

FOR LEASE

PRIME LOCATION IN ORLANDO RETAIL | F & B | ENTERTAINMENT



CONCEPTUAL PLAN | RENDERING



READY FOR DELIVERY

For leasing inquiries and further information:

Doug Badia
info@purepropertiesgroup.com
(800) 570-5262

± 5,425 SF – 16,275 SF

617 W. Central Boulevard | Orlando, Florida 32801

PURE PROPERTIES GROUP | info@purepropertiesgroup.com | 800.570.5262

This information contained herein was obtained from sources deemed to be reliable; however Pure Properties Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



Opened in March 2017, Inter & Co Stadium is home to Orlando City Major League Soccer (MLS) & Orlando Pride of the National Women's Soccer League (NWSL).

Stadium Facts:

- 25,000 capacity
- 360° lower bowl
- 8,400 sf indoor club
- 10,000 sf open-air supporter's terrace
- All-natural grass playing surface



THE AREA | NEIGHBORS

This newly built, \$70 million facility boasts 130,000 square feet located on a nearly 4-acre site at W. Central Blvd and S. Division Avenue, just a few steps away from the Property.

AdventHealth Training Center is a part of the Orlando Magic and AdventHealth's continuing commitment to health and wellness. This is a state-of-the-art destination sports medicine and sports performance facility that brings whole-athlete care under one roof. From the Orlando Magi to weekend warriors, they have the expertise that athletes need to succeed.



FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



Kia Center, an indoor arena which opened October 2010, hosts roughly 225 events a year and welcomes more than 1.3 million patrons annually.

The arena is home to the Orlando Magic of the NBA along with many others. It has hosted numerous milestone events including NBA All-Star Weekend, NCAA March Madness, Wrestlemania 33, Top Rank Boxing, and sell-out concerts.

- 875,000 sf indoor arena
- 18,500 state-of-the-art seating capacity
- 8 levels, 60 suites, 1,400 club seats

THE AREA | NEIGHBORS

Creative Village is an Innovation District designed to facilitate collaboration and productivity while retaining, attracting and growing talent. When complete, it will be one of the largest transit-oriented developments in the Southeastern U.S.

Phase 1 was completed in 2022. Represents almost 8,000 students/faculty/staff, 1,000+ high wage jobs and approximately 2,100 residents.

- 350,000 sf higher education space
- 640 purpose-built student housing beds
- 957 mixed-income and market-rate apartments
- 175,940 sf EA Orlando Studio
- 2.3-acre park, Luminary Green



AN INNOVATION DISTRICT IN DOWNTOWN ORLANDO

FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



THE AREA | NEIGHBORS

Following a massive \$207.7 million reconstruction in 2014 that yielded a 90% all-new stadium, new amenities and enhancements at this modernized stadium include 41,000 lower bowl seats with armrests, chair backs and six additional inches of legroom, 2 360-degree concourses, multiple giant video displays, a 20,000-sf plaza deck, an open-air façade, and unique indoor & outdoor club spaces to accommodate 5,000 patrons.



Downtown Orlando's New Sports & Entertainment Hub

A 900,000-sf mixed-use project featuring high-rise residences, a full-service hotel, office and meeting spaces, retail shops, a dynamic live events venue, and on-site parking – all steps away from the Property.

- 260-key full-service hotel
- 270-unit high-rise residences
- 3,500 seats live events venue
- 200,000 – 300,000 sf class-A office space
- 125,000 sf retail space
- 1,140 on-site parking spaces



PURE PROPERTIES GROUP | info@purepropertiesgroup.com | 800.570.5262

This information contained herein was obtained from sources deemed to be reliable; however Pure Properties Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



DEMOGRAPHICS & TRAFFIC COUNT

3 MILES

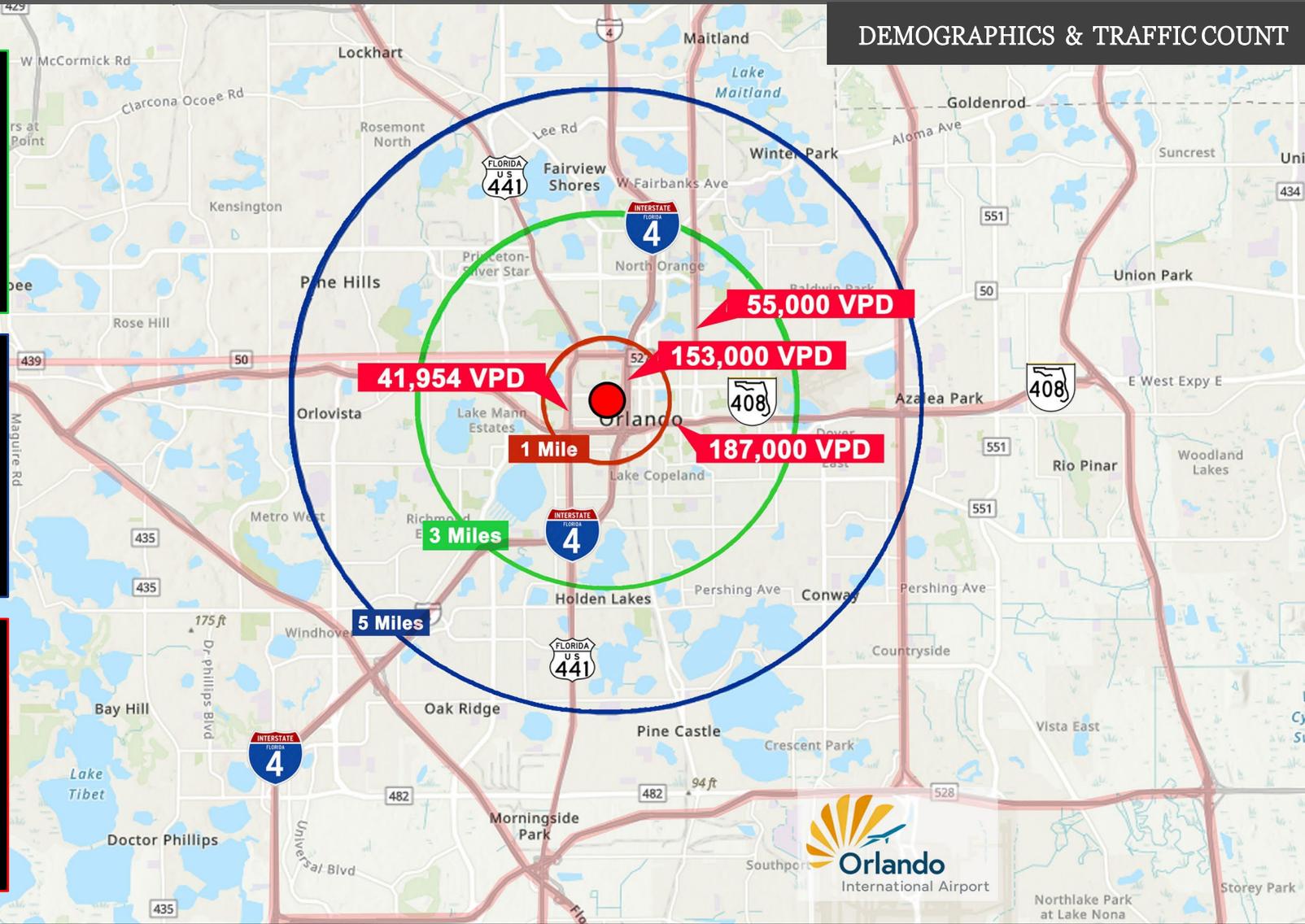
- 102,159
- \$118,897
- 47,889

5 MILES

- 312,050
- \$102,944
- 129,086

10 MILES

- 1,020,171
- \$100,585
- 427,619



FOR LEASE

PRIME LOCATION IN ORLANDO
RETAIL | F & B | ENTERTAINMENT

617 W. CENTRAL BOULEVARD

THE PROPERTY

Available Space	±5,425 SF – 16,275 SF
Building Size	±16,275 SF
Building Height	20.33'
Surface Lot Size	15,860 SF
Land Area	±0.88 AC
Year Built	1925
Zoning	AC-2/T/PH

Ready For Delivery



Conceptual Plan/Rendering



FOR LEASE

PRIME LOCATION IN ORLANDO RETAIL | F & B | ENTERTAINMENT

PURE
PROPERTIES
GROUP

617 W. CENTRAL BOULEVARD



INTERIOR PHOTOS



- Ready for delivery.
- High ceiling, 20'
- 15,860 sf of surface lot for parking and/or outdoor patio area
- Concrete block / stucco
- Fully equipped fire sprinkler
- New roof (2022) – R30 insulation with skylights
- 3 phase, 800 amp, 240v electrical service
- Fully fenced property
- Zoned AC-2/T/PH – can cater to a wide variety of businesses.

PURE PROPERTIES GROUP | info@purepropertiesgroup.com | 800.570.5262

This information contained herein was obtained from sources deemed to be reliable; however Pure Properties Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



CONCEPTUAL PARKING LAYOUT OPTION 1



5,425 SF

5,425 SF

5,425 SF

Proposed
Courtyard
Area

Conceptual
Parking & Courtyard

Terry St

Central Ave

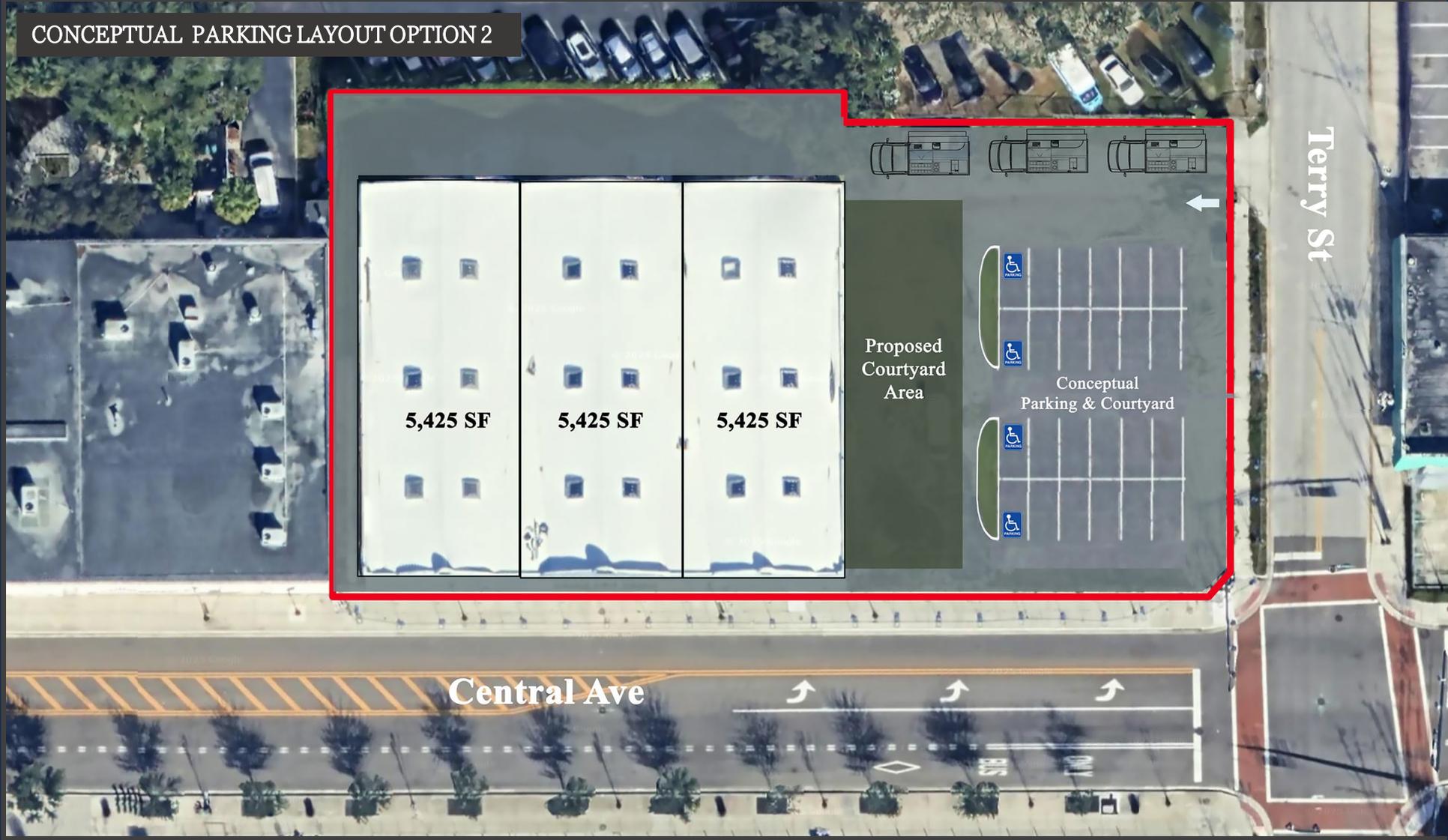
FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO
RETAIL | F & B | ENTERTAINMENT



CONCEPTUAL PARKING LAYOUT OPTION 2



FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO

RETAIL | F & B | ENTERTAINMENT



CONCEPTUAL PLANS | RENDERINGS



February 2026 Delivery

For leasing inquiries and further information:

Doug Badia

info@purepropertiesgroup.com

(800) 570-5262