

# RETAIL FOR LEASE

434 N Orange Ave, Orlando, FL 32801



CBRE



# SOCIETY

*Living*



**PMG completed constructing the first tower of 26-story Society Orlando in downtown Orlando, Florida in Q3 2024.** The two-tower project is the fourth under PMG's recently launched Society Living brand, created to address insatiable demand for attainably priced downtown rental communities where modern neighbors connect and thrive. The 462-unit first tower of the 1.5M+ square-foot development includes approximately 34,000 square feet of ground floor commercial space.

# PROPERTY HIGHLIGHTS

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Up to 14,788 SF Available



Located in the heart of CBD



Delivery Q3 2024



Easy Parking Access



I-4 Accessibility



Corner Site



Walkability Score 91



Direct to Lynx Central Sunrail Station



Near The Orlando Urban Trail





# SITE PLAN

Lynx Central

Orlando Urban Trail

Suite 4  
Available  
14,788± SF

Loading  
Area

Suite 1  
Available  
2,947± -  
11,014± SF

Storage

Exit Passageway

Package  
Receiving

Dom Pump  
Room

Tel  
Room

Residential  
Lobby/  
Commercial

Elec.  
Room

Elec.  
Room

Commercial/ Retail  
(Shell Space)

graca  
MOLE

Porte  
Cochere

Vestibule

Exit  
Passageway

THRIVE

Emergency  
Switchgear  
Generator Room

Fire Command Room

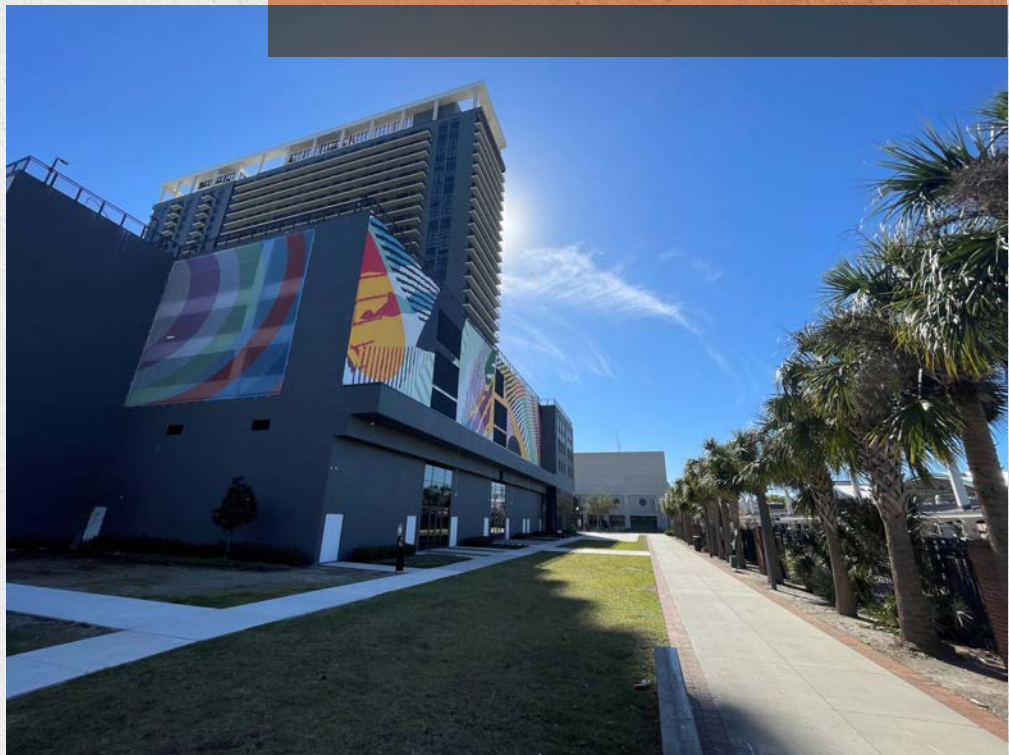
FIREFLII

JUST LOVE  
COFFEE CAFE

N ORANGE AVE

W LIVINGSTON ST







# DEMOGRAPHICS

## Downtown Orlando



### POPULATION

	1 MILE	2 MILE	3 MILE
2025 Total Population	22,974	57,428	102,556
2030 Population	24,691	60,815	107,156
2025 Daytime Population	82,434	197,096	258,771
Pop. Growth 2025-2030	1.45%	1.15%	0.88%
Median Age	35.60	37.60	38.80



### HOUSEHOLDS

	1 Mile	2 Mile	3 Mile
2025 Total Households	12,919	29,265	49,498
HH Growth 2025-2030	1.68%	1.28%	1.02%
Median Household Income	\$77,848	\$90,312	\$89,340
Average Household Income	\$118,761	\$128,374	\$127,681



### HOUSING

	1 Mile	2 Mile	3 Mile
Median Home Value	\$576,646	\$582,231	\$550,551
Median Year Built	1988	1971	1968



# NEARBY RESTAURANTS & SHOPS



Source: CBRE Research

- |                  |                    |                   |                         |  |                        |                                 |                     |                       |                                  |                                  |
|------------------|--------------------|-------------------|-------------------------|--|------------------------|---------------------------------|---------------------|-----------------------|----------------------------------|----------------------------------|
| <b>1</b>         | <b>2</b>           | <b>3</b>          | <b>4</b>                | <b>5</b>                                   | <b>6</b>               | <b>7</b>                        | <b>8</b>            | <b>9</b>              | <b>10</b>                        | <b>11</b>                        |
| The Monroe       | New York Deli Subs | Dunkn'            | À La Cart               | Starbucks                                  | Gringos Locos          | Trophy Room                     | Cobb Theatre        | Citrus Club           | AC Sky Bar                       | Publix                           |
| Vera Asian       | Maki Hibachi       | Greenbeat         | Huey Magoo's            | Subway                                     | Wall Street Cantina    | Thrive Cocktail Lounge & Eatery | Bento Café          | Dunkin'               | CFS Coffee Downtown              | 310 Lakeside                     |
| Shade Bar        | 7-Eleven           | Planet Smoothie   | Stemma Craft Coffee     | Rise Southern Biscuits & Righteous Chicken | Planet Pizza           | Taco Bell Cantina               | Jimmy John's        | Latin Square          | Kres Restaurant                  | The Stubborn Mule                |
| JDub's Dub Shack |                    | Envy Nails        | Craft & Common          | The Great Greek Mediterranean Grill        | Ember                  | Nuri's Tavern                   | Panino's Pizza      | Nature's Table Café   | Cucina Pizza & Bar               | The Greenery Creamery            |
| Grilled Cheezus  |                    | 7-Eleven          | Tacos el Rancho         | Leiah                                      | Insomnia Cookies       | Le Boulangerie                  | The Corner Pizza    | Starbucks             | The Bao Spot                     | RusTeak                          |
| Starbucks        |                    | UMA Sushi & Ramen | The Neighborhood Eatery | The Now                                    | Tropical Smoothie Cafe | Napasorn Thai                   | Mai Thai            | The Boheme Restaurant | Birria1983   Mexican Bar & Grill | World Of Beer                    |
|                  |                    |                   | FedEx                   | Blo Blow Dry Bar                           | Tine & Taco            | Shakai Sushi Lounge             | Debonair Super Club | Judson's Live         | Crepe Delicious                  | Osphere Neighborhood Grill & Bar |
|                  |                    |                   | Thai Cafe               | Relax Grill                                | Nature's Table Cafe    | Underground Public House        | Gitto's Pizza       | The Corner Pizza Bar  |                                  | Velvet Nail Bar                  |
|                  |                    |                   | Empire Szechuan         | The Drake                                  | Mecatos Bakery & Café  | Harp & Celt                     | Proper Orlando      |                       |                                  | Foxtail Coffee                   |
|                  |                    |                   | Pups Pub Orlando        | DingTea                                    |                        | FRENCH CAFE                     |                     |                       |                                  | Jeremiah's Italian Ice           |
|                  |                    |                   | Latin Square Cuisine    | It Girl Fit                                |                        |                                 |                     |                       |                                  | Menchie's Frozen Yogurt          |
|                  |                    |                   | Acropolis Greek Taverna |  |                        |                                 |                     |                       |                                  |                                  |





# THE DOWNTOWN RESIDENT

51.4% Bachelor's Degree  
or Higher

1.64 Persons Per  
Household

39.3 Median Age

25.7% Earn over \$100,000  
Annually





# THE DOWNTOWN EMPLOYEE



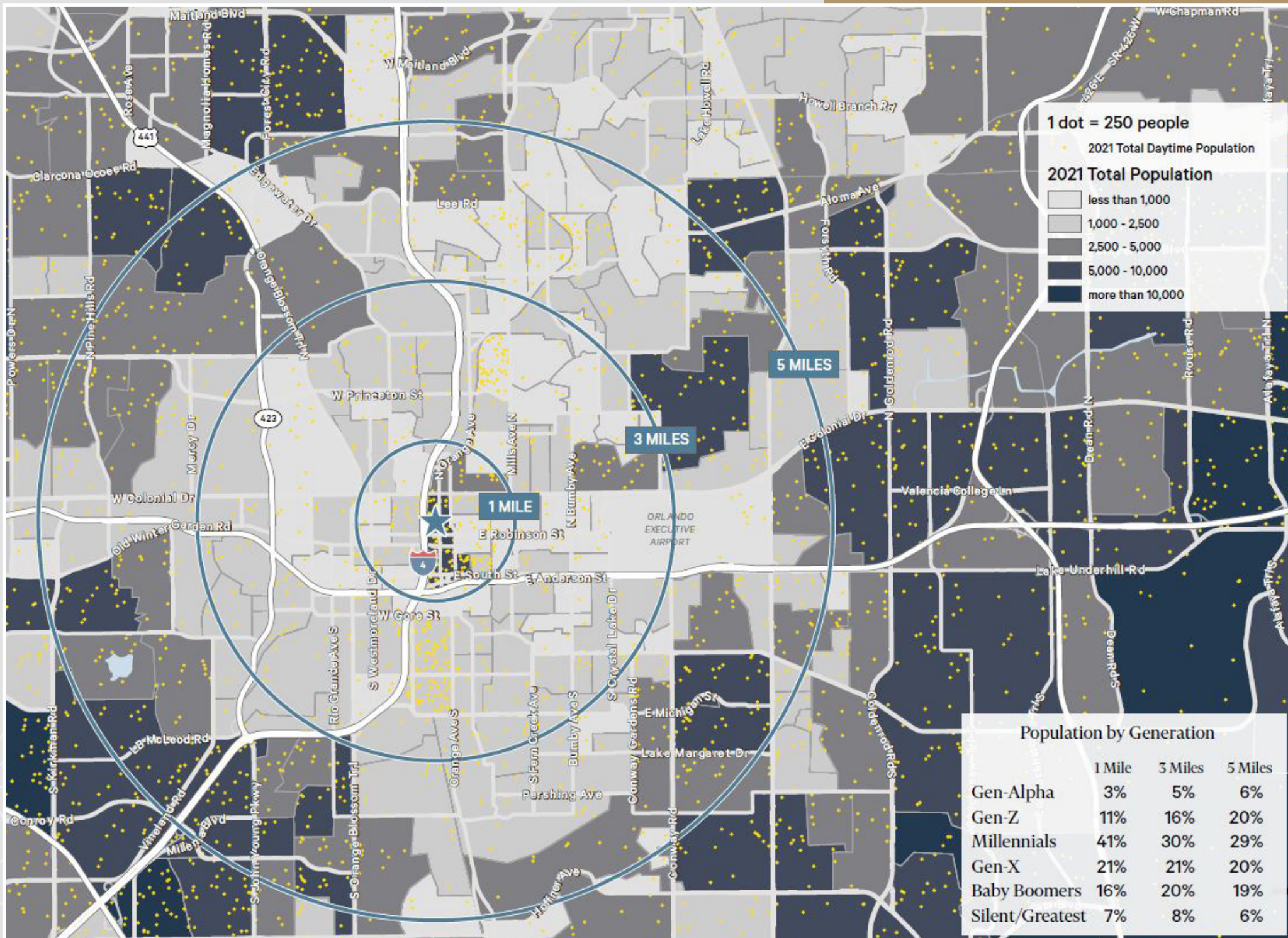
46.1% Live within 10 Miles  
of Downtown

63.8% College Educated

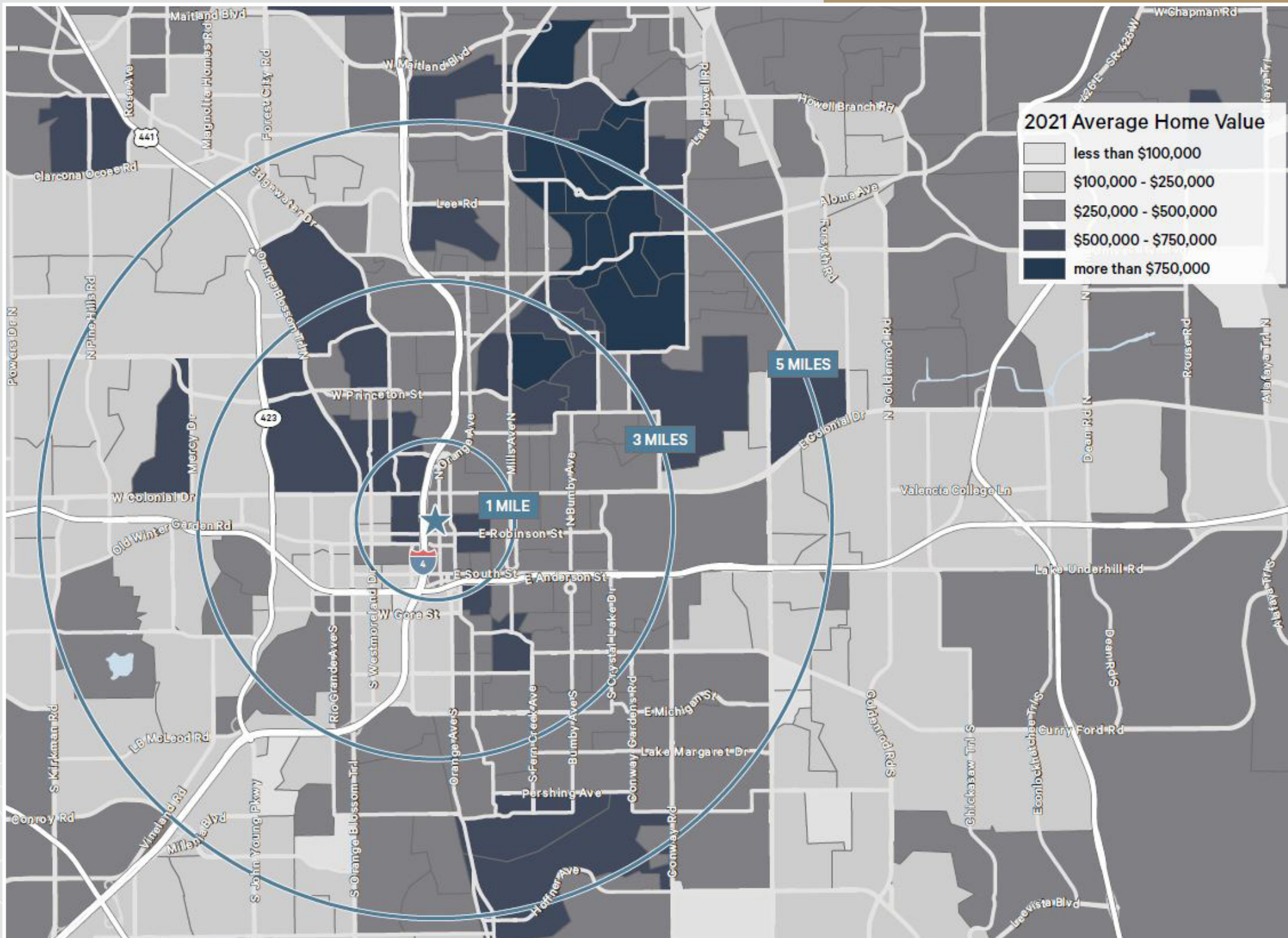
\$75,000 Average Salary  
Downtown

Source: ESRI





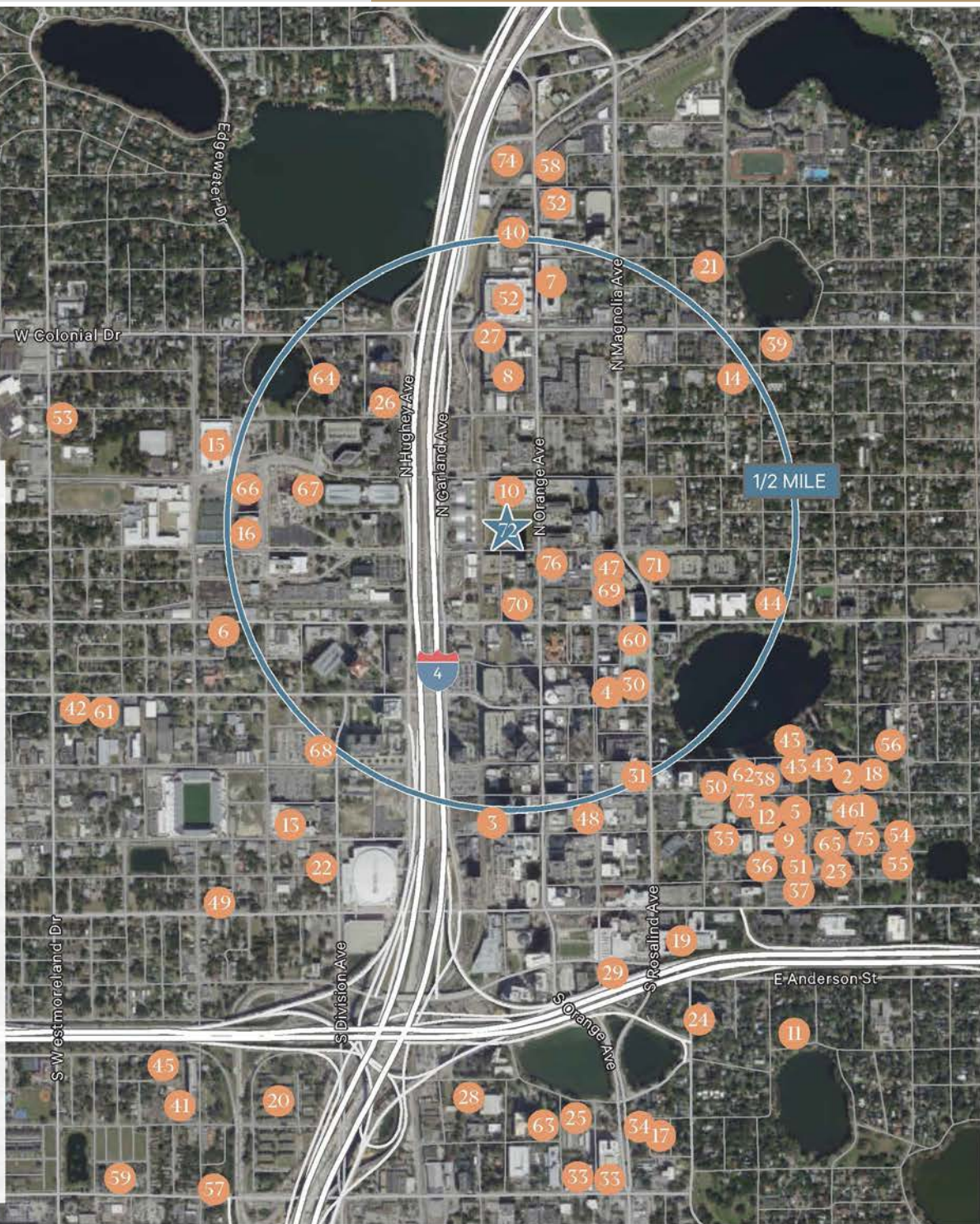






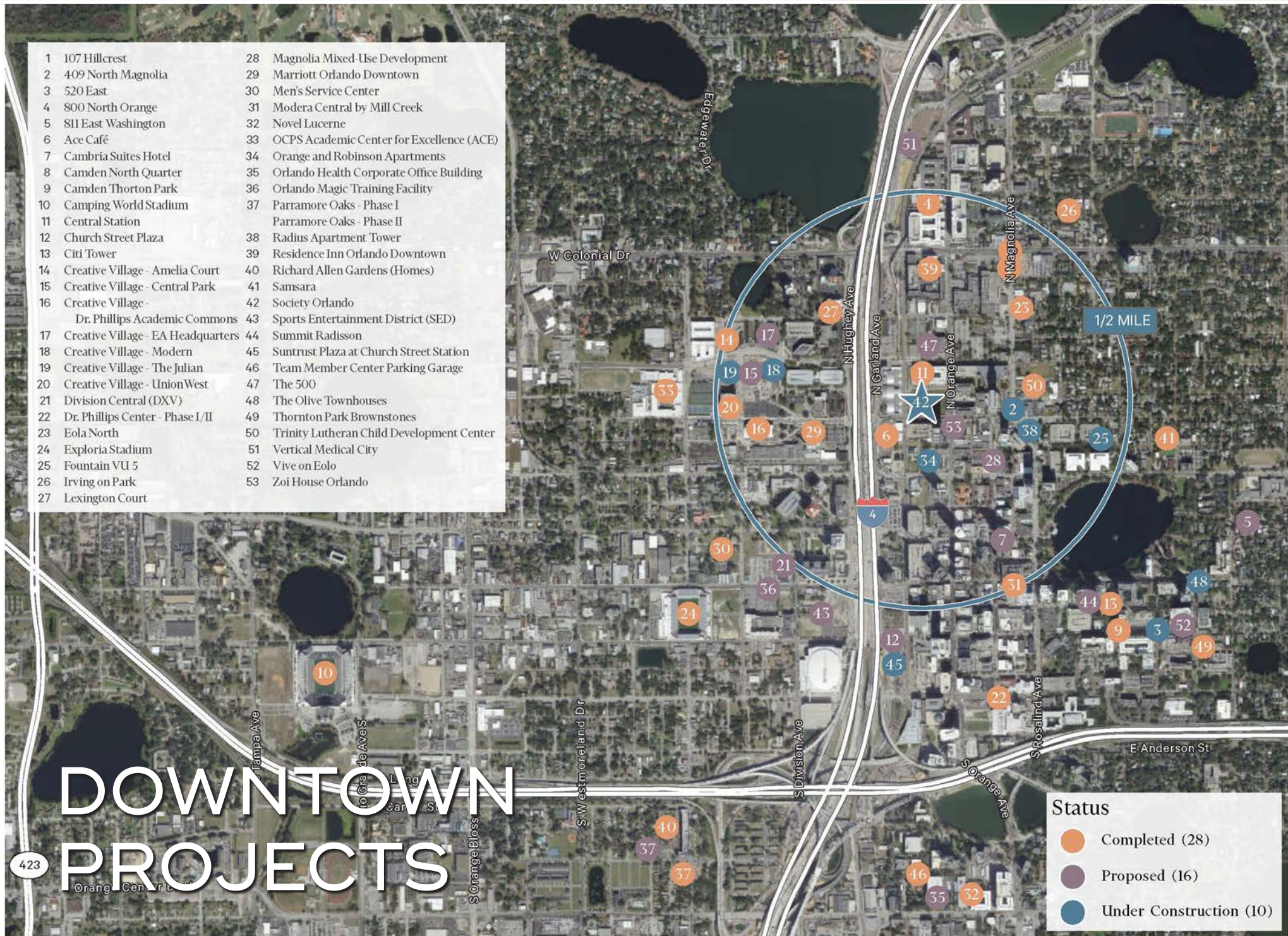
# MULTIFAMILY

	UNITS		UNITS
1 101 Eola	146	39 Park Lake Towers	165
2 530 East Central Condos	91	40 Park North at Cheney Place	301
3 55 West	377	41 Parramore Oaks	211
4 Aspire	164	42 Paul Ownes Apartments	30
5 Baptist Terrace	197	43 Post Parkside	238
6 Callahan Oaks	40	44 Reeves Hours	39
7 Camden North Quarter	333	45 Richard Allen Garden Apts	30
8 Camden Orange Court	261	46 The Sanctuary	173
9 Camden Thorton Park	300	47 SkyHouse	320
10 Central Station	279	48 Solaire at The Plaza	306
11 Cherokee Place	20	49 South Street Apartments	21
12 Citi Tower	235	50 St. Regis Apts	43
13 City View at Hughes Square	266	51 Star Tower	100
14 Colonial Town Garden	20	52 SteelHouse	326
15 Creative Village - Amella Court	256	53 Studio Concord Apartments	28
16 Creative Village - UnionWest	300	54 Summer Winds Townhomes	26
17 Delaney Court	32	55 Thornton Park Brownstones	28
18 Eola South	23	56 Thornton Park Central	49
19 The Grande	364	57 Tip Top Apartments	20
20 Griffen Park	170	58 Uptown Place	244
21 Irving on Park	21	59 Villas at Carver Park	64
22 Jackson Court	58	60 THE VUE	375
23 The Jackson	52	61 Washington Heights Apartments	24
24 Kinnerit I & II	336	62 The Waverly - On Lake Eola	230
25 Lake Lucerne Towers	158	63 Westminster Towers	264
26 Lexington Court	104	64 William Booth Towers - Salvation Army	125
27 The Lofts - at China Glass Warehouse	20	65 520 East (Under Construction)	363
28 Lucerne Oaks	39	66 Creative Village - The Julian (Under Construction)	390
29 Magnolia Towers	156	67 Creative Village - Modera (Under Construction)	350
30 Metropolitan at Lake Eola	129	68 Division Central "DXV" (Proposed)	189
31 Modera Central	350	69 Magnolia Mixed-Use Development (Proposed)	40
32 NORA	246	70 Orange and Robinson Apartments (Proposed)	325
33 Novel Lucerne	373	71 Radlus Apartment Tower (Under Construction)	389
34 Orlando Cloisters	102	72 Society Orlando (Under Construction)	867
35 Orlando Lutheran Towers	304	73 Summit Radisson (Proposed)	75
36 Windsor Place	107	74 Vertial Medical City (Proposed)	955
37 Osceola Brownstones	26	75 Vive on Eola (Proposed)	128
38 Paramount on Lake Eola	313	76 Zoi House Orlando (Proposed)	300





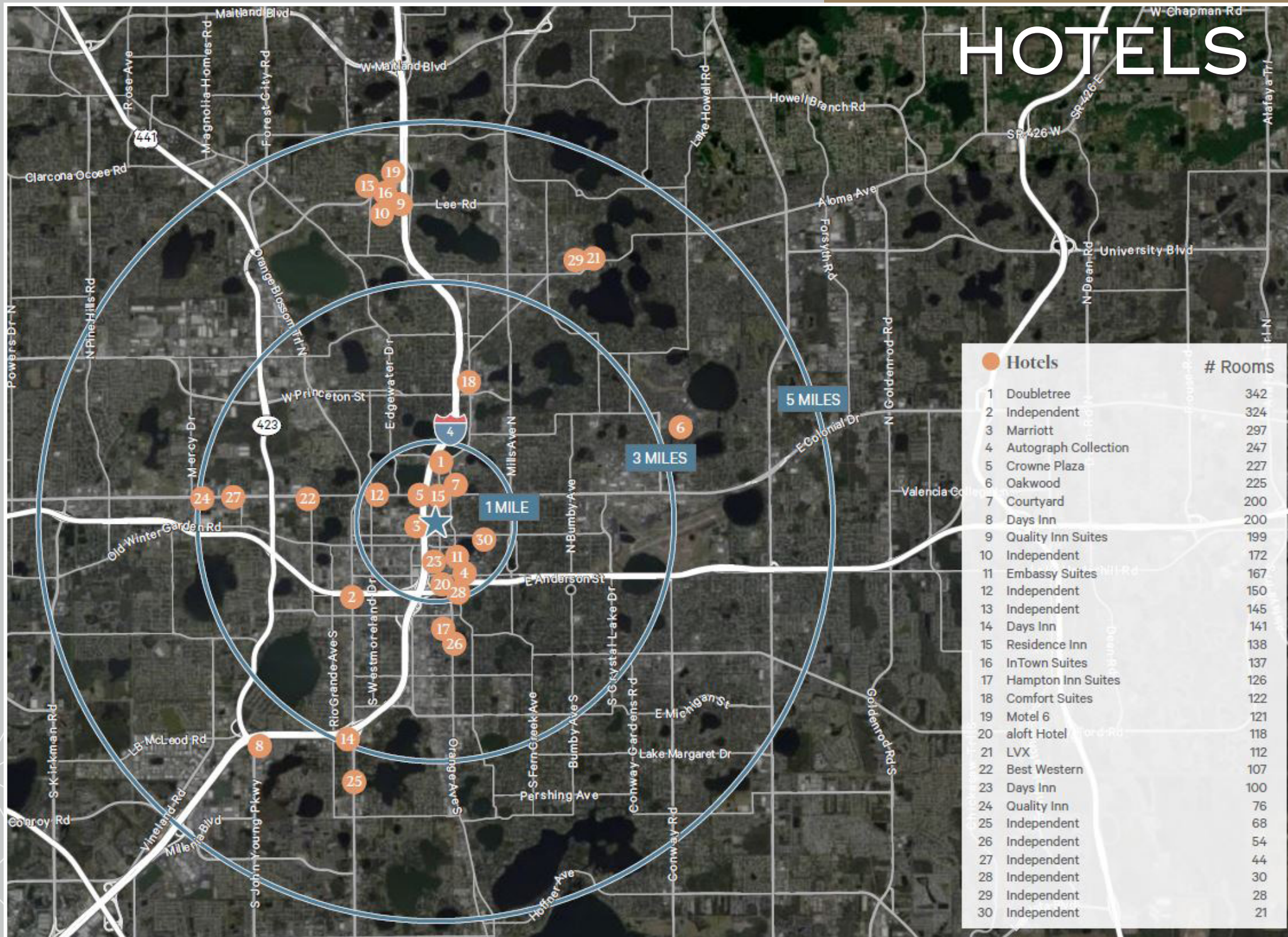
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|----|------------------------------------|----|---|
| 1  | 107 Hillcrest                      | 28 | Magnolia Mixed-Use Development            |
| 2  | 409 North Magnolia                 | 29 | Marriott Orlando Downtown                 |
| 3  | 520 East                           | 30 | Men's Service Center                      |
| 4  | 800 North Orange                   | 31 | Modera Central by Mill Creek              |
| 5  | 811 East Washington                | 32 | Novel Lucerne                             |
| 6  | Ace Café                           | 33 | OCPS Academic Center for Excellence (ACE) |
| 7  | Cambria Suites Hotel               | 34 | Orange and Robinson Apartments            |
| 8  | Camden North Quarter               | 35 | Orlando Health Corporate Office Building  |
| 9  | Camden Thorton Park                | 36 | Orlando Magic Training Facility           |
| 10 | Camping World Stadium              | 37 | Parramore Oaks - Phase I                  |
| 11 | Central Station                    |    | Parramore Oaks - Phase II                 |
| 12 | Church Street Plaza                | 38 | Radius Apartment Tower                    |
| 13 | Citi Tower                         | 39 | Residence Inn Orlando Downtown            |
| 14 | Creative Village - Amelia Court    | 40 | Richard Allen Gardens (Homes)             |
| 15 | Creative Village - Central Park    | 41 | Samsara                                   |
| 16 | Creative Village -                 | 42 | Society Orlando                           |
|    | Dr. Phillips Academic Commons      | 43 | Sports Entertainment District (SED)       |
| 17 | Creative Village - EA Headquarters | 44 | Summit Radisson                           |
| 18 | Creative Village - Modern          | 45 | Suntrust Plaza at Church Street Station   |
| 19 | Creative Village - The Julian      | 46 | Team Member Center Parking Garage         |
| 20 | Creative Village - UnionWest       | 47 | The 500                                   |
| 21 | Division Central (DXV)             | 48 | The Olive Townhouses                      |
| 22 | Dr. Phillips Center - Phase I/II   | 49 | Thornton Park Brownstones                 |
| 23 | Eola North                         | 50 | Trinity Lutheran Child Development Center |
| 24 | Exploria Stadium                   | 51 | Vertical Medical City                     |
| 25 | Fountain VU 5                      | 52 | Vive on Eolo                              |
| 26 | Irving on Park                     | 53 | Zoi House Orlando                         |
| 27 | Lexington Court                    |    |   |



# DOWNTOWN PROJECTS



# HOTELS





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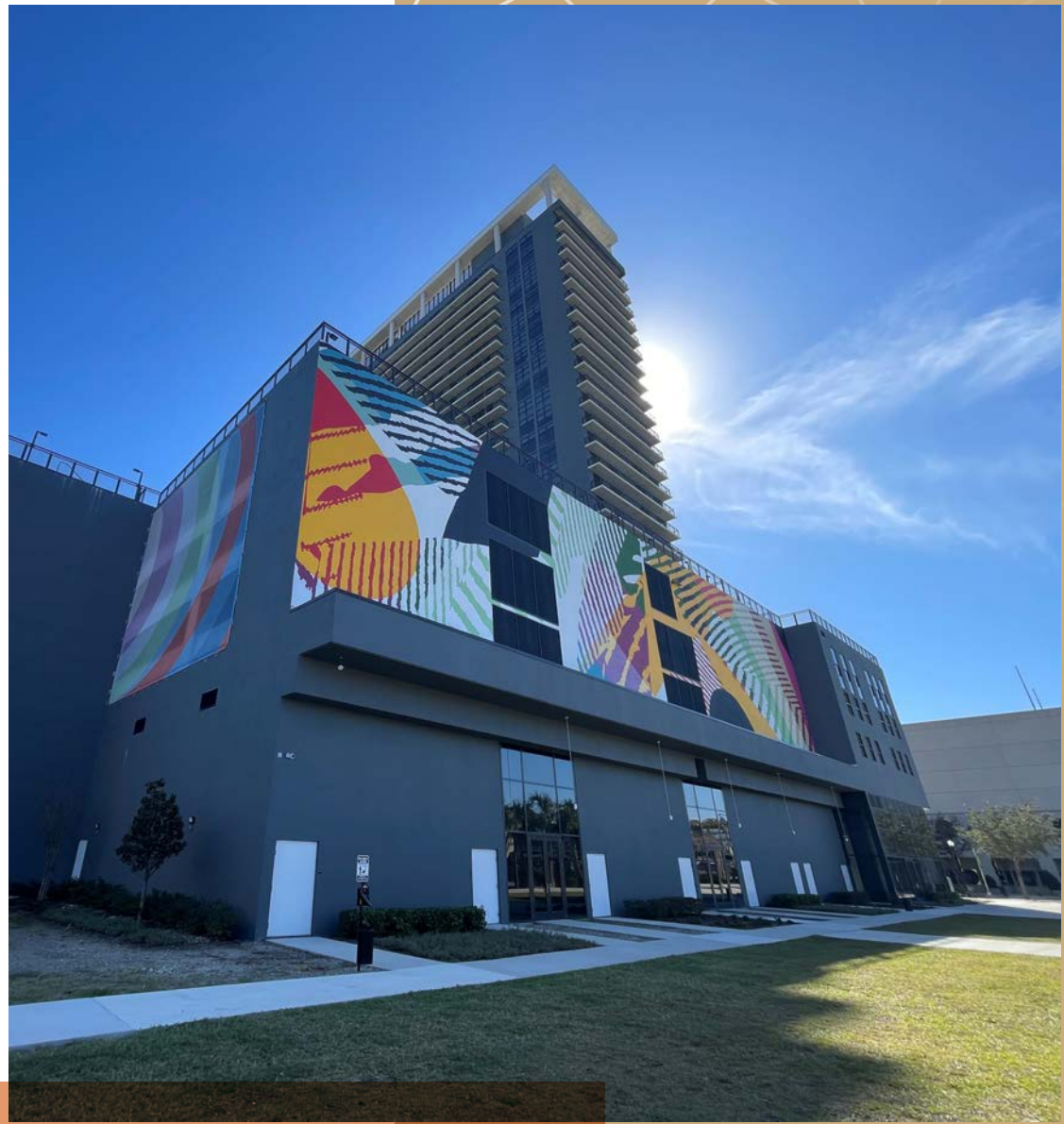
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*Living*



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