



55 W

55 WEST CHURCH STREET

Lincoln



PROPERTY OVERVIEW

55 West is a mixed-use luxury high-rise located in the heart of Downtown Orlando on Church Street. In addition to the multifamily component of the tower, the project offers retail, 2nd generation restaurant, and office space. 55 West is steps away from the central business district. It has excellent walkability to Downtown Orlando's best restaurants, Dr. Phillips Center for the Performing Arts, Amway Arena, Orlando City Soccer Stadium, City Hall, retail, banks, and hotels.



Located at 55 W Church Street Orlando



Retail space available



2nd generation restaurant space available



Office space available



Prime location and easily accessed via SR-408 and Interstate 4.



Attached parking garage



Surrounded by numerous restaurants



Over 400 luxury condominiums



Pool & fitness center



94 Walk score



Steps away from the Church Street SunRail Station and Lynx Bus Stops

DOWNTOWN DEMOGRAPHICS



**1
MILE**

**3
MILE**

**5
MILE**



23,020 TOTAL
2022
POPULATION

101,977
TOTAL 2022
POPULATION

298,283
TOTAL 2022
POPULATION



41
AVERAGE
AGE

41
AVERAGE
AGE

39
AVERAGE
AGE



\$80,657
AVERAGE
HOUSEHOLD
INCOME

\$89,763
AVERAGE
HOUSEHOLD
INCOME

\$78,752
AVERAGE
HOUSEHOLD
INCOME



\$324,954
MEDIAN
HOME VALUE

\$313,170
MEDIAN
HOME VALUE

\$269,287
MEDIAN
HOME VALUE

PRIME DOWNTOWN LOCATION

55 West is in the center of all the action in Downtown Orlando - easily accessible via I-4, SR 408, SunRail, and many surface streets. Tenants and visitors enjoy unique pedestrian access to a surrounding amenity base of restaurants and entertainment venues, including the Amway Center and Dr. Phillips Center for the Performing Arts. The Sports and Entertainment District is also home to numerous hotels, a variety of retail offerings, and many downtown living options. In addition, the University of Central Florida and Valencia College – Downtown Campuses are only a short Lymmo (free downtown bus service) ride away. Exploria Stadium and Camping World Stadium, which are hosts to live sporting events, collegiate bowl games, concerts, and festivals are also within a short walk.



DOWNTOWN AMENITY RETAIL & RESTAURANTS

SPORTSENTERTAINMENT DISTRICT

Proposed
200,000 SF
Office/Hotel166,000 SF
Retail/
Entertainment300
Luxury Residential
Units



AMWAY CENTER20,000
Seats225+ events/year



THE EXCHANGE87,000
SF Office



BUMBY ARCADE
FOOD HALLComing
Q4 2024

THE EDGE200,000
SF Office240
ApartmentsComing
2026

TRUIST PLAZA200,000
SF OfficeAC Marriott
Hotel



CHURCH STREET DEPOT



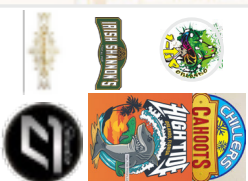
Blu Wave
SUSHI EXPRESS



SUNTRUST PARKING
LOT 1,302 Spaces



StarterStudio



SUNTRUST CENTER1600,000 SF Office



TACOS & MARGARITAS

250 S. ORANGE AVE.100,000 SF Office



BANK OF AMERICA PLAZA250,000 SF Office



THE PLAZA500,000
SF Office



SEASIDE PLAZA280,000
SF Office



CITRUS CENTER378,000
SF Office

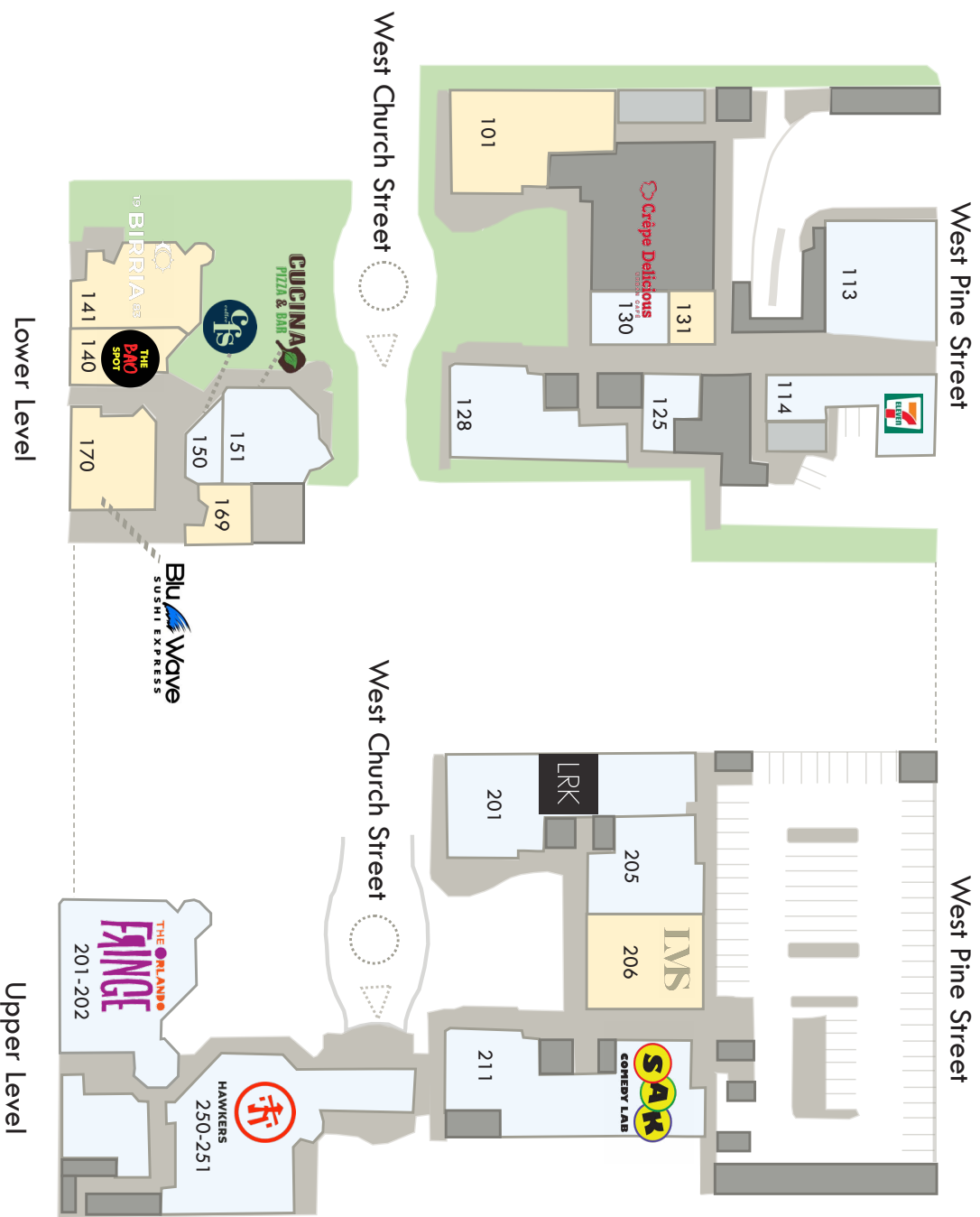
NEW YORK DELI
DUNKIN'



GRAND BOHEMIAN HOTEL
ORLANDO
308 Luxury Rooms



SITE PLAN



SUITE	SPACE SIZE	TENANT NAME
101	5,666 RSF	VACANT
113	4,540 RSF	VACANT
114	3,168 RSF	7-11
125-128	5,857 RSF	VACANT
130	1,532 RSF	Crepe Delicious
131	981 RSF	VACANT
140	2,097 RSF	The Bao Spot
141	3,641 RSF	Birria 1983
150	1,489 RSF	CFS Coffee
151	2,678 RSF	Cucina Pizza & Bar
169	1,385 RSF	VACANT
170	3,038 RSF	BluWave Sushi
201	6,531 RSF	LRK
201-202	9,997 RSF	The Orlando Fringe
205	4,430 RSF	VACANT
206	3,810 RSF	Luxe Med Spa
211	7,168 RSF	SAK Comedy Lab
250-251	8,212 RSF	Hawkers



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**For Additional Information,
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