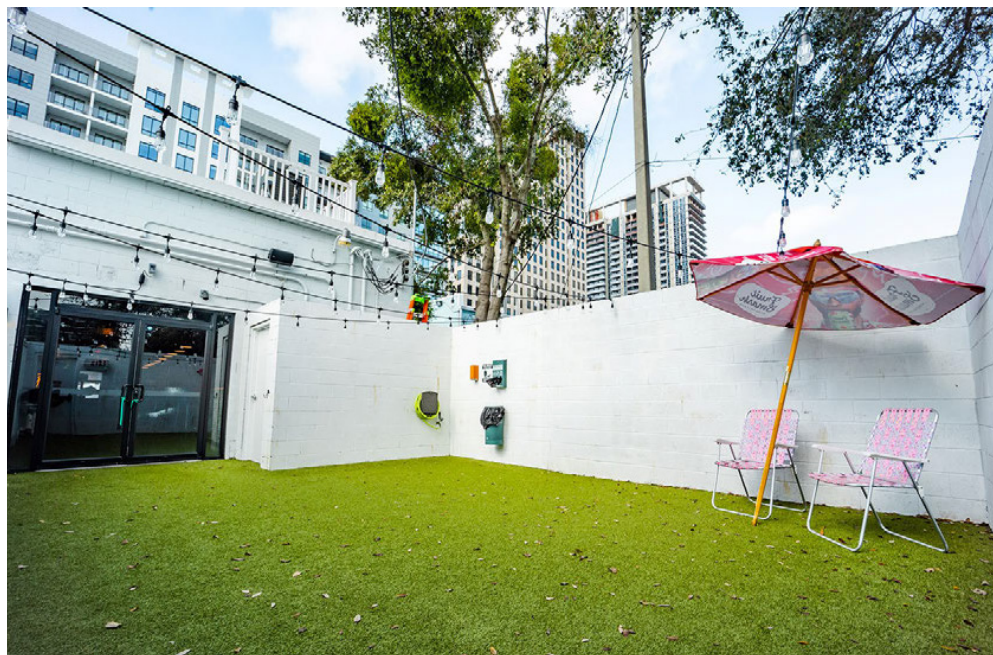
Floorplan



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Micro Aerial



Trade Aerial

DOWNTOWN AMENITIES

- 1 Lake Eola
- 2 Creative Viilage
- 3 Dr Phillips Performing Arts Center
- 4 KIA Center
- 5 Inter & Co Stadium

NEW DEVELOPMENTS U/C

- 1 Westcourt
- 2 The Canopy
- 3 The Edge

NEARBY HOTELS

- 1 Hilton Garden Inn (123 keys)
- 2 Home2Suites (101 keys)
- 3 Embassy Suites (167 keys)
- 4 Marriott Orl Downtown (297 keys)
- 5 Grand Bohemian Orlando, Autograph Collection (247 keys)
- 6 AC Hotels by Marriott Bonvoy (180 keys)



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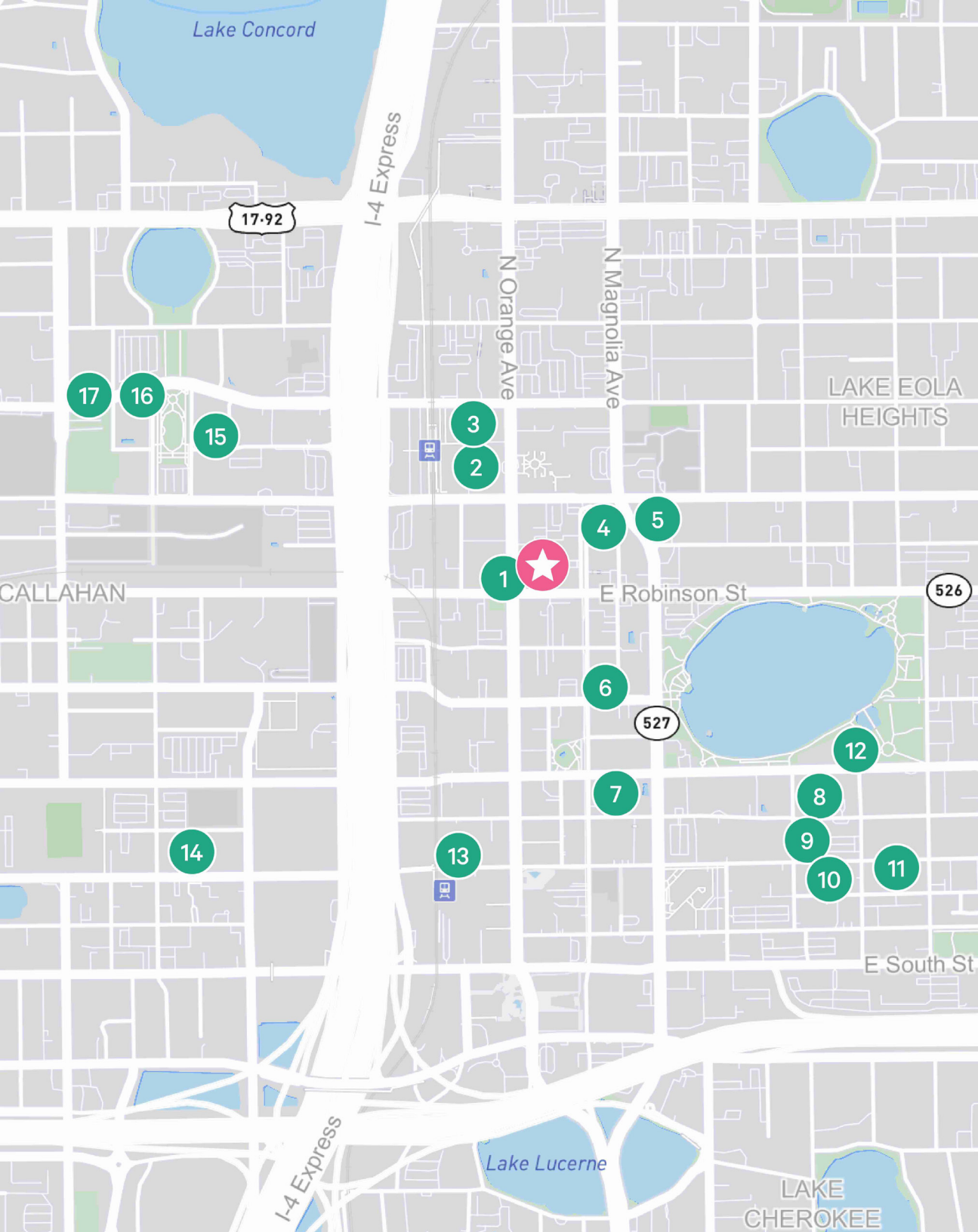
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Multifamily Overview



317 N Orange Ave

- 1 MAA Robinson (369 units)
- 2 Society Orlando (462 units)
- 3 Central Station (279 units)
- 4 SkyHouse (320 units)
- 5 Radius (389 units)
- 6 Aspire (164 units)
- 7 Mondrian Lake Eola (350 units)
- 8 Paramount (313 units)
- 9 CitiTower (233 units)
- 10 Camden Thorton Park (299 units)
- 11 Camden Lake Eola (360 units)
- 12 MAA Parkside (258 units)
- 13 55 West (525 units)
- 14 City View (266 units)
- 15 Modera (292 units)
- 16 The Julian (409 units)
- 17 Amelia Court (256 units)



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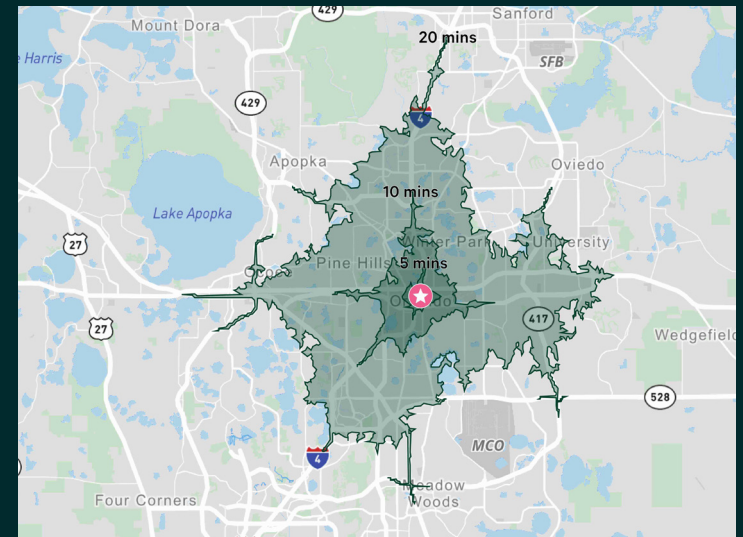
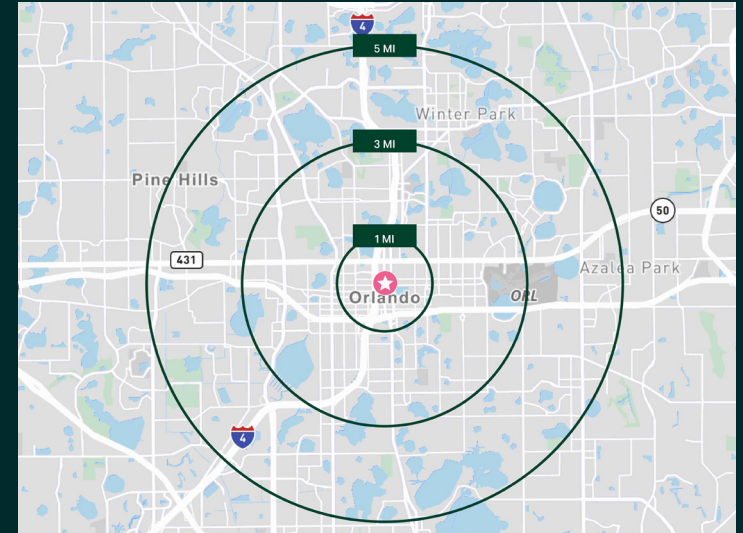
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Demographics

| 2025 Estimated Mile Radius Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| Estimated Population | 24,845 | 104,252 | 299,982 |
| 2025-2030 Annual Population Growth Rate | 1.46% | 0.85% | 0.49% |
| Households | 13,970 | 50,323 | 126,017 |
| Average Household Income | \$114,581 | \$126,603 | \$112,439 |
| Median Household Income | \$75,405 | \$89,189 | \$75,074 |
| Daytime Population | 84,277 | 257,778 | 472,757 |

| 2025 Estimated Drive Time Demographics | 5 Minutes | 10 Minutes | 20 Minutes |
|---|-----------|------------|------------|
| Estimated Population | 27,802 | 108,283 | 938,444 |
| 2025-2030 Annual Population Growth Rate | 1.35% | 0.77% | 0.50% |
| Households | 101,069 | 276,195 | 1,165,769 |
| Average Household Income | \$113,416 | \$119,877 | \$103,888 |
| Median Household Income | \$76,945 | \$83,559 | \$73,344 |
| Daytime Population | 101,069 | 276,195 | 1,165,769 |



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