

SKYHOUSE

ORLANDO

RETAIL AVAILABLE

2ND GEN FITNESS SPACE AVAILABLE
WITH AMPLE PARKING

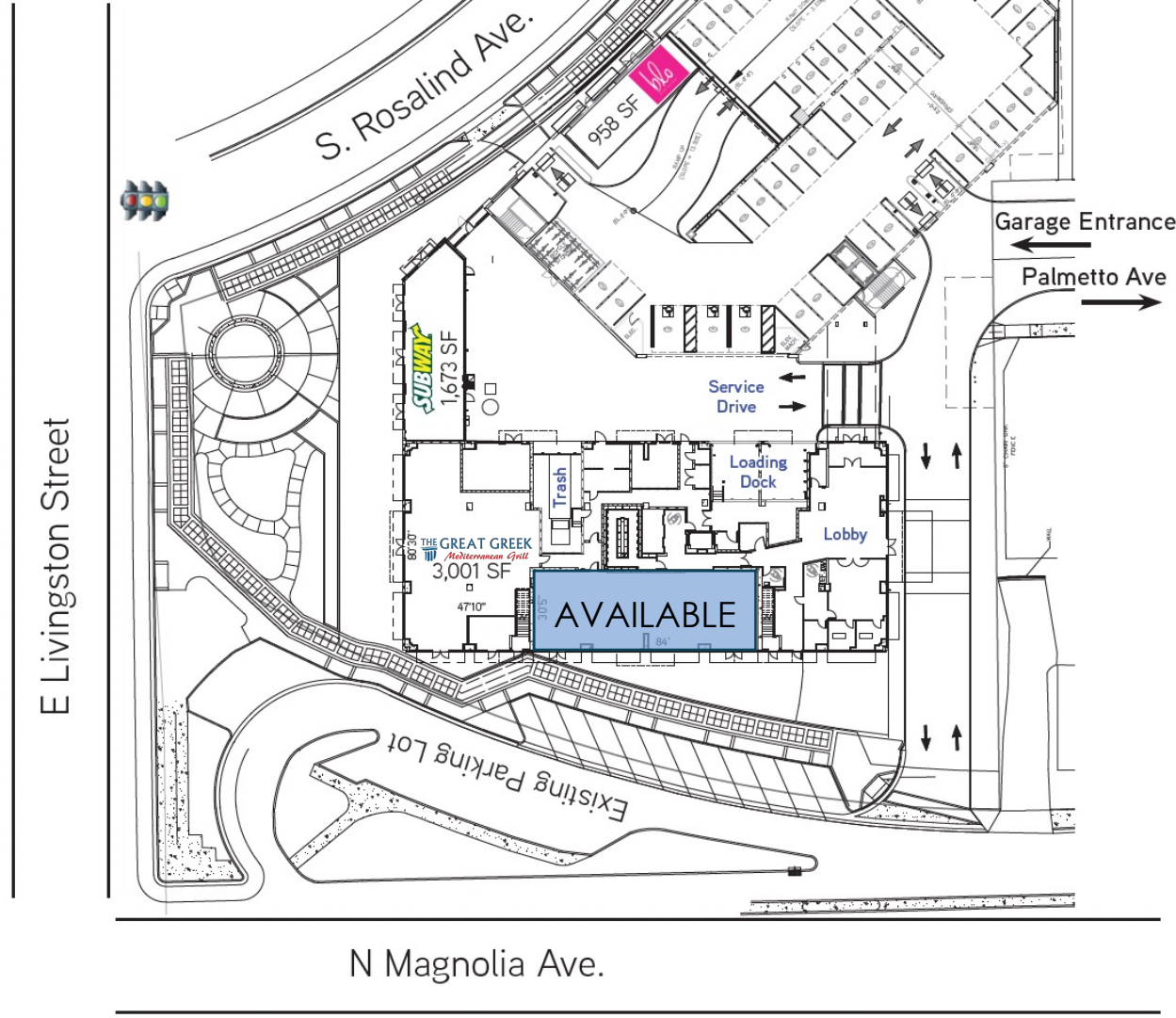
335 N MAGNOLIA AVENUE | ORLANDO, FL 32801

PROPERTY HIGHLIGHTS

- **2,580 SF AVAILABLE** ON THE GROUND FLOOR OF 23-STORY LUXURY MIXED-USE DEVELOPMENT, SKYHOUSE ORLANDO
- 320 MULTI-FAMILY UNITS **ON SITE** WITH NEARLY **500 RESIDENTS**
- LOCATED IN THE BUSTLING CENTRAL BUSINESS DISTRICT OF DOWNTOWN ORLANDO AND DIRECTLY ACROSS FROM THE ORANGE COUNTY COURTHOUSE
- **CENTRALLY LOCATED** WITHIN THOUSANDS OF RESIDENTIAL MULTI-FAMILY UNITS
- **EASY ACCESS** TO CHURCH ST & LYNX CENTRAL SUNRAIL STATIONS, CREATIVE VILLAGE, CRESCENT CENTRAL STATION, LAKE EOLA AND MORE
- PARKING AVAILABLE- **101 VISITOR SPACES**, CUSTOMER VALIDATION ALSO AVAILABLE
- EASILY ACCESSIBLE BY I-4 AND **EXCELLENT WALKABILITY**



SITE PLAN



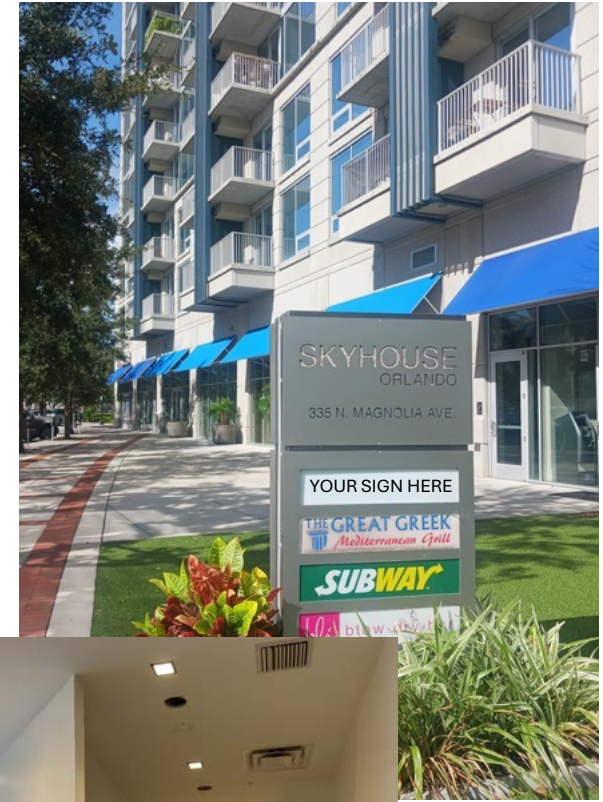
2,580 SF
RETAIL
SPACE
AVAILABLE

MOVE-IN READY
FITNESS USER

SKYHOUSE

ORLANDO

RETAIL AVAILABLE



PREMIER RETAIL SPACE IN THE
HEART OF DOWNTOWN
ORLANDO



INTERIOR

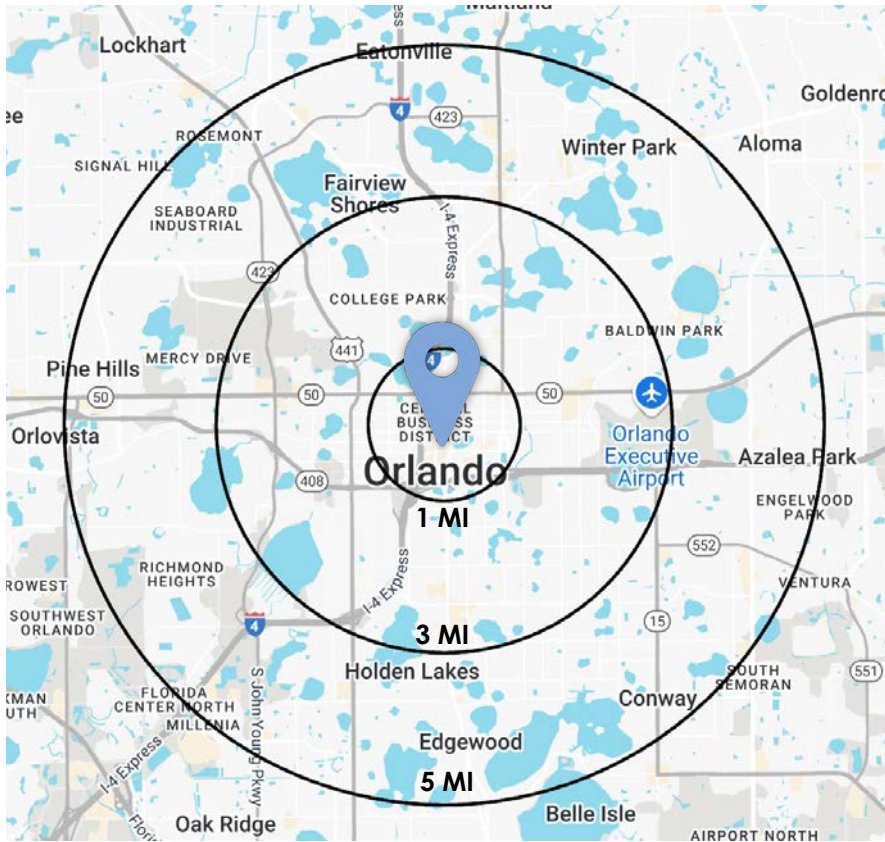
SPACE



CLICK HERE TO TOUR THIS SPACE



DEMOGRAPHICS



Downtown Orlando has a diverse and dynamic demographic profile, shaped by its role as a business, cultural, and entertainment hub. The area attracts a mix of young professionals, students, and families, with a median age of around 37 years. As a growing urban center, it has seen an influx of new residents due to its thriving job market, particularly in sectors like hospitality, technology, and healthcare. This demographic blend contributes to a vibrant social scene, with residents enjoying a range of cultural events, restaurants, and nightlife.

	1 MILE	3 MILES	5 MILES
POPULATION	23,117	106,197	302,674
AVG HH INCOME	\$146,765	\$141,262	\$118,848
MEDIAN AGE	37.0	38.7	37.5
DAYTIME EMPLOYEES	48,279	114,121	218,515

92

WALK SCORE- A WALKERS PARADISE
-WALKSCORE.COM

#15

BEST CITIES IN THE SOUTH
-SOUTHERN LIVING

#3

TOP BUSINESS TRAVEL DESTINATIONS
-BOOKING.COM



SURROUNDING

— MULTI-RESIDENTIAL



1	SKYHOUSE	320
2	MAGNOLIA MIXED-USE (PROPOSED)	232
3	CENTRAL STATION	279
4	SOCIETY ORLANDO	704
5	MAA ROBINSON	369
6	METROPOLITAN AT LAKE EOLA	129
7	THE VUE	375
8	ASPIRE	164
9	REEVES HOUSE	39
10	RADIUS	389

3,000 TOTAL UNITS

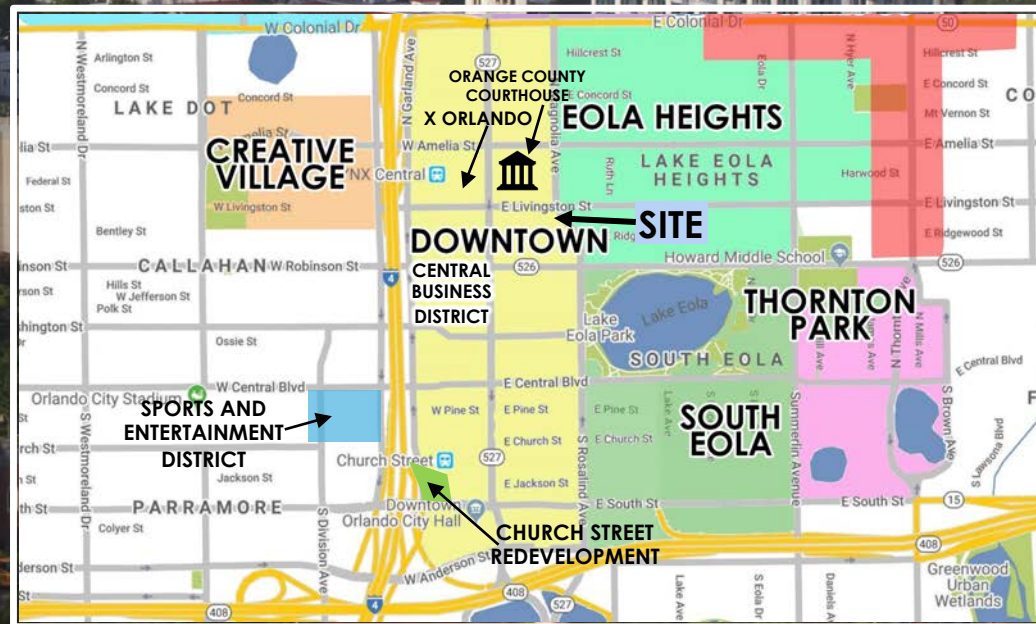
PARKING

ON THE UP

AND UP

FROM RISING OFFICE TOWERS, HOTELS, AND APARTMENT BUILDINGS THAT RADIATE THE SKYLINE- **DOWNTOWN ORLANDO IS THRIVING.**

JUST IN DOWNTOWN ORLANDO ALONE, A STAGGERING **31 PROJECTS** HAVE BEEN RECENTLY COMPLETED, IN-PROGRESS, OR PROPOSED- INCLUDING CREATIVE VILLAGE, THE SPORTS AND ENTERTAINMENT DISTRICT AND MORE.



DOWNTOWN DESTINATIONS



EXPLORIA STADIUM

25,500 capacity
Home to Orlando City
Soccer Team & Orlando
Pride National Women's
Soccer League

CREATIVE VILLAGE

68-AC mixed use urban infill
neighborhood. Home to
UCF/Valencia Downtown
campus, offices, retail,
residential and hotels

LAKE EOLA

Orlando's destination park
& home to the famous
swans, a wide variety of
events, Walt Disney
Amphitheatre & Orlando
Farmer's Market

ORANGE COUNTY COURTHOUSE

23-level courthouse tower,
comprising of the 9th
Judicial Circuit Court

THE DR. PHILLIPS CENTER

The two-block expanse is
home to four premier
theaters & school of the
arts, with 5,125 capacity

CHURCH STREET STATION

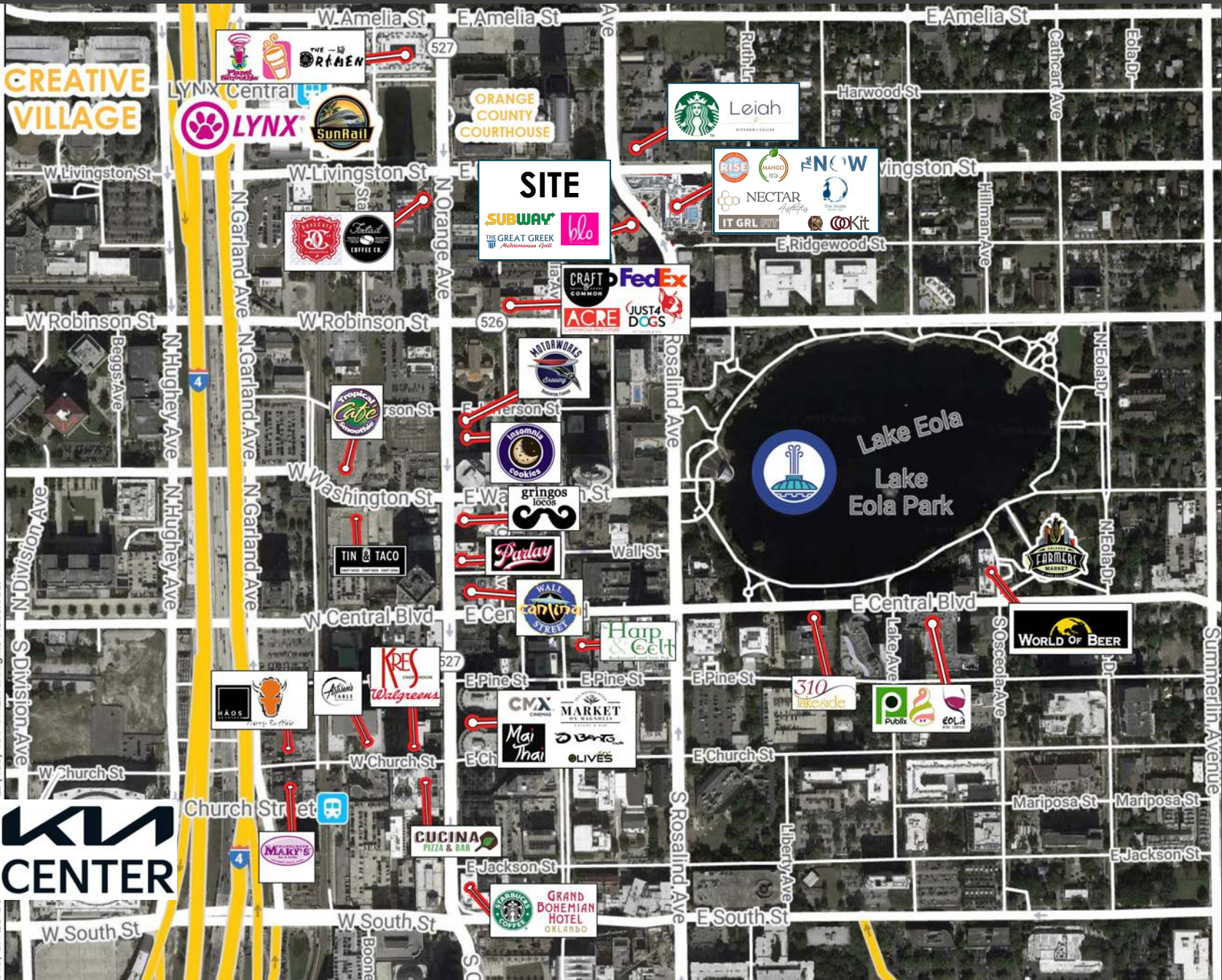
Historic train station and
retail space, home to a
variety of restaurants & an
entertainment venue


KIA CENTER

20,000 capacity
Orlando's sports and
entertainment venue home
to the Orlando Magic, Solar
Bears & Orlando Predators



SURROUNDING RETAIL





**RETAIL STIMULUS PROGRAM
TO OPEN A BUSINESS
DOWNTOWN UP TO
\$100,000**

DTO RETAIL
PROGRAM

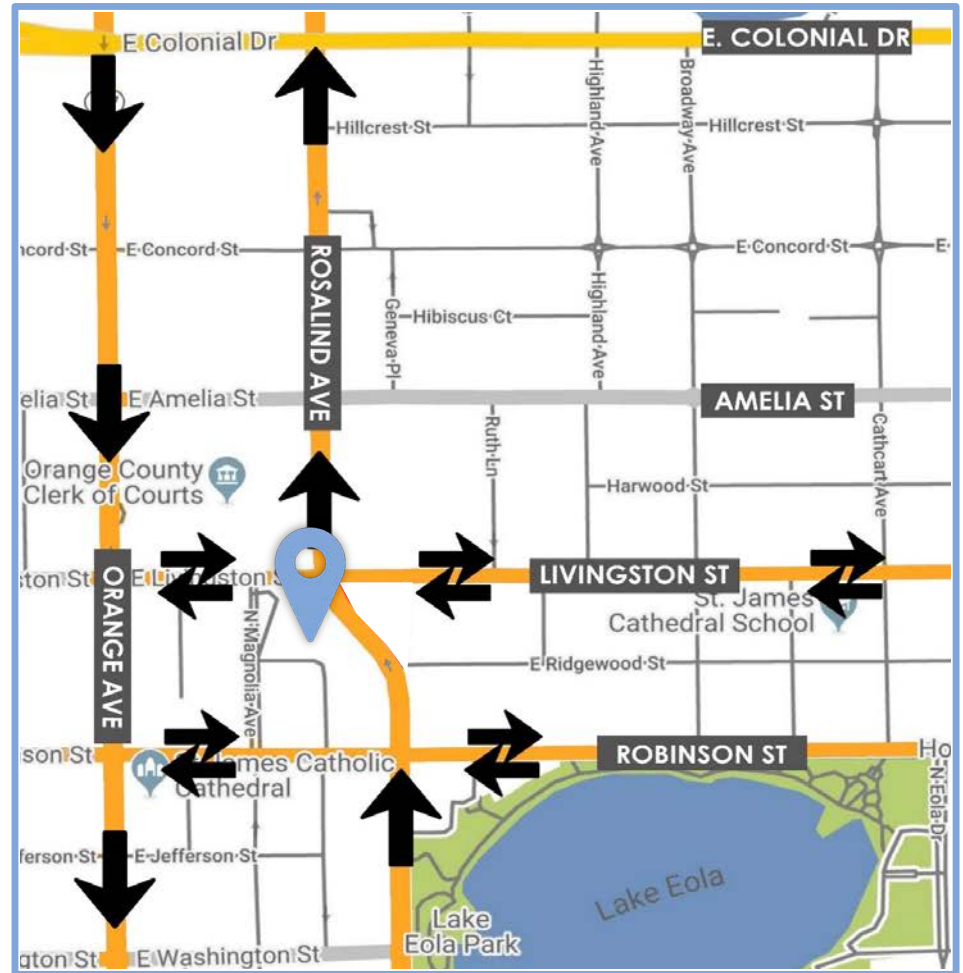
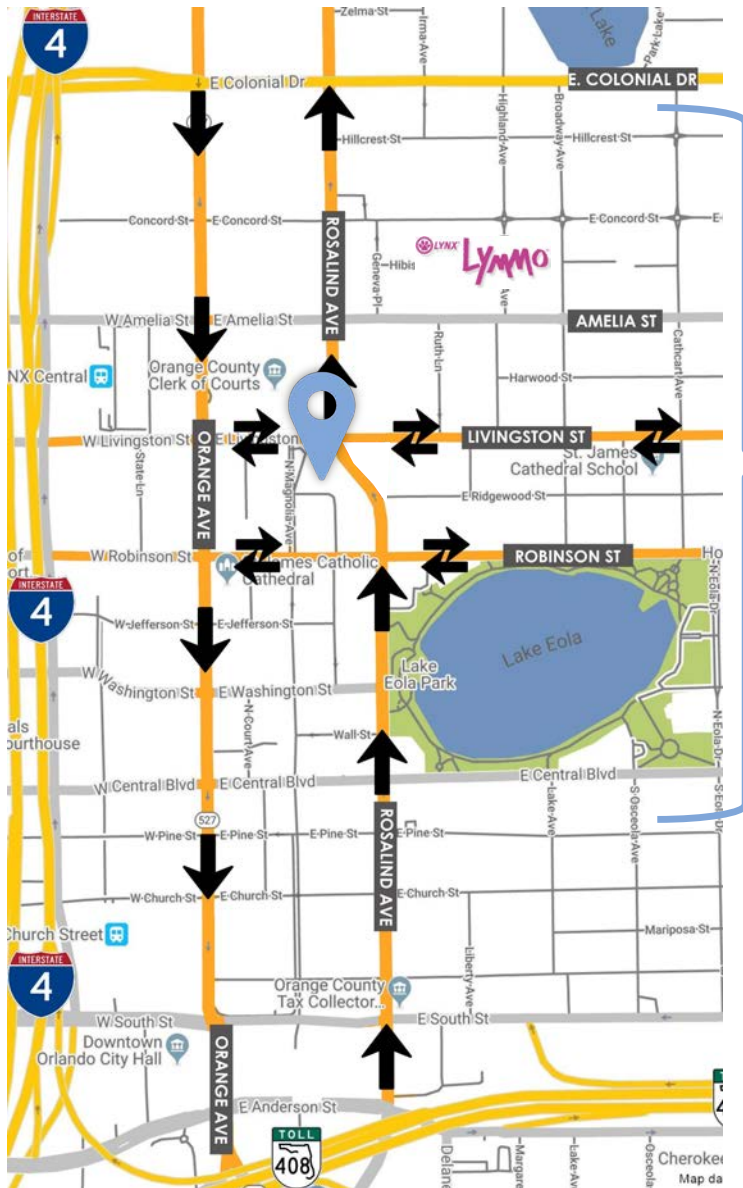
DOWNTOWN IS ON THE RISE AND SO ARE THE INCENTIVES. BUSINESSES COULD BE ELIGIBLE TO RECEIVE \$100,000 IN TENANT IMPROVEMENTS AND RENT EXPENSES.

TO LEARN MORE VISIT:
[RETAIL STIMULUS PROGRAM](#)

THE ACRE TEAM IS HERE TO HELP TENANTS LOCATE THEIR DREAM SPACE AND GAIN ACCESS TO ALL INCENTIVES PROVIDED BY THE CITY OF ORLANDO.

TRAFFIC PATTERNS

- High walkability, located one block from Lake Eola and one block from the Orange County Courthouse
- Access from the South via Rosalind Ave., the main thoroughfare through Downtown. Access from the North from E. Colonial Dr. via N. Orange Ave. or local roads
- East and West access via Livingston St. and Robinson St.



SKYHOUSE

ORLANDO
RETAIL

SERVING CENTRAL & WEST COAST FLORIDA MARKETS



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