



Historic Downtown Orlando Building

17 E Pine St Orlando, FL 32801

OFFERING MEMORANDUM

First Capital Property Group, Inc., as exclusive broker, is pleased to offer the opportunity to acquire the mixed-use three-story building located in the heart of the Central Business District in Orlando, Florida.

F	C	FIRST CAPITAL Property Group, Inc. <i>Commercial Real Estate Services</i>
P	G	

CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

PROPERTY DESCRIPTION

Address: 17 East Pine Street
Orlando, Florida 32801

Asking Price: \$1,650,000 (\$348.76 / SF)

County: Orange County

Zoning: AC-3A/T/HP

Land Use Code: 1800 - Office Low-Rise

Tax District: City District, Orlando

Parcel ID: 26-22-29-7352-27-033

Land Size: 1,833 SF / .04 acres

Building Size: ± 4,731 SF

Stories: 3 Floors

Year Built: 1910

Property Type: Class "C" Office Building

Frontage: ± 20 ft on East Pine Street

Slab/Foundation: Common Brick

Parking: No Parking included with building purchase. Significant Parking options within steps of the building, including Garage Parking, Street Parking, and Surface Lots.

Walk Score: Walker's Paradise (96)

Transit Score: Excellent Transit (71)

PROPERTY SNAPSHOT

Seize a rare opportunity to own a piece of history in the heart of the city at 17 E Pine Street. Situated just steps from Main & Main, Orange Avenue, and Pine Street, this building sits on the most heavily trafficked block in downtown, offering unparalleled visibility. The three-story structure boasts dual entrances that provide easy access to both the ground floor and upper levels, making it an ideal location for retail or office use. This charming historical building is available for the first time in 30 years, presenting a unique chance for owner-users and investors alike.

The property's prime location and excellent signage visibility make it a standout for brand recognition and awareness. With its charming aesthetic and strategic positioning, it offers endless possibilities for various uses. Whether you're looking to establish a flagship retail store or a bustling office space, 17 E Pine Street delivers the flexibility and prominence you need to thrive in a dynamic urban core environment.

For investors, this property is a prime candidate for transitioning from office to retail use, which can significantly enhance its valuation. The combination of historical charm, prime location, and dual access points make it a compelling investment with a promising return. Don't miss out on this exceptional opportunity to secure a landmark building in one of the city's most coveted areas.



TRAFFIC COUNT
9,200 AADT
Orange Ave & Pine St



AVERAGE HOUSEHOLD INCOME
\$109,360
(1 mile radius)



EMPLOYMENT POPULATION
± 84,294
(1 mile radius)



DAYTIME POPULATION
± 92,986
(1 mile radius)

LOCATION OVERVIEW

LOCATION HIGHLIGHTS

- Strategically positioned within 1 block of Orange Ave, Downtown Orlando's busiest thoroughfare, and within 2 blocks of I-4, Central Florida's North-South busiest highway
- Orlando's Central Business District surrounds the property with 12 million square feet of office space which numerous national and regional headquarters are housed
- Downtown Orlando features a lively nightlife, sporting venues, farmers markets, annual events and more contributing to heavy foot traffic around the core

ONE BLOCK FROM
SUNRAIL STATION



TWO BLOCKS
FROM I-4



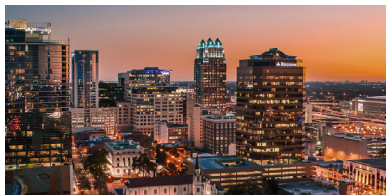
THREE BLOCKS
FROM LYNX STATION



Average Daily Traffic

2023

Pine St & Orange Ave Intersection	9,200
I-4	175,000



WHY DOWNTOWN ORLANDO - FLORIDA
MARKET HIGHLIGHTS

First Capital Property Group, Inc. / CORFAC International, is a full-service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1908, FCPO has specialized in acquisition, disposition, leasing, and property management & construction for commercial owners & associations.

FIRST CAPITAL
CORFAC
INTERNATIONAL
Affiliate Firm

CLICK TO LEARN
MORE ABOUT
THE DOWNTOWN
ORLANDO MARKET
IN OUR "WHY
ORLANDO"
PACKET

LOCATION FACTS

- 1 Orange County Courthouse - .3 miles / 8 min. walk
- 2 Orlando City Hall - .4 miles / 10 min. walk
- 3 Lake Eola - .4 miles / 10 min. walk
- 4 Dr. Phillips Center for the Performing Arts - .5 miles / 11 min. walk
- 5 Kia Center - .5 miles / 12 min. walk
- 6 Exploria Stadium - .6 miles / 14 min. walk
- 7 Creative Village / UCF Campus - .8 miles / 19 min. walk

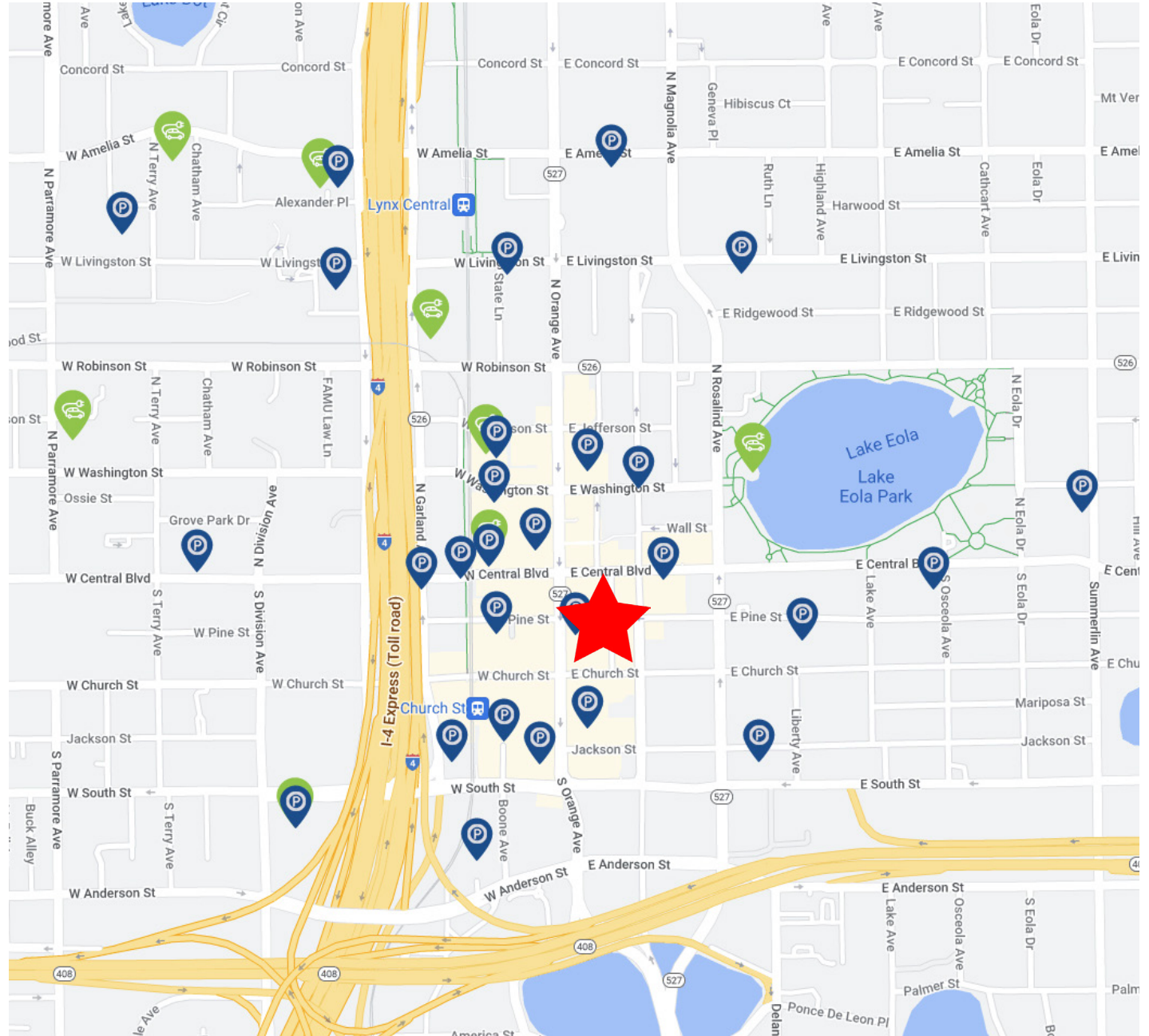
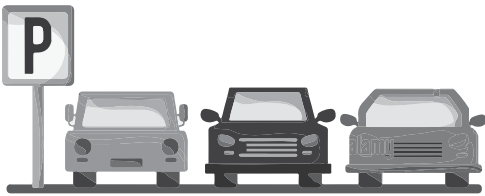


PARKING OPTIONS

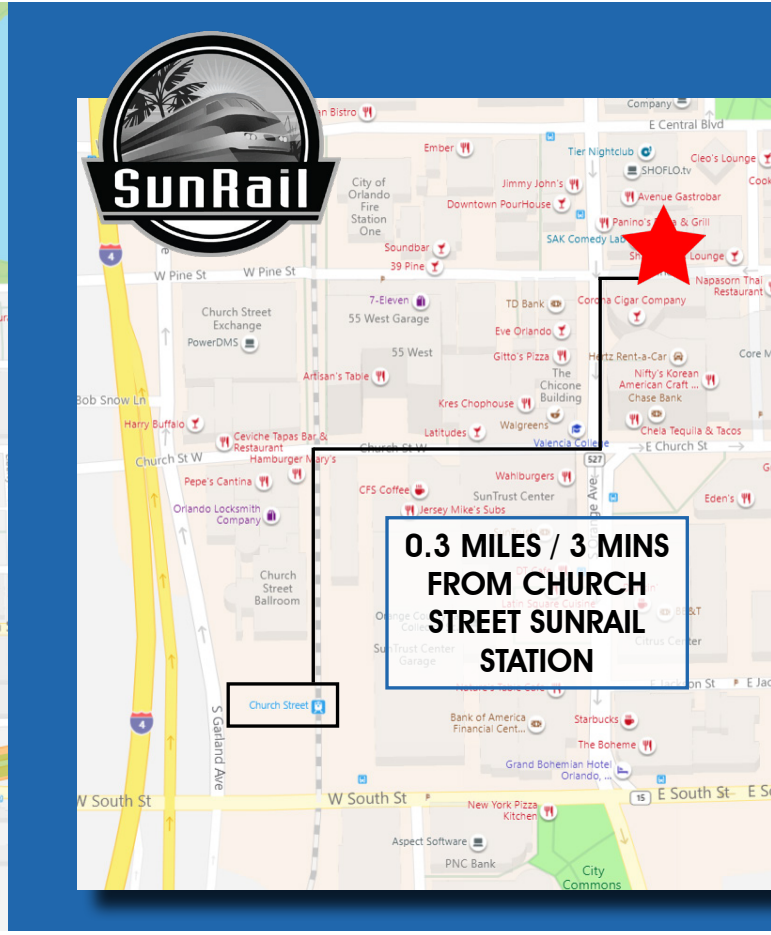
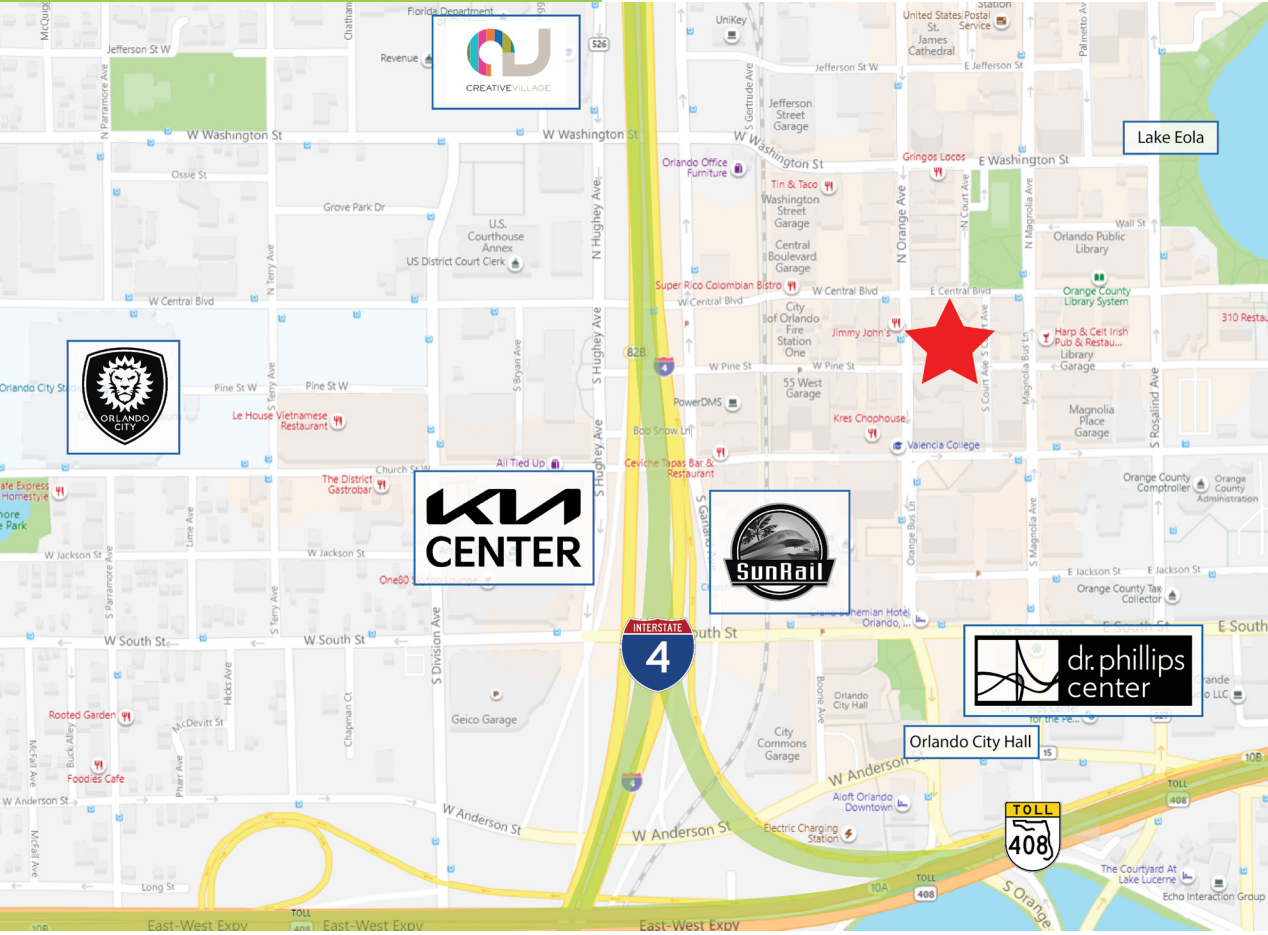
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



LOCATION



#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics

#4 FASTEST GROWING U.S. CITY
Forbes, 2018

1.2 MILLION PEOPLE IN THE WORKFORCE

HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018

#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019

± 550,000 STUDENTS WITHIN A 100 MILE RADIUS

1,087 PEOPLE MOVE TO ORLANDO PER WEEK

0.99% 2022 - 2027 POPULATION GROWTH

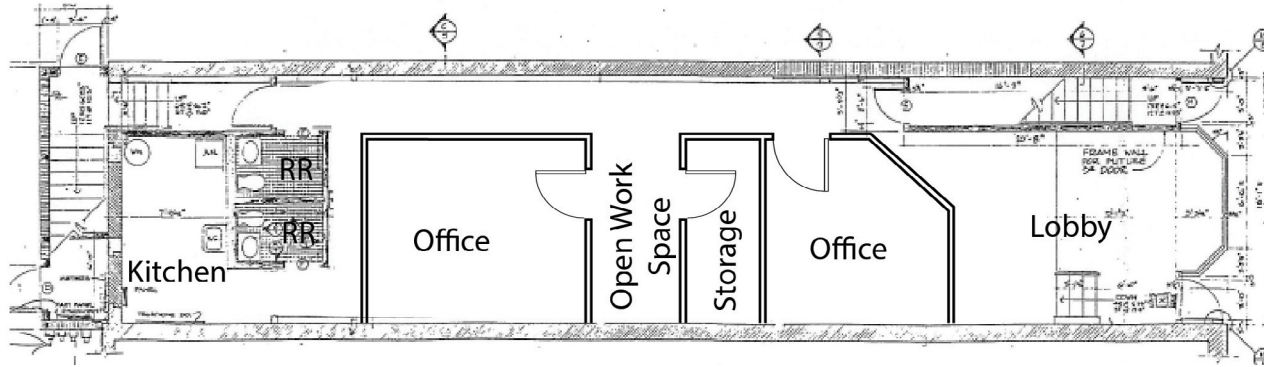
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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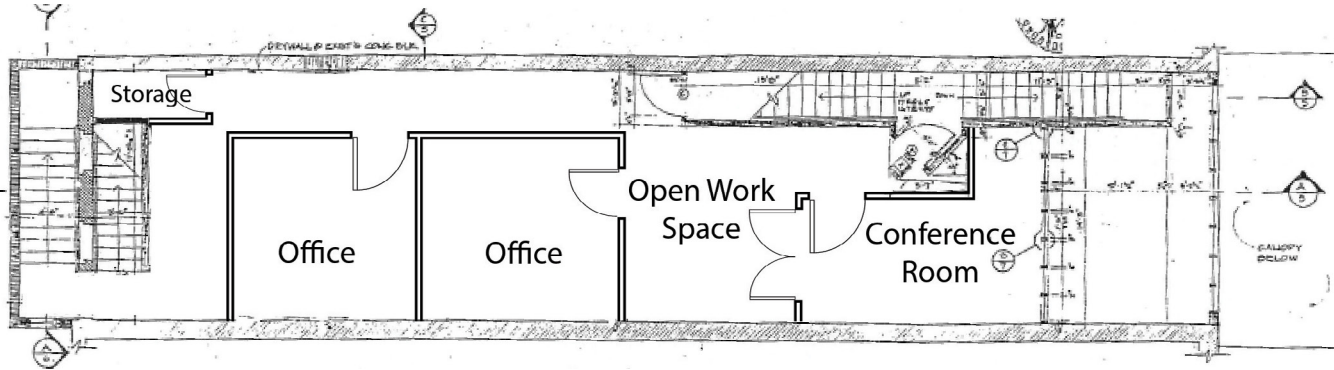


FLOORPLANS

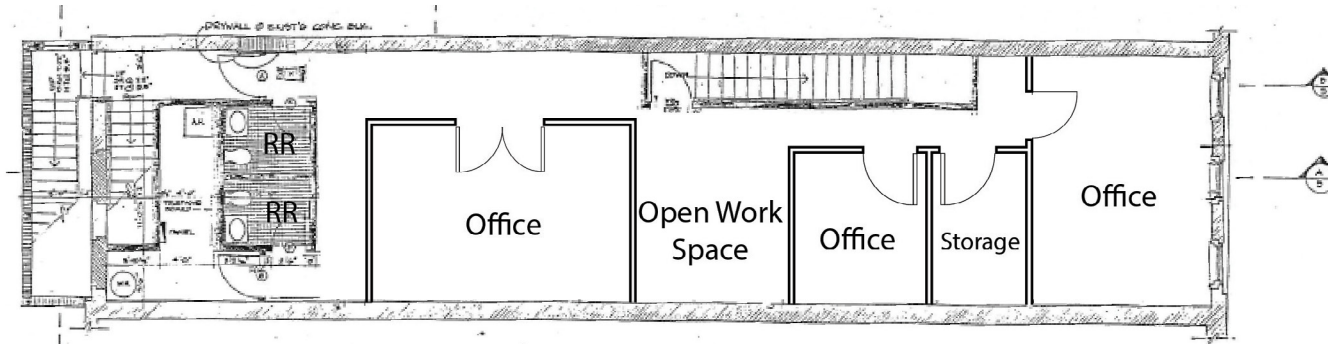
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

Visit: https://fcpq.com/17_e_pine/

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PROXIMITY



**3 MINUTES / 0.4 MILES
FROM LAKE EOLA**

**3 MINUTES / 0.5 MILES
FROM I-4 ACCESS**



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WHY DOWNTOWN ORLANDO: MARKET INSIGHTS

KEY SECTORS

Advanced Manufacturing
Aerospace & Defense
Autonomous Vehicles
Aviation
Biotechnology & Pharmaceuticals
Digital Media

FinTech
Innovative Technologies
Life Sciences & Healthcare
Medical Technology
Simulation
Optics & Photonics

Entertainment Technology
Gaming
Headquarters & Regional Offices
Business Services
Logistics & Distribution



TOP 20 SURGE CITY

Inc. Magazine, 2020



UCF AMONG TOP 20 MOST INNOVATIVE UNIVERSITIES

U.S. News & World Report, 2018 - 2021



#1 AEROSPACE & DEFENSE WORKFORCE SUPPLIER IN NATION

UCF, Aviation Week, 2015-2020



#2 MOST STARTUP ACTIVITY BASED ON AVG. STARTUP FORMATION RATE

Roofstock, 2021



EIGHT ENTREPRENEURSHIP DEGREES WITHIN 100 MILE RADIUS

of Downtown Orlando, OEP



680 BIOPHARMA ESTABLISHMENTS IN FLORIDA

Orlando Economic Partnership



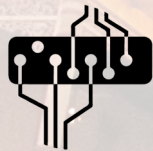
#3 HIGHEST NUMBER OF ACTIVE CLINICAL TRIALS IN U.S.

Orlando Economic Partnership



5 OF THE 50 LARGEST U.S. HOSPITALS WITHIN 2-HOUR DRIVE

Becker's Hospital Review, 2019



#1 BEST PLACE TO WORK IN TECH

Yahoo Finance, 2021



#2 FASTEST GROWING SALARIES FOR TECH WORKERS

Dice.com, 2021



#1 LARGE CITY WHERE MANUFACTURING IS THRIVING

Forbes, 2018



80% EMPLOYMENT IS OUTSIDE OF HOSPITALITY & TOURISM

Orlando Economic Partnership



FRIENDLIEST STATE FOR AUTONOMOUS VEHICLE RESEARCH

Orlando Economic Partnership



ORLANDO IS THE LARGEST RENTAL CAR MARKET IN THE WORLD

Orlando Economic Partnership



HOME TO MORE MODERN TOLL ROADS THAN ANYWHERE IN U.S.

Orlando Economic Partnership



OVER 700 MILES OF FIBER OPTIC COMMUNICATIONS INFRASTRUCTURE

Orlando Economic Partnership



#1 FASTEST GROWING CITY FOR ENTREPRENEURS

LinkedIn News, 2021



50+ DOWNTOWN ORLANDO NIGHTLIFE LOCATIONS



10 DOWNTOWN ORLANDO BREWERIES



23 DOWNTOWN ORLANDO LATE-NIGHT FOOD SPOTS



#4 BEST CITY FOR GAMERS

WalletHub, 2019



#4 BEST MARKET IN U.S. FOR DEVELOPMENT OPPORTUNITIES

Orlando Economic Partnership



MODELING, SIMULATION & TRAINING CAPITAL OF THE WORLD

Orlando Economic Partnership



#2 HIGHEST FLIGHT TRAINING EMPLOYMENT IN THE U.S.

JobsEQ, 2019

WHY DOWNTOWN ORLANDO: EDUCATION

EDUCATIONAL ADVANTAGES

Downtown Orlando isn't just a location; it's a nexus of endless possibilities fueled by a thriving educational ecosystem. As you consider investing in this vibrant district, let's delve into why downtown Orlando stands out as the ultimate destination for your business.

First and foremost, downtown Orlando is strategically positioned amidst a constellation of esteemed educational institutions. From the illustrious campuses of the University of Central Florida to the specialized programs of Full Sail University and Valencia College, the region boasts a diverse array of academic powerhouses. This proximity isn't merely geographical; it's a strategic advantage that grants access to a talent pool brimming with creativity, innovation, and intellect.

Moreover, downtown Orlando serves as a melting pot of ideas and aspirations, where academia seamlessly intersects with commerce. By establishing your headquarters in this dynamic locale, you're not just tapping into a prime real estate opportunity; you're immersing yourself in a fertile environment primed for collaboration and growth. Imagine the synergy of top-tier research institutions, entrepreneurial incubators, and forward-thinking businesses converging to drive innovation and redefine industry standards.

In essence, downtown Orlando isn't just a business decision; it's a strategic investment in the future. It's about harnessing the intellectual capital of tomorrow's leaders and leveraging it to propel your enterprise to new heights of success.



**35 POST -
SECONDARY
INSTITUTIONS**

Orlando EDC



**± 550,000
STUDENTS WITHIN
A 100 MILE RADIUS**

Orlando EDC



**\$212.9 MILLION AWARDED
IN RESEARCH GRANTS
IN 2021**

today.ucf.edu

Central Florida is home to 35 post-secondary institutions including:

- University of Central Florida
- Full Sail University
- Rollins College: #1 regional university & #1 MBA program in FL
- Valencia College: nation's top community college
- Lake-Sumter State College: national learning center of the year
- Seminole State College: #1 college in Florida-RN graduate licensures
- Embry Riddle Aeronautical University
- Florida A&M University School of Law
- Barry University School of Law
- Ana G. Mendez University: first stateside campus (Puerto Rican-based)
- Beacon College: 1st higher education institution in the U.S. to award bachelor degrees exclusively to students with learning disabilities



WHY DOWNTOWN ORLANDO: DEMOGRAPHICS

POPULATION

2010 Population	2,134,411
2020 Population	2,673,376
2023 Population	2,831,437
2028 Population	2,986,500
2010 - 2020 Annual Rate	2.28%
2020 - 2023 Annual Rate	1.78%
2023 - 2028 Annual Rate	1.07%
2023 Male Population	49.2%
2023 Female Population	50.8%
2023 Median Age	37.9

RACE AND ETHNICITY

2023 White Alone	49.3%
2023 Black Alone	15.2%
2023 American Indian / Alaska Native Alone	0.5%
2023 Asian Alone	4.8%
2023 Pacific Islander Alone	0.1%
2023 Other Race	11.9%
2023 Two or More Races	18.2%
2023 Hispanic Origin (Any Race)	33.3%

MEDIAN HOUSEHOLD INCOME

2023 Median Household Income	\$67,669
2028 Median Household Income	\$78,487
2023 - 2028 Annual Rate	3.01%

AVERAGE HOUSEHOLD INCOME

2023 Average Household Income	\$98,451
2028 Average Household Income	\$113,569
2023 - 2028 Annual Rate	2.90%

PER CAPITA INCOME

2023 Per Capita Income	\$36,652
2028 Per Capita Income	\$42,492
2023 - 2028 Annual Rate	3.00%



2,831,437
2023 POPULATION

ESRI



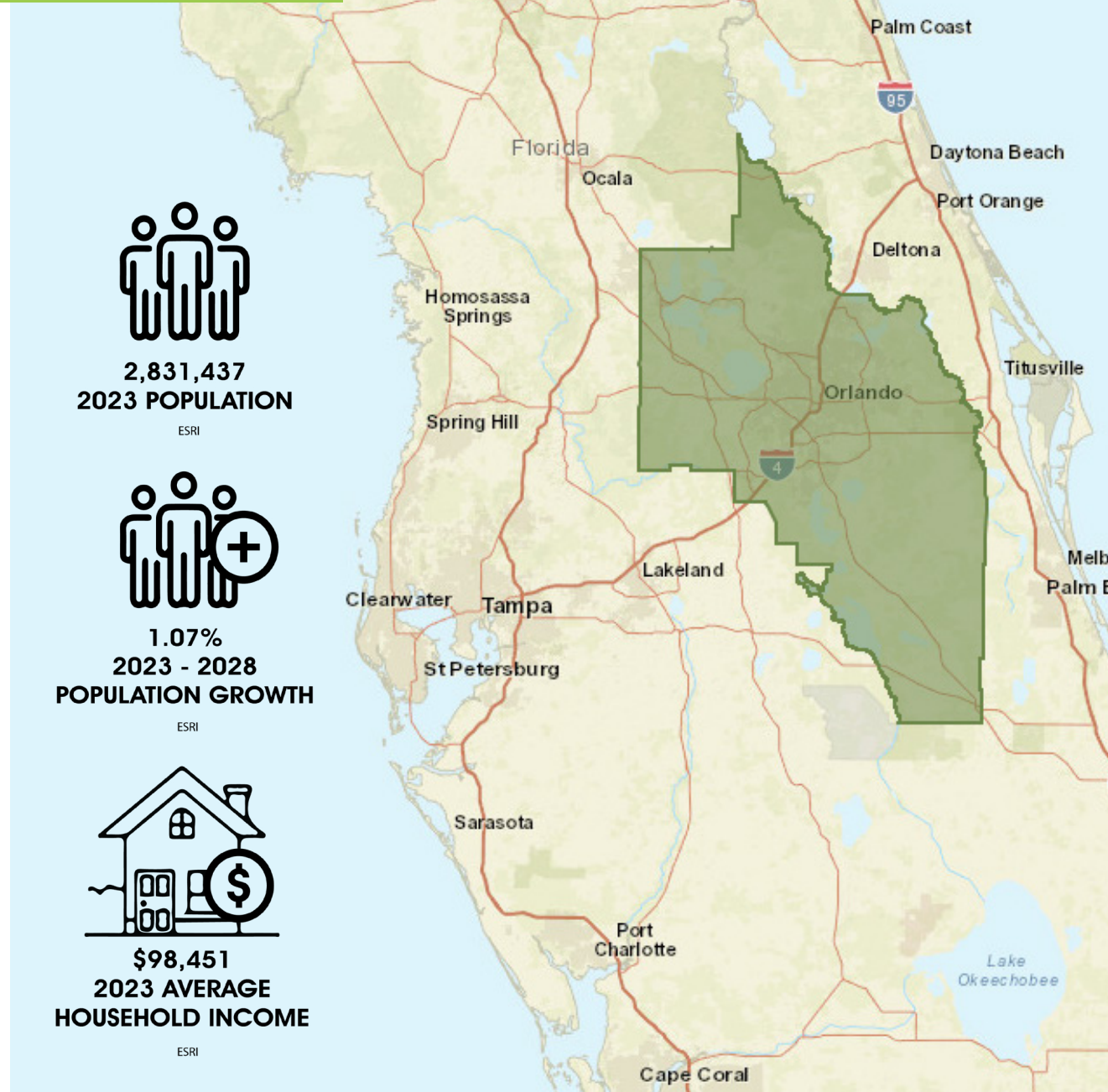
1.07%
2023 - 2028
POPULATION GROWTH

ESRI



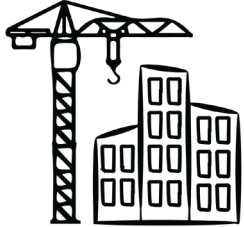
\$98,451
2023 AVERAGE
HOUSEHOLD INCOME

ESRI



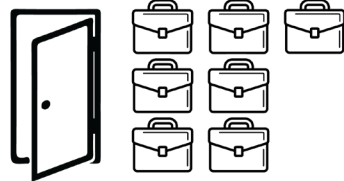
The Orlando Metropolitan Statistical Area is made up of Orange, Osceola, Lake and Seminole Counties spanning across 4,012 square miles.

WHY DOWNTOWN ORLANDO: HOUSING



**\$1.16 BILLION
UNDER CONSTRUCTION
/ PROPOSED APARTMENTS
IN CENTRAL FLORIDA**

Orlando Business Journal



**1 APARTMENT CREATED
FOR EVERY 7 JOBS
CREATED IN 2018**

Orlando Business Journal



**OVER 97%
OCCUPANCY RATE
(HIGHEST IN
SOUTHEASTERN U.S.)**

Orlando Business Journal

HOUSEHOLDS

2010 Households	798,445
2020 Households	989,354
2023 Total Households	1,052,205
2028 Total Households	1,115,754
2010 - 2020 Annual Rate	2.17%
2020 - 2023 Annual Rate	1.91%
2023 - 2028 Annual Rate	1.18%
2023 Average Household Size	2.64

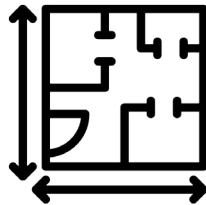
HOUSING

2010 Total Housing Units	942,312
2010 Owner Occupied Housing Units	504,792
2010 Renter Occupied Housing Units	293,653
2010 Vacant Housing Units	143,867
2020 Total Housing Units	1,087,949
2020 Vacant Housing Units	98,595
2023 Total Housing Units	1,150,885
2023 Owner Occupied Housing Units	651,728
2023 Renter Occupied Housing Units	400,477
2023 Vacant Housing Units	98,680
2028 Total Housing Units	1,220,649
2028 Owner Occupied Housing Units	697,848
2028 Renter Occupied Housing Units	417,906
2028 Vacant Housing Units	104,895



**\$1,820
AVERAGE
APARTMENT RENT**

rentcafe.com, 2022



**963 SF
AVERAGE
APARTMENT SIZE**

rentcafe.com, 2022



**9%
YEAR OVER YEAR
CHANGE IN
RENT PRICES**

rentcafe.com, 2021



**\$324,099
MEDIAN HOME
PRICE (MARCH 2022)**

rentcafe.com



ASKING PRICE: \$1,650,000 (\$348.76 / SF)



FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services



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www.FCPG.com



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