

# 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

Orlando Urban Trail

Lynx Central

Suite 4  
Available  
 $14,788\pm$  SF

Loading  
Area

W LIVINGSTON ST

N ORANGE AVE

Suite 1  
Available  
 $2,947\pm$  -  
 $11,014\pm$  SF



Porte  
Cochere



FIREFLII  
JUST LOVE  
COFFEE CAFE

Emergency  
Switchgear  
Generator Room

Fire Command Room

Package  
Receiving  
Dom Pump  
Room  
Tel Room  
Elec. Room  
Elec. Room

Residential  
Lobby/  
Commercial

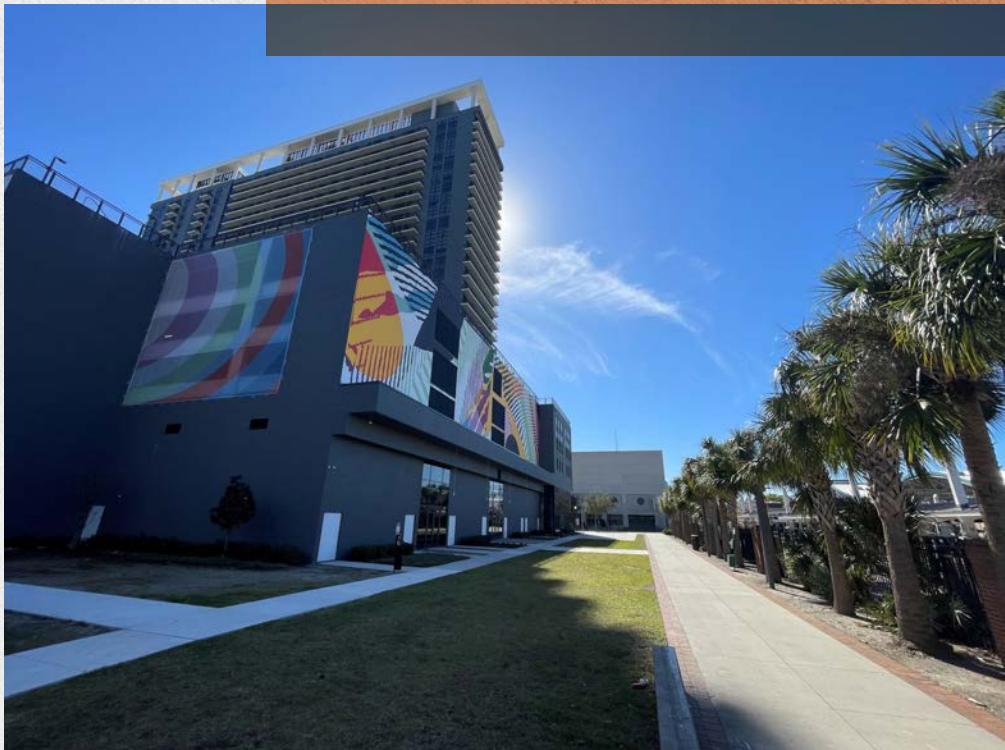
Commercial/  
Retail  
(Shell Space)

Storage

Exit Passageway

Vestibule

Exit Passageway



# DEMOGRAPHICS

Downtown Orlando



POPULATION

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



HOUSEHOLDS

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



HOUSING

|                   | 1 Mile           | 2 Mile           | 3 Mile           |
|-------------------|------------------|------------------|------------------|
| Median Home Value | <b>\$576,646</b> | <b>\$582,231</b> | <b>\$550,551</b> |
| Median Year Built | <b>1988</b>      | <b>1971</b>      | <b>1968</b>      |

## NEARBY RESTAURANTS & SHOPS



Source: CBRE Research



# 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

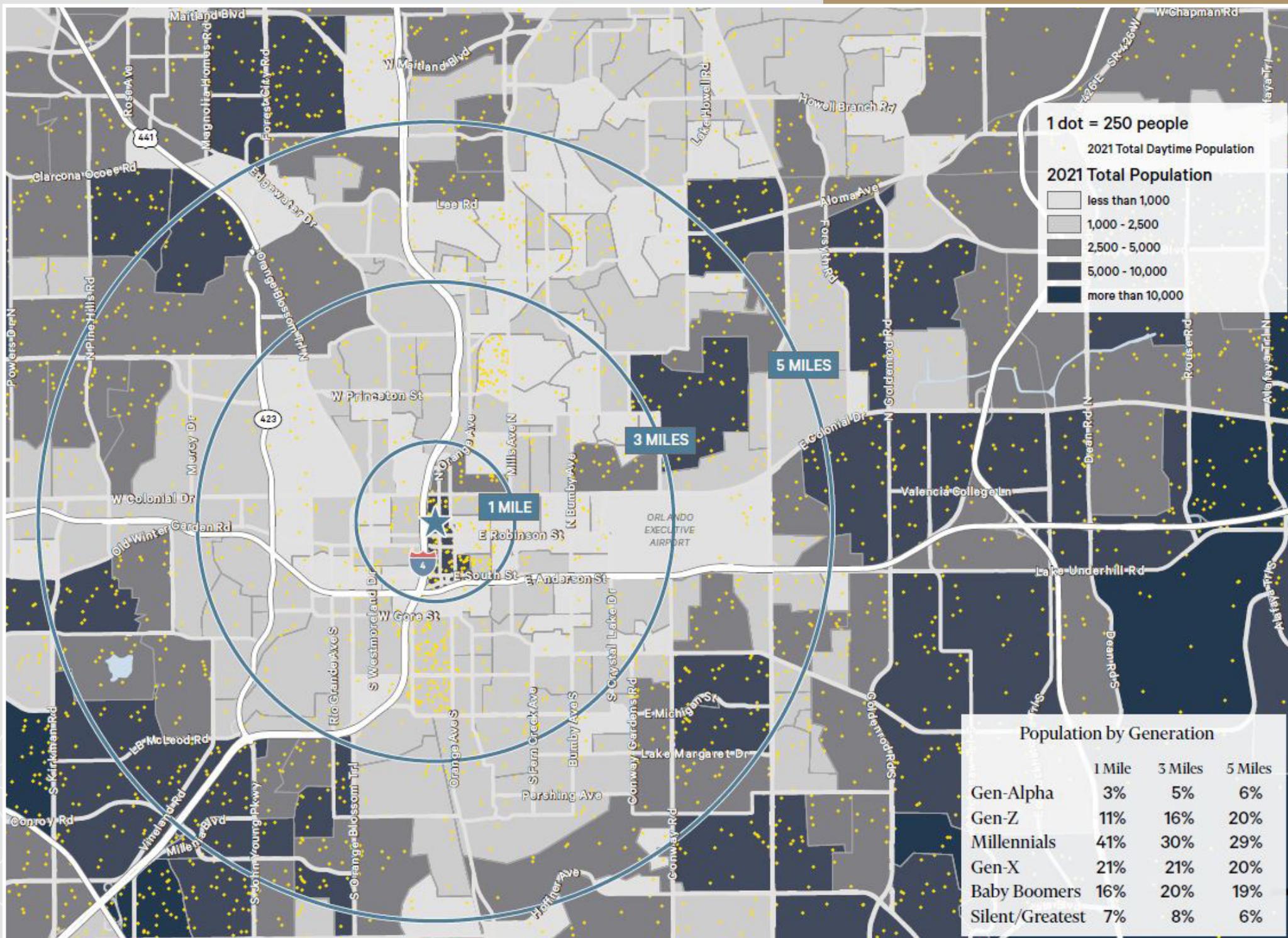
63.8%

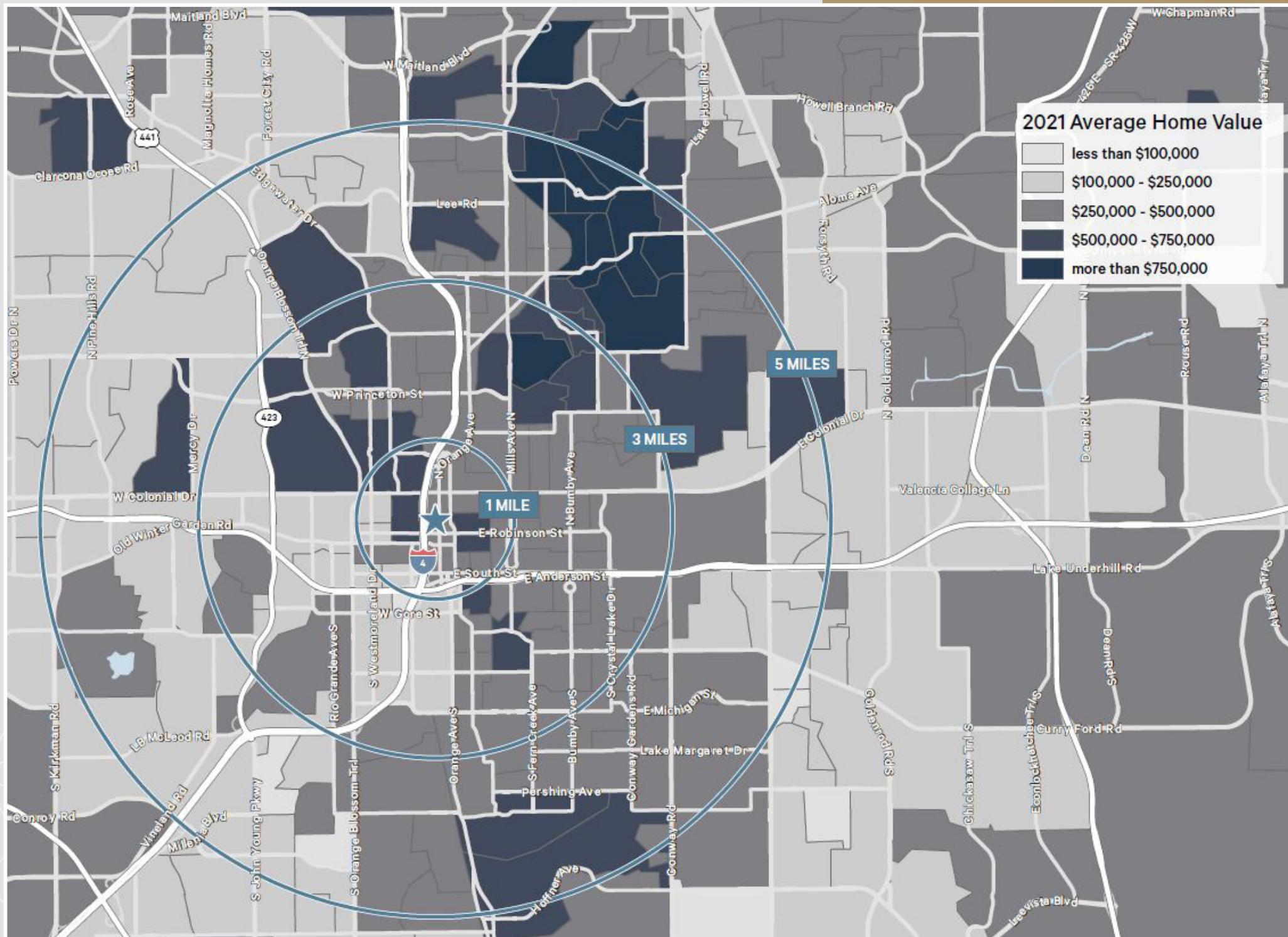
College Educated

\$75,000

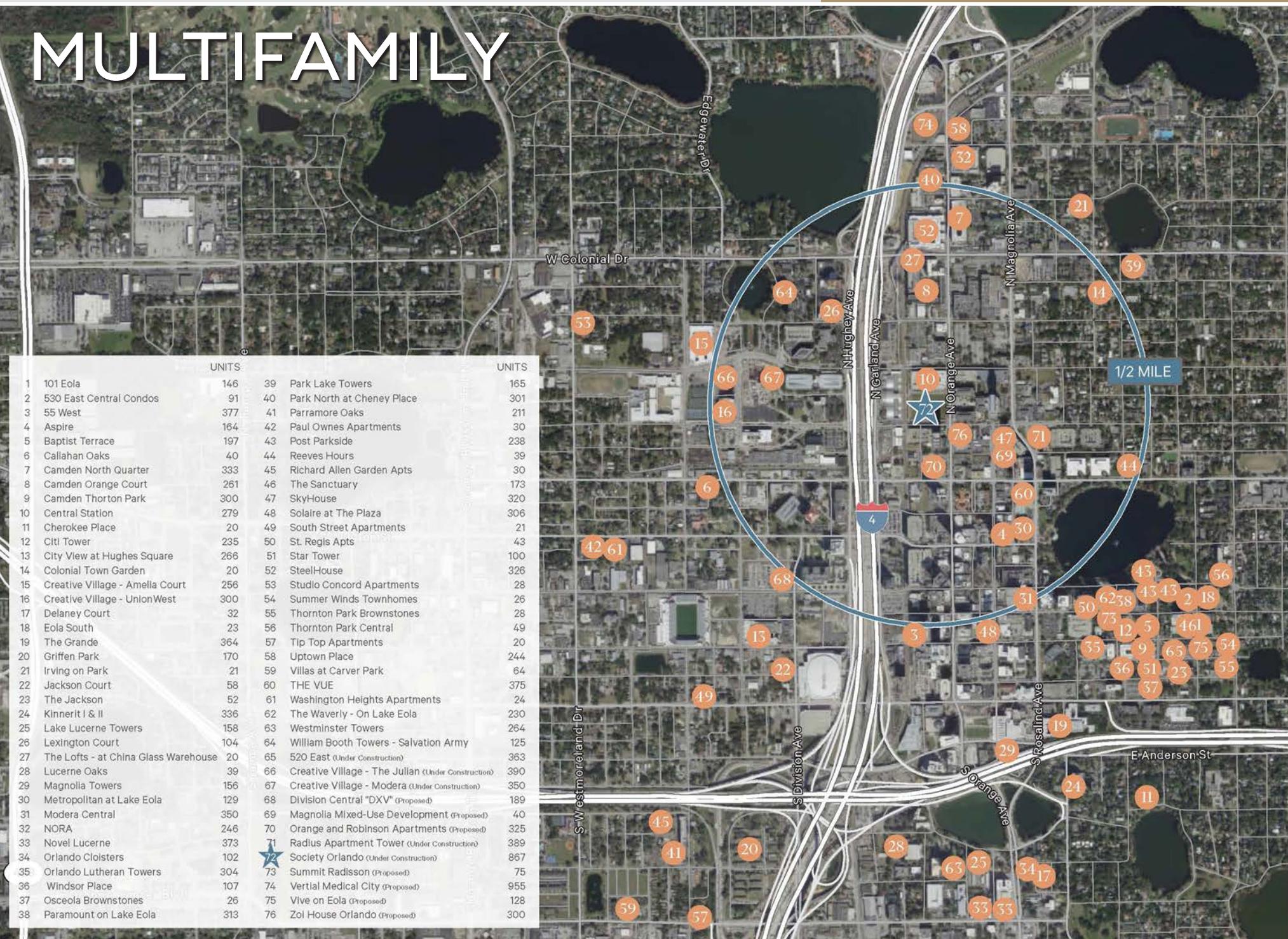
Average Salary  
Downtown

Source: ESRI



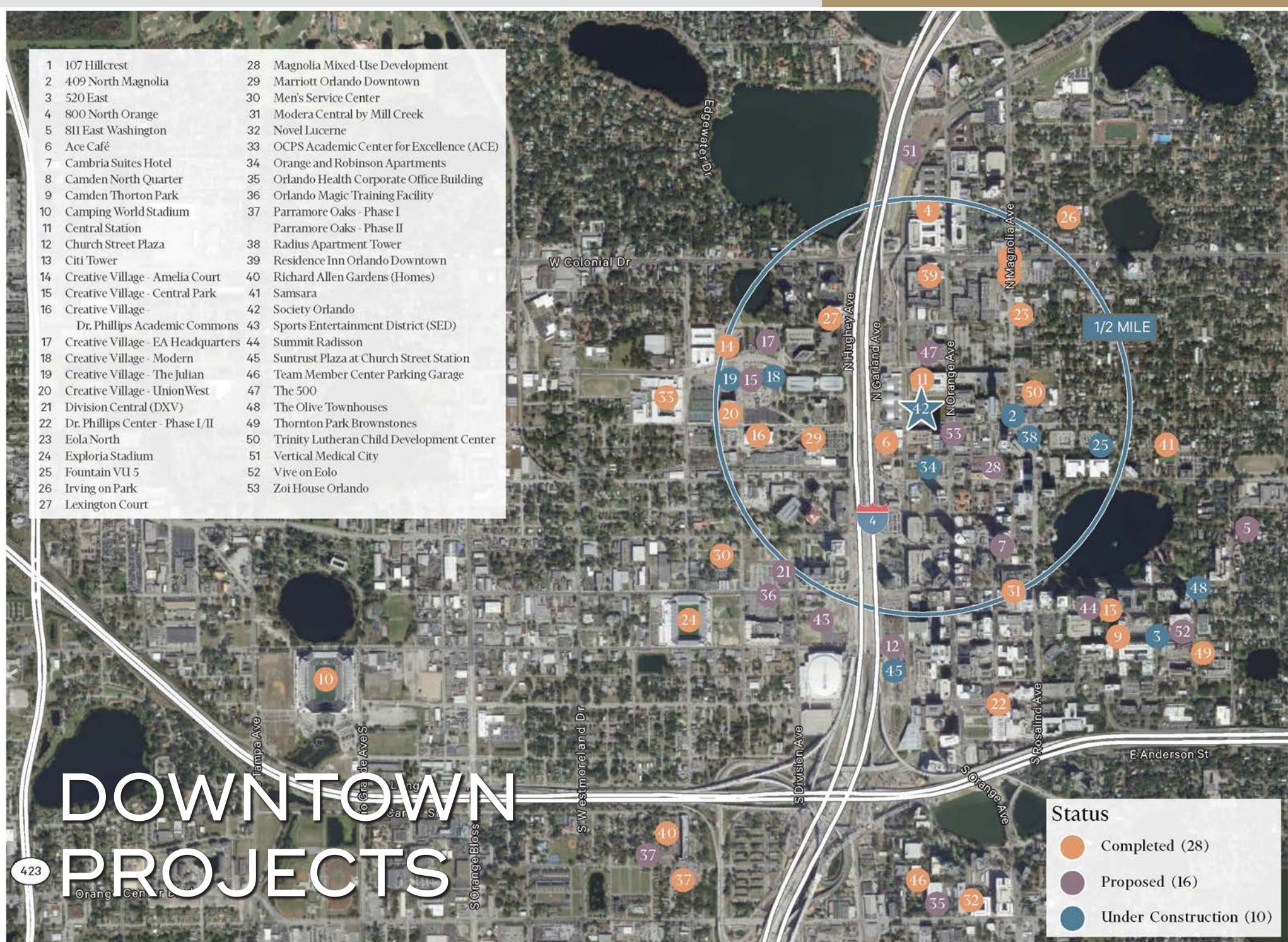


# MULTIFAMILY

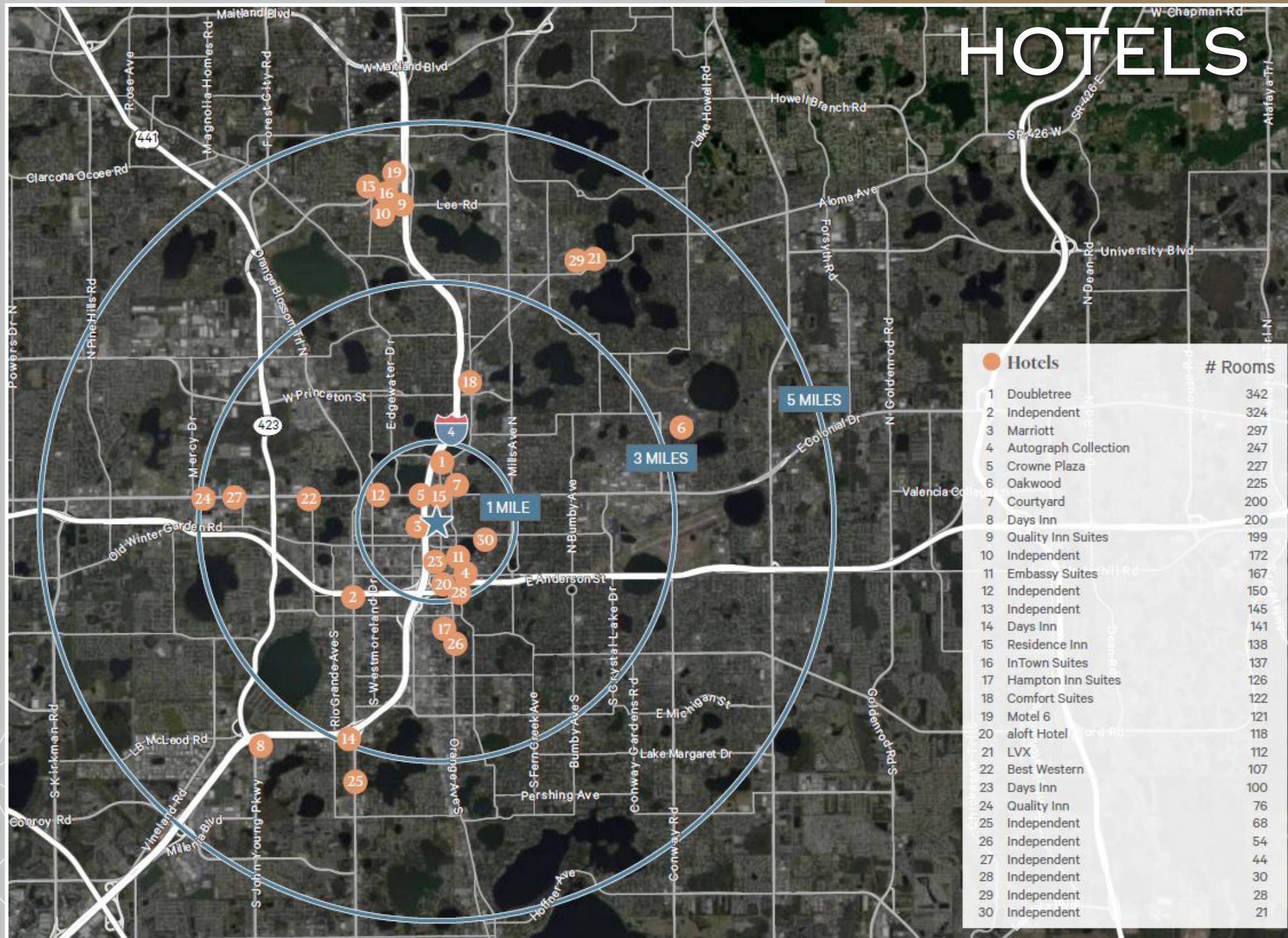


|    |  |
|----|--|
| 1  | 107 Hillcrest                                    |
| 2  | 409 North Magnolia                               |
| 3  | 520 East   |
| 4  | 800 North Orange                                 |
| 5  | 811 East Washington                              |
| 6  | Ace Café   |
| 7  | Cambria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

# DOWNTOWN PROJECTS



# HOTELS



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SOCIETY  
*Living*



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