



For Lease



\$28 + \$5.10 NNN



Retail Space



Built in 1958



1,200 - 4,794 SF



0.83 Acres

361 E Michigan St, Orlando, Florida 32806

Prime Commercial Space for Lease in high-traffic SODO Orlando, FL

Presented by

Sunny Gandhi

Senior Associate

O: 407.629.4420 | C: 321.945.4477

sgandhi@kwcommercial.com

FL #SL3302939

KW Commercial

11 S Bumby Ave.

Suite 200

Orlando, FL 32803

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.





Property Highlights

- Across from major retailers
- Frontage on Michigan Street
- Visible from the Orange Ave Intersection
- Close proximity to Downtown Orlando (SODO)
- Easy access to Interstate 4 (I-4)
- Minimum 1,200 SF, maximum 4,794 SF contiguous
- Prime location with parking.
- High-performing intersection with excellent visibility.
- Located across from Publix and a neighborhood Walmart Plaza.

Offering Summary

Lease Rate:	\$28 + \$5.10 + Sales Tax
Available Leasable Area:	1,200 - 4,794 SF
Building Size:	8,580 SF
Lot Size:	0.83 Acres

Leasing Highlights

- Minimum 1,200 SF, maximum 4,794 SF
- Signage opportunities maybe visible along a high-traffic street.
- Renovations of the plaza could take at least four to six months.



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Lease Description

Gandhi Commercial is pleased to present a premier leasing opportunity in the high-demand South of Downtown Orlando (SODO) district. This well-positioned plaza is in a densely populated, high-traffic area with an **Average Daily Traffic (ADT) of 40,500**, surrounded by national retailers, restaurants, banks, and medical facilities. Notable nearby businesses include Target, Publix, Walmart, Ross, Chick-fil-A, Mooyah Burger, Domino's, and Chipotle.

The available space, currently occupied by an archery tenant vacating on **March 1, 2025**, offers **4,794 contiguous SF**, with a **minimum divisible space of 1,200 SF**, each with its **own dedicated front entrance**.

The plaza is undergoing renovations to modernize its appeal, with improvements estimated to be completed within **4 to 6 months**. Units will be delivered in **shell or vanilla condition**, subject to lease negotiations.

This shopping center offers **prime frontage on Michigan Street** with excellent visibility from the **Michigan Street and Orange Avenue intersection**. Serving the Orlando community for decades, this **high-traffic location presents a strong opportunity** for businesses looking to establish or expand in **one of the fastest-growing cities in the U.S.**

Approximate Distance from Nearby Apartments:-

- Lofts at: 0.3 miles
- Cortland on Orange: 0.5 miles
- Lake Spring Haven Apartments: 1.5 miles
- Celano Apartment: 1.9 miles
- Lucerne Gardens Apartments: 1.9 miles
- Cloverdale Apartments: 2 miles

If interested, please get in touch with the listing agent for more information and schedule a viewing. **PLEASE REFRAIN FROM DISTURBING THE CURRENT TENANT.**



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Location Information

Street Address	361 East Michigan Street
City, State, Zip	Orlando, FL 32806
County	Orange

Building Information

Suite Number	361
Number of Floors	1

Lease Rate

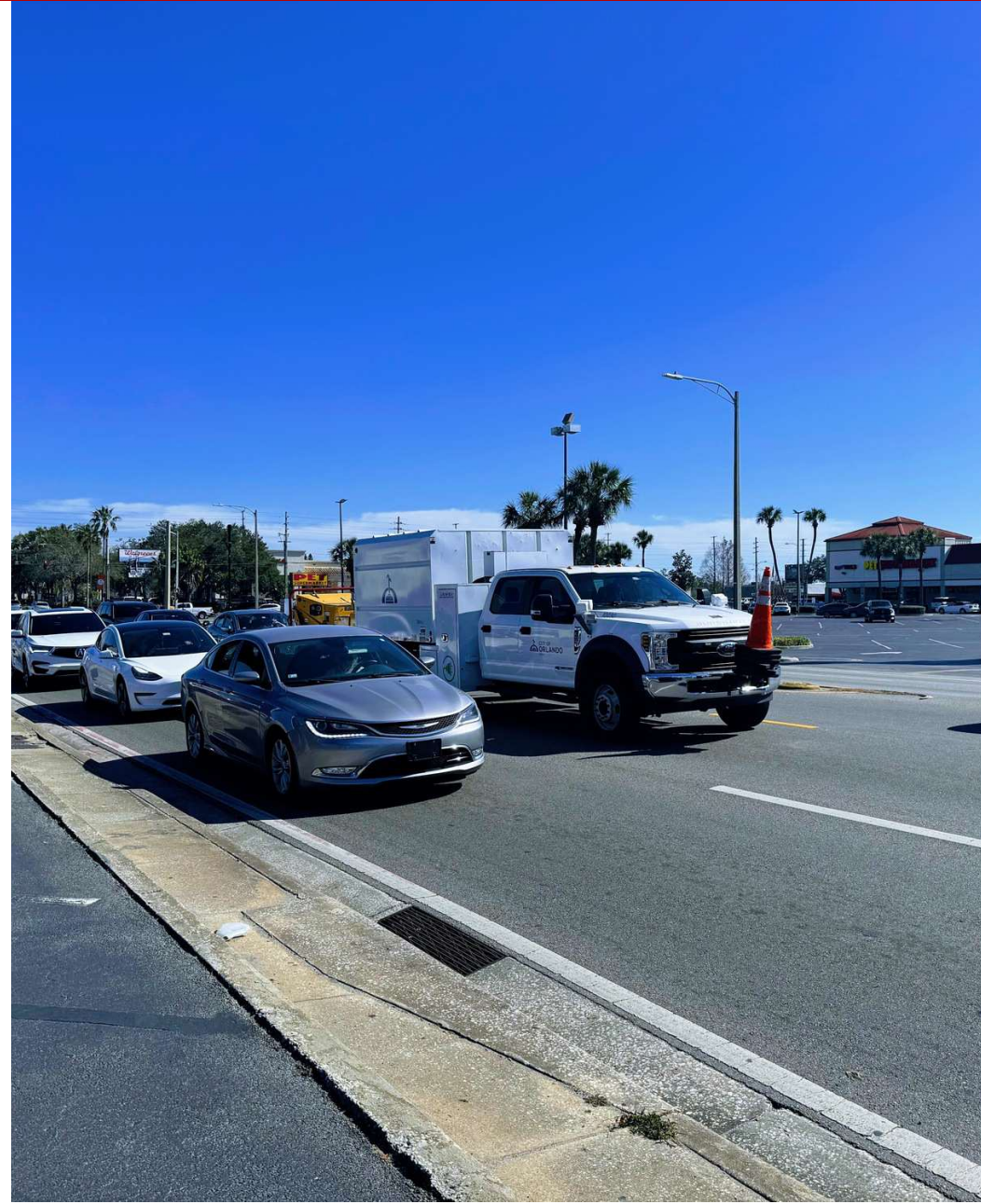
\$28 + \$5.10 + Sales Tax

Property Information

Property Type	Retail
Property Subtype	Strip Center
Flood Zone	X- Outside any floodplains

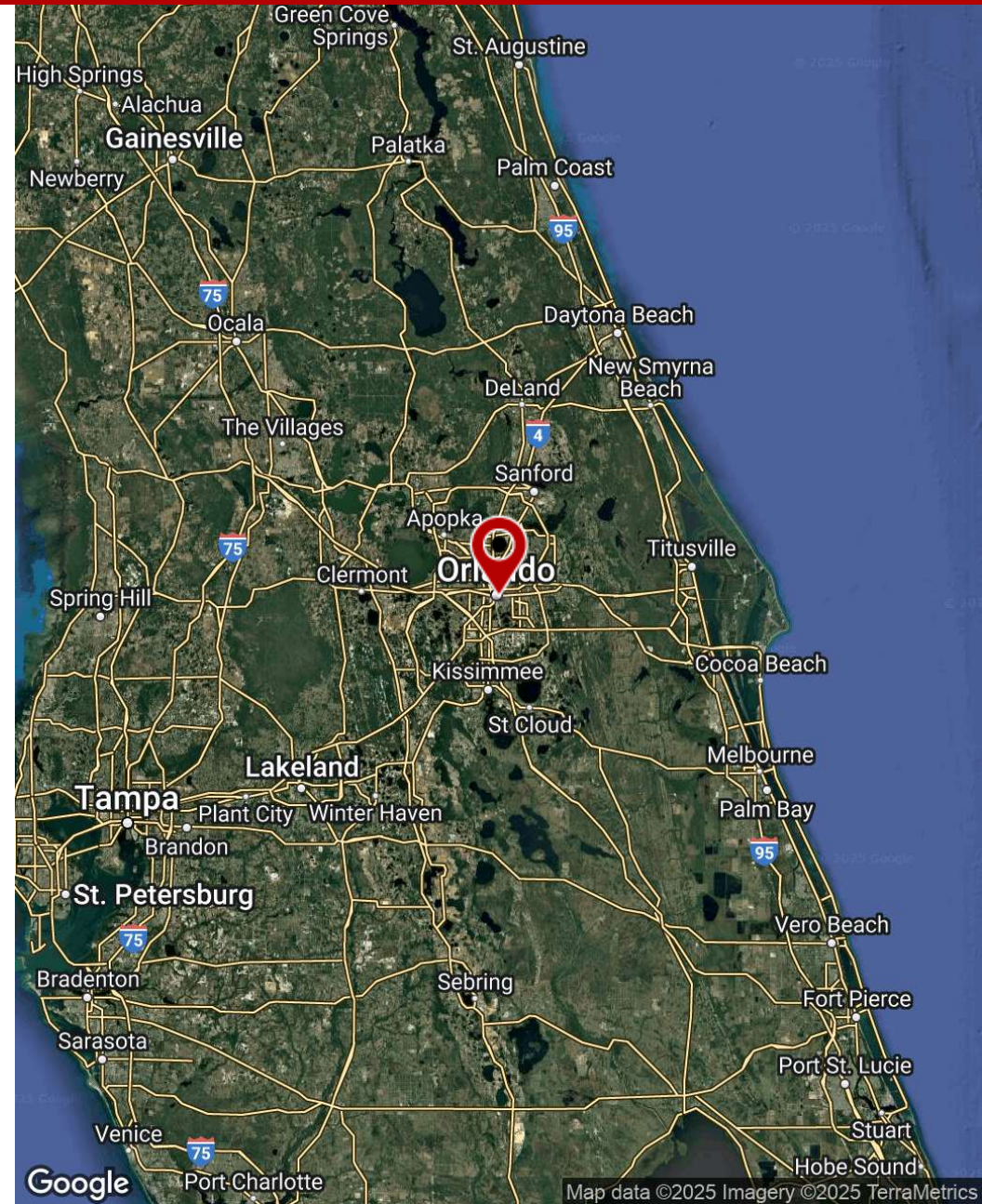
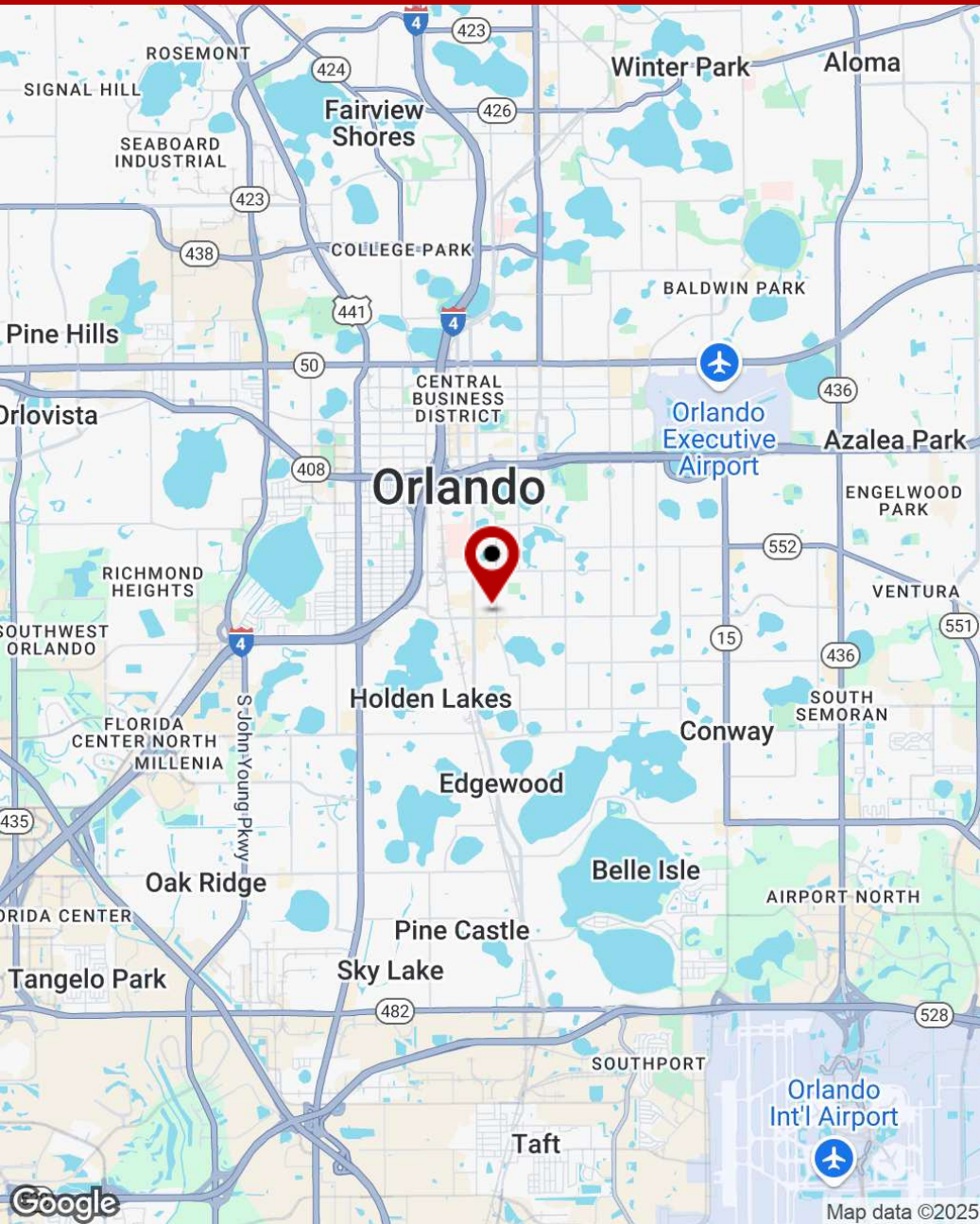


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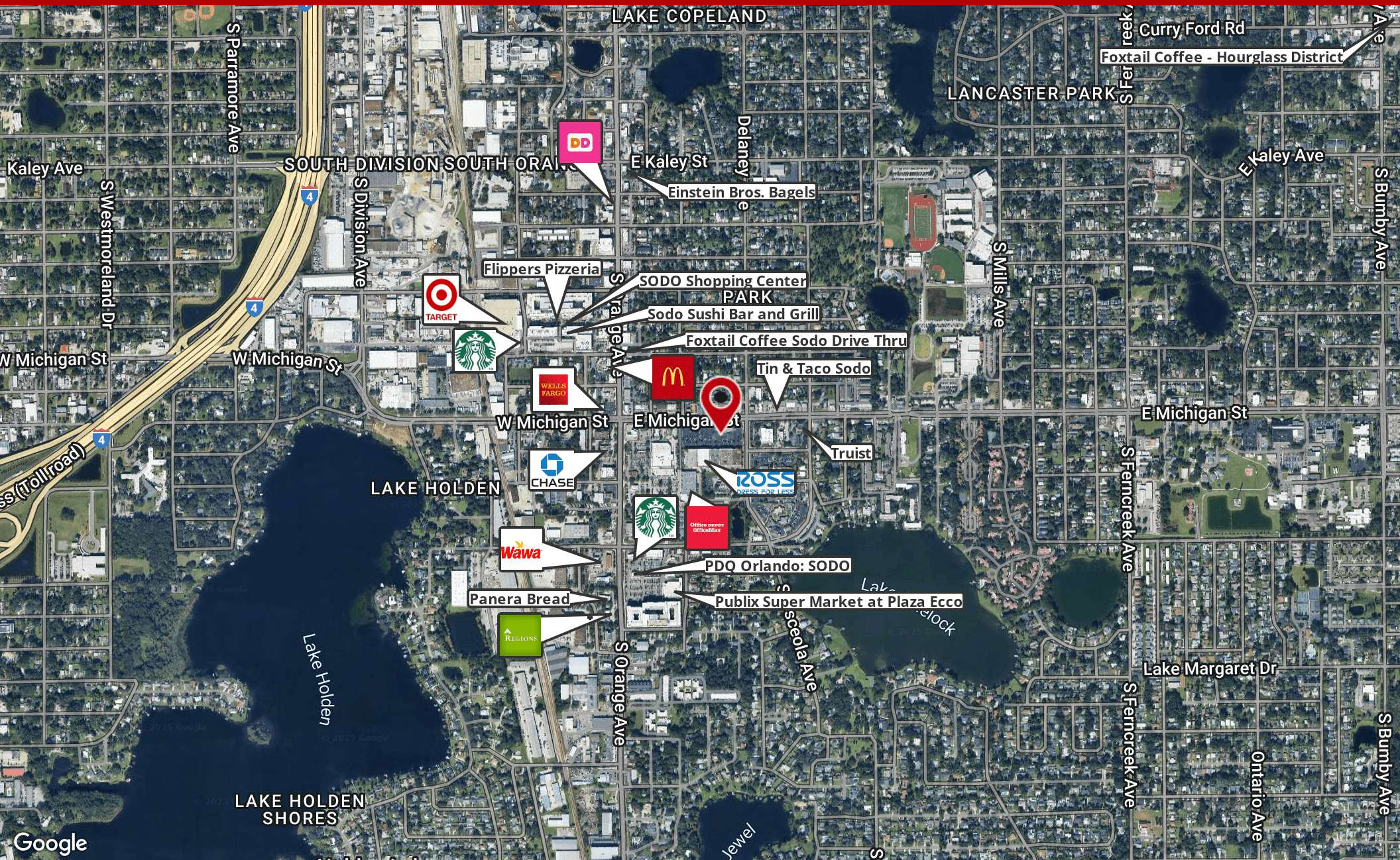


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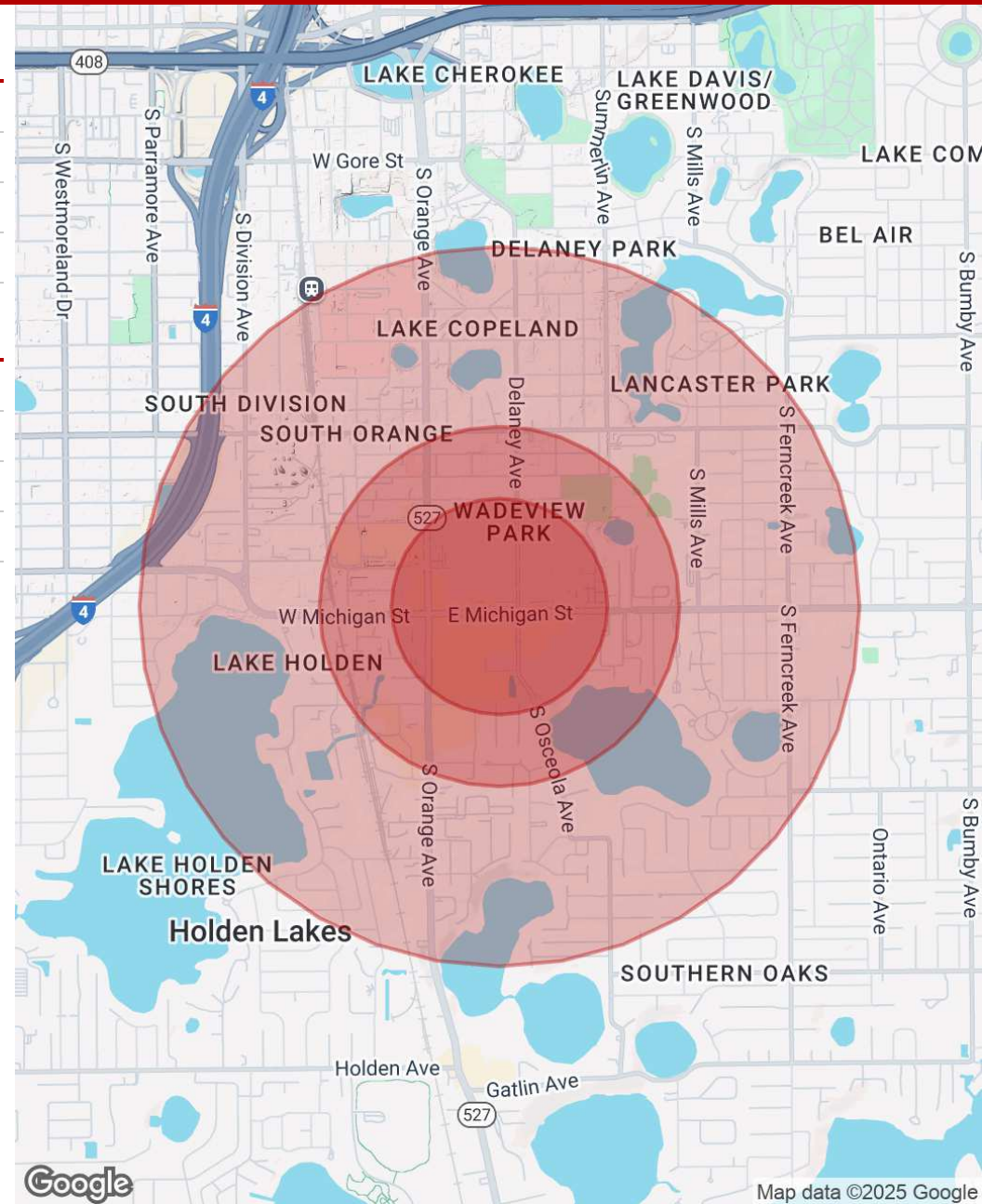
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	607	3,029	9,885
Average Age	40	41	42
Average Age (Male)	40	41	41
Average Age (Female)	40	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	264	1,380	4,388
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$140,863	\$127,631	\$126,315
Average House Value	\$577,574	\$528,717	\$544,511

Demographics data derived from AlphaMap



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