



For Sale



189 S Orange Ave, Suite 1830 and Suite 1850 Orlando, FL 32801

**Fully Leased with Long-Term Regional Tenants
- Medical Offices in Downtown Orlando -**



\$1,910,000



Two Condo-Offices



Built in 2007



Total 6,645 SF



0.80 Acre

Presented by

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KW Commercial

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial - Parks Commercial Group, LLC - Orlando in compliance with all applicable fair housing and equal opportunity laws.

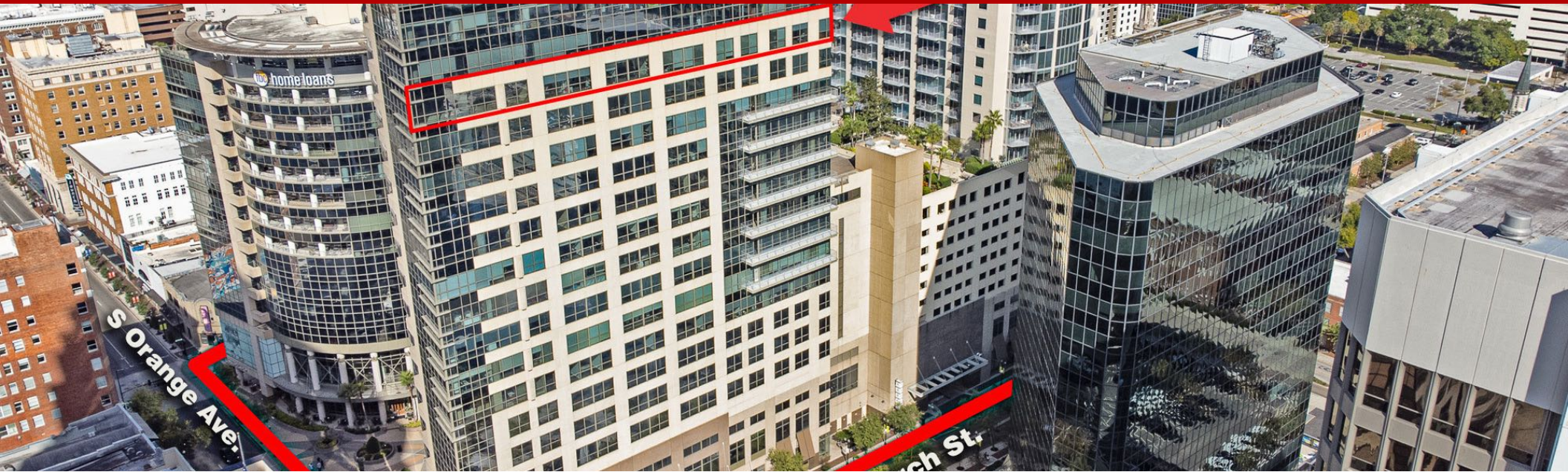
Layout, Dimensions, and Conceptual Designs

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.



Each Office Independently
Owned and Operated

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Property Highlights

- Premium Office Condo Investment – Fully Leased | The Plaza, Downtown Orlando
- Convenient access to I-4 Corridor, Florida Turnpike, and Florida’s 429, 417, 528, 414, and 408 Expressways.
- Fully leased - Absolute NNN Lease
- Long-term lease through 2031 with 3% annual rent increases
- Two (2) additional 5-year renewal options
- High-end build-out with glass-line offices, executive boardroom, and reception
- Impressive floor-to-ceiling views of Downtown Orlando
- Strong Regional Medical Practice Tenant

Offering Summary

| | |
|---------------------------------------|--------------------|
| Sale Price: | \$1,910,000 |
| Number of Suites: | 2 |
| Floor Number | 18th |
| Suite 1830 and 1850 Total Area | 6,645 SF |
| Suite 1830 Living Area: | 3317 SF |
| Suite 1850 Living Area: | 3128 SF |
| NOI 2026: | \$171,973 |
| CAP Rate: | 9.00% |



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The Plaza, Downtown Orlando

Premium Office Condo Investment – Fully Leased
The Plaza, Downtown Orlando

Gandhi Commercial is proud to present a great opportunity to acquire 6,445 SF of Class A office condos located on the 18th floor of The Plaza South Tower, one of Downtown Orlando's most iconic mixed-use high-rises.

Positioned directly along South Orange Avenue, the property offers great visibility and immediate access to Orlando's central business district.

This fully stabilized investment comprises Suite 1830 and Suite 1850, featuring long-term occupancy and consistent 3% annual rent escalations.

Downtown Orlando is home to the Dr. Phillips Performing Arts Center, Amway Center, Orlando Lions Soccer Stadium, and Camping World Stadium.

Convenient access to I-4 Corridor, Florida Turnpike, and Florida's 429, 417, 528, 414, and 408 Expressways.

24/7 access, security, parking, and direct access to restaurants and retail within The Plaza.

Don't miss out on the chance to secure a prominent position in the Orlando commercial real estate market with this exceptional Office / Office Building.



NOI 2026: \$171,973 | Offering Price: \$1,910,000 | Cap Rate: 9.00%

Fully leased - Absolute NNN Lease

Long-term lease through 2031 with 3% annual rent increases

Two (2) additional 5-year renewal options

High-end build-out with glass-line offices, executive boardroom, and reception

Impressive floor-to-ceiling views of Downtown Orlando



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Tenant Profile

The property is fully leased to a regional, multi-location nonprofit healthcare operator operating under a 501(c)(3) structure. The tenant maintains established operations in Central Florida and has been in continuous operation for over six years. - Tenant has 3 locations, revenue is on the rise.

According to publicly available IRS Form 990 filings, the tenant has demonstrated strong and improving financial performance over recent years. The organization reported approximately \$7.6 million in revenue and a positive net operating income of approximately \$2.8 million in 2024. Buyers are encouraged to verify all financial information independently.

The lease is structured as an Absolute NNN lease with 3% annual rent escalations. As of January 2026, base rent is \$14,331 per month (\$171,973 annually), exclusive of NNN charges. The tenant has no history of late or missed rent payments under the current lease.

This financial profile, combined with the tenant's nonprofit structure, healthcare use, and long-term Absolute NNN lease, supports income durability and reduced tenant credit risk throughout the remaining lease term and renewal options.

Additional tenant financial information, including link to the financial statements available on the public domain, will be made available upon execution of a confidentiality agreement.

Disclosure: Tenant information derived from publicly available sources and seller-provided information. Buyers to verify all information independently.



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| | |
|-------------------|--------------------|
| Sale Price | \$1,910,000 |
|-------------------|--------------------|

| Suite | Tenant Name | % of Total Area | Lease Term | Annual Rent Escalations | Lease Type | Renewal Options |
|-------------------------|---------------------------|-----------------|---------------------|-------------------------|--------------|--------------------------|
| Suite 1830 & Suite 1850 | Regional Medical Practice | 6,645 | Jan 2022 - Dec 2031 | 3% | Absolute NNN | Two (2) × 5-Year Options |

| Lease Term | Base Rent | Base Rent/Month | Base Rent/Annual | CAP Rate |
|-------------------------|-----------|-----------------|------------------|----------|
| 01/01/2026 - 31/12/2026 | \$25.88 | \$14,331 | \$171,973 | 9.00% |
| 01/01/2027 - 31/12/2027 | \$26.66 | \$14,761 | \$177,132 | 9.27% |
| 01/01/2028 - 31/12/2028 | \$27.46 | \$15,204 | \$182,446 | 9.55% |
| 01/01/2029 - 31/12/2029 | \$28.28 | \$15,660 | \$187,919 | 9.84% |
| 01/01/2030 - 31/12/2030 | \$29.12 | \$16,125 | \$193,502 | 10.13% |
| 01/01/2031 - 31/12/2031 | \$29.99 | \$16,609 | \$199,307 | 10.43% |

| OPTION 2 - Lease Term | Base Rent | Base Rent/Month | Base Rent/Annual | CAP Rate |
|-------------------------|-----------|-----------------|------------------|----------|
| 01/01/2032 - 31/12/2032 | \$30.89 | \$17,107 | \$205,287 | 10.75% |
| 01/01/2033 - 31/12/2033 | \$31.82 | \$17,620 | \$211,445 | 11.07% |
| 01/01/2034 - 31/12/2034 | \$32.77 | \$18,149 | \$217,789 | 11.40% |
| 01/01/2035 - 31/12/2035 | \$33.76 | \$18,694 | \$224,322 | 11.74% |
| 01/01/2036 - 31/12/2036 | \$34.77 | \$19,254 | \$231,052 | 12.10% |

| OPTION 2 - Lease Term | Base Rent | Base Rent/Month | Base Rent/Annual | CAP Rate |
|-------------------------|-----------|-----------------|------------------|----------|
| 01/01/2037 - 31/12/2037 | \$35.81 | \$19,832 | \$237,984 | 12.46% |
| 01/01/2038 - 31/12/2038 | \$36.89 | \$20,427 | \$245,123 | 12.83% |
| 01/01/2039 - 31/12/2039 | \$37.99 | \$21,040 | \$252,477 | 13.22% |
| 01/01/2040 - 31/12/2040 | \$39.13 | \$21,671 | \$260,051 | 13.62% |
| 01/01/2041 - 31/12/2041 | \$40.31 | \$22,321 | \$267,853 | 14.02% |



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Basic Lease Overview:

The premises consist of approximately 6,645 square feet located at 121–189 S. Orange Avenue, Units 1830 and 1850, Orlando, FL 32801. The lease commenced January 1, 2022, and runs through December 31, 2031, for an initial term of approximately 10 years / 124 months. The tenant has two additional 5-year renewal options, provided the tenant gives at least 90 days' prior notice and is not in default.

Base rent commenced at \$23.00 PSF annually, equal to approximately \$12,736.25 per month, plus applicable sales tax and other pass-through charges. Rent increases annually by approximately 3%. **The current 2026 base rent is scheduled at approximately \$25.88 PSF annually.** The rent schedule shown in the lease is as follows:

| Lease Period | Annual Base Rent PSF |
|---------------------|-----------------------------|
| Months 1–12 | \$23.00 |
| Months 13–24 | \$23.69 |
| Months 25–36 | \$24.40 |
| Months 37–48 | \$25.13 |
| Months 49–60 | \$25.88 |
| Months 61–72 | \$26.66 |
| Months 73–84 | \$27.46 |
| Months 85–96 | \$28.28 |
| Months 97–108 | \$29.12 |
| Months 109–120 | \$29.99 |

This is a NNN lease, with the tenant responsible for base rent, sales tax, utilities, maintenance, insurance, real estate taxes, common area expenses, and other charges as provided in the lease. The lease does not include percentage rent.

Use of the premises is limited to healthcare services and related purposes. The premises may not be used for residential occupancy or other prohibited uses. Assignment or subleasing requires the landlord's prior written consent.

Disclaimer:

This summary is provided for general informational purposes only and is not intended as a legal interpretation of the lease. While information contained herein is believed to be accurate, prospective buyers should independently review the full lease and consult their own legal counsel prior to relying on any lease terms or financial information. A full copy of the lease will be provided upon request.

2026 Lease Income & Expense Breakdown:

| Item | Annual | Monthly |
|---|---------------------|-------------|
| Gross Rent (2026) | \$287,784.00 | \$23,982.00 |
| Expenses in Gross Rent (CAM / NNN) Collected from Tenant: | | |
| HOA – Unit 1 | \$43,104.96 | \$3,592.08 |
| HOA – Unit 2 | \$40,531.56 | \$3,377.63 |
| Insurance (2026) | \$6,092.47 | \$507.71 |
| Property Taxes – Unit A (2025) | \$11,175.16 | \$931.26 |
| Property Taxes – Unit B (2025) | \$11,828.80 | \$985.73 |
| Total Expenses Collected from the tenant | \$112,732.95 | \$9,394.41 |
| Expected Net Income* | \$175,051.05 | \$14,587.59 |
| 2026 Base Rent at \$25.88 PSF | \$171,972.60 | — |

* Expected net income for 2026 may adjust once updated 2026 property tax figures and final reconciliations become available. Current calculations utilize available 2025 property tax data. Pursuant to the lease, certain operating expenses and common area expenses are subject to reconciliation and adjustment. Upon final reconciliation of reimbursable expenses, the projected NOI to the landlord for 2026 is anticipated to approximate \$171,972.60. The cap rate referenced in this Offering Memorandum is based upon the projected NOI figure of \$171,972.60.

Location Information

| | |
|----------------------------------|--|
| Street Address, City, State, Zip | 189 S Orange Ave, Orlando, FL 32801 |
| Suite Numbers | Suite 1830 and Suite 1850 |
| County | Orange |

Building Information

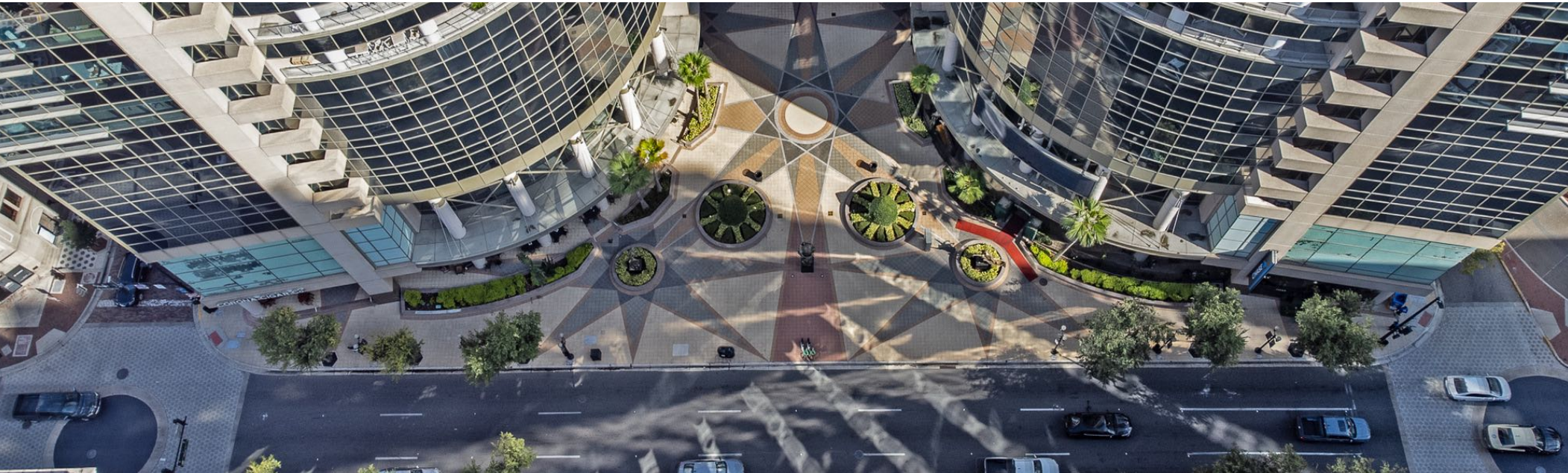
| | |
|------------------|------------------|
| Building Size | 0.80 Acre |
| Building Class | A |
| Year Built | 2007 |
| Number of Suites | 2 |

Sale Price

\$2,084,521

Property Information

| | |
|------------------|-------------------------|
| Property Type | Condo-Office |
| Property Subtype | Executive Suites |
| Lease Type | Absolute NNN |
| CAP Rate 2026: | 8.25% |
| NOI 2026: | \$171,973 |



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Location Description

With a prime location in the heart of downtown Orlando, the surrounding area offers a vibrant mix of dining, entertainment, and cultural attractions.

Just steps from renowned business centers and corporate headquarters, the location provides convenient access to a dynamic network of professionals.

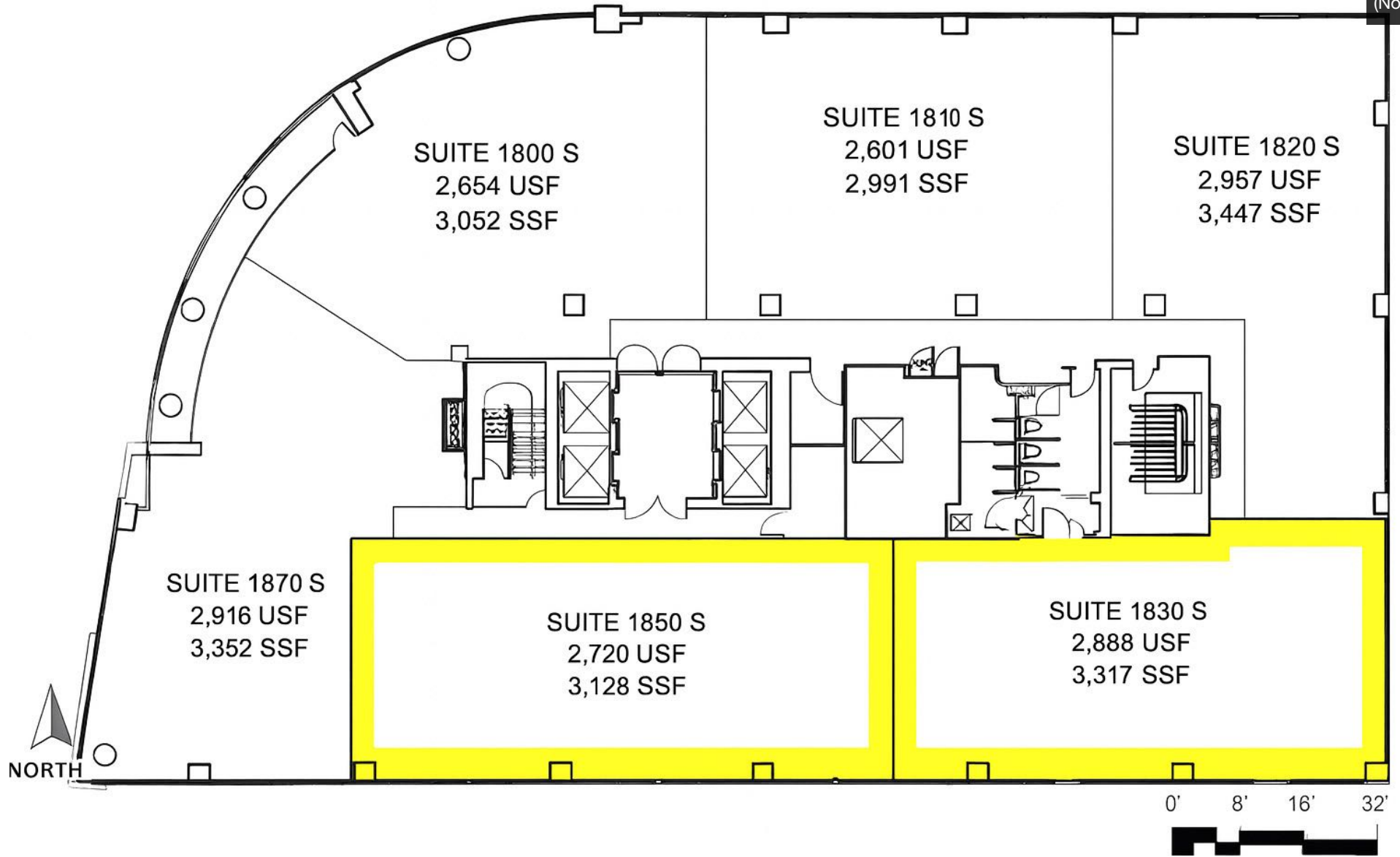
Nearby landmarks include the Dr. Phillips Center for the Performing Arts, Lake Eola Park, and the Amway Center, offering an array of leisure options within close reach.

The area's thriving energy and modern amenities make it an ideal investment opportunity for those seeking a strategic Office / Office Building location in this bustling urban hub.



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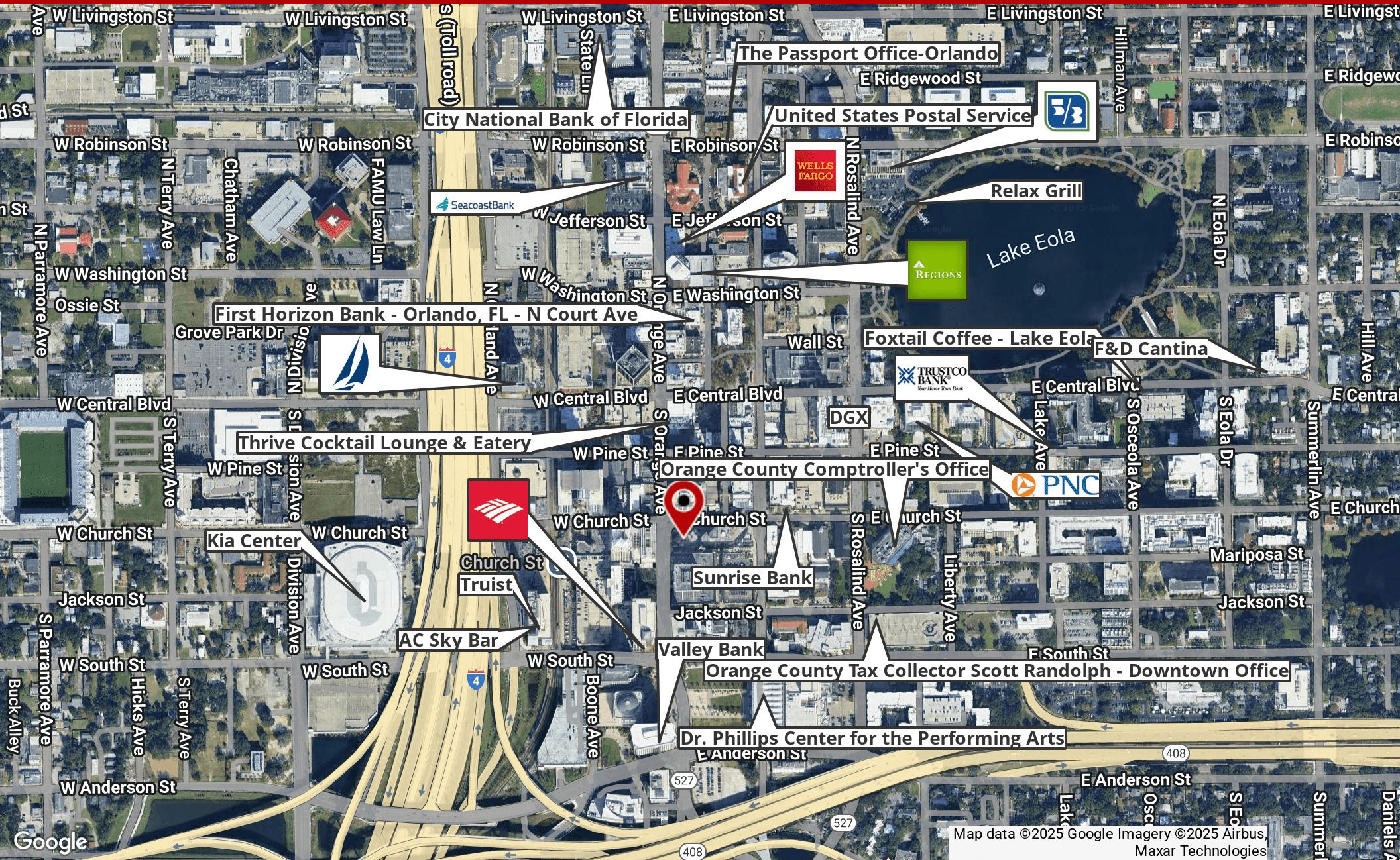
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Retailer Map



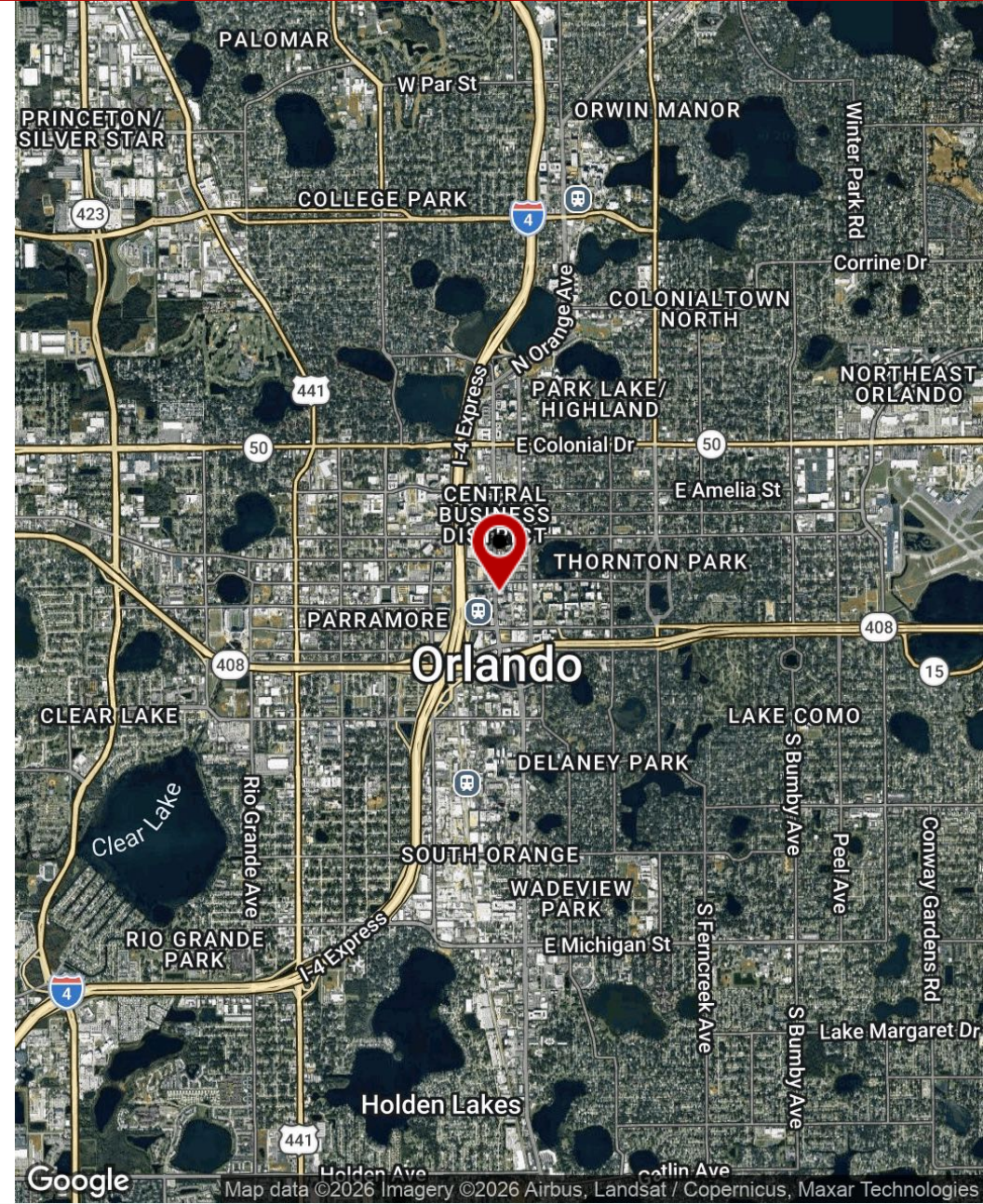
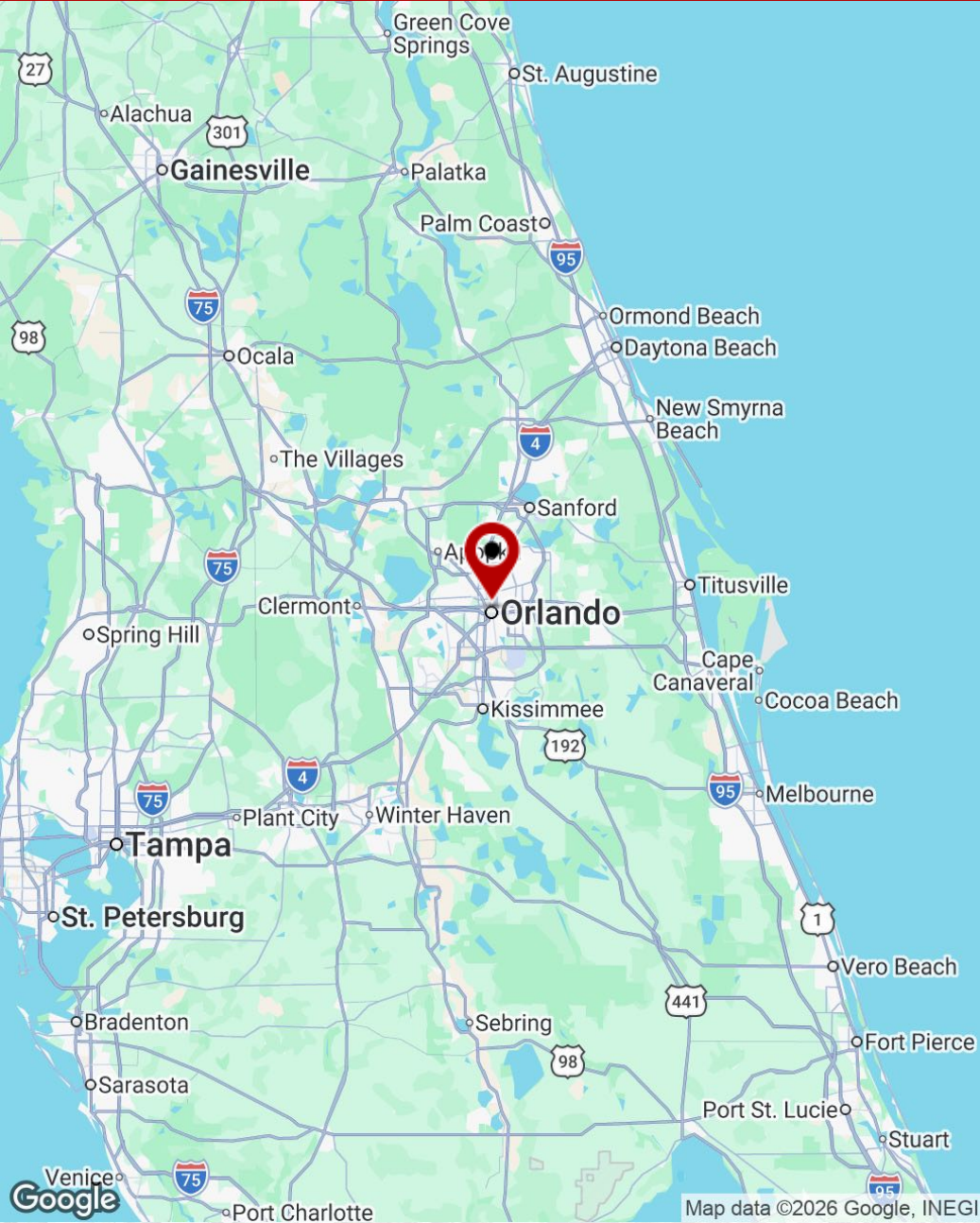
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



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Aerial Map



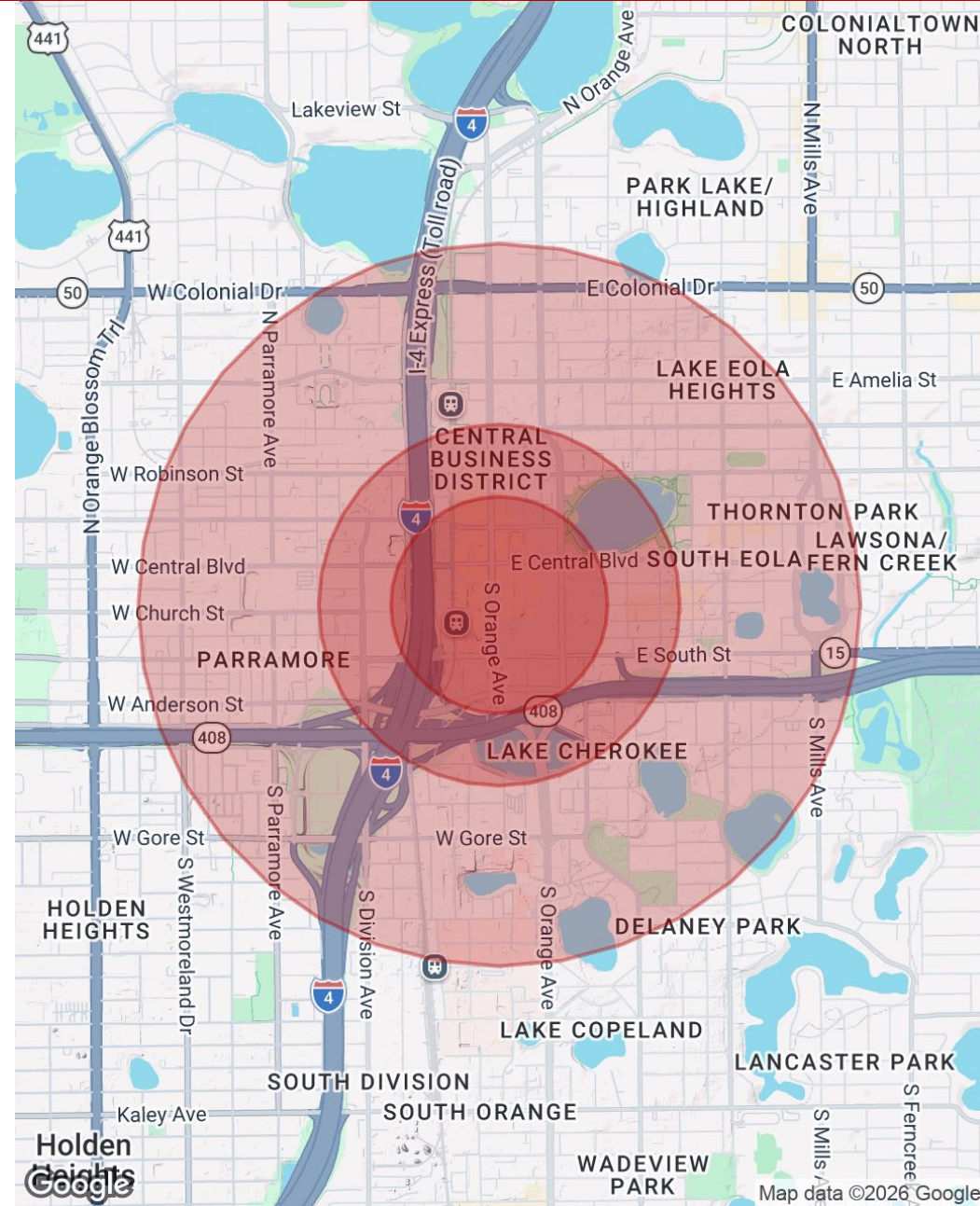
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------------|------------------|---------------|
| Total Population | 2,364 | 8,479 | 23,680 |
| Average Age | 44 | 45 | 42 |
| Average Age (Male) | 42 | 44 | 40 |
| Average Age (Female) | 45 | 47 | 43 |

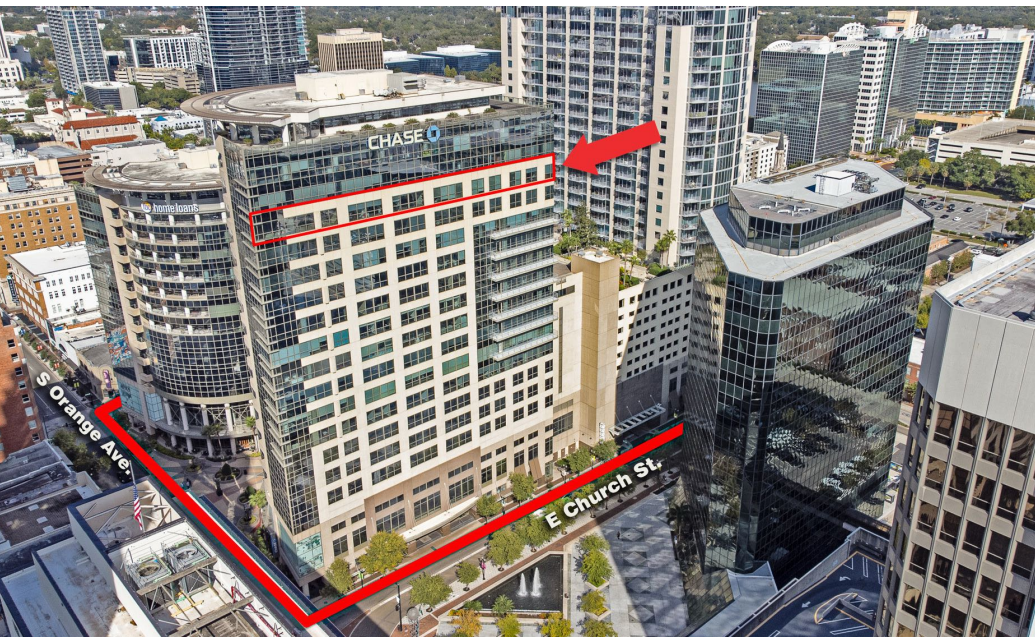
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 1,586 | 5,485 | 13,062 |
| # of Persons per HH | 1.5 | 1.5 | 1.8 |
| Average HH Income | \$115,748 | \$116,565 | \$105,318 |
| Average House Value | \$611,823 | \$620,891 | \$578,754 |

2020 American Community Survey (ACS)



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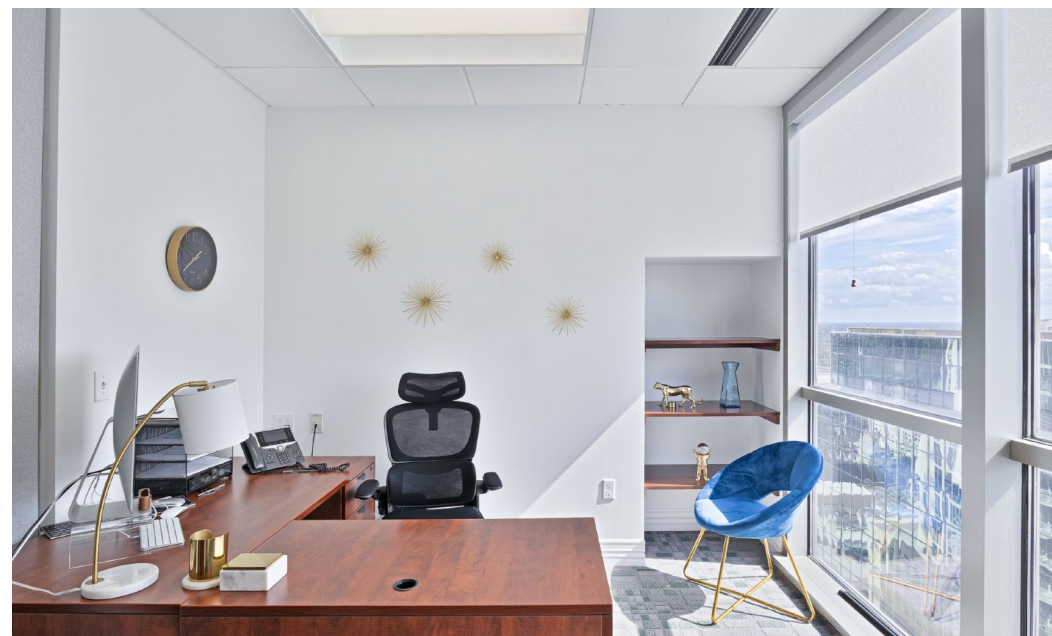
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The Chase Plaza
121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office** Total Available: **226,834 SF**
 Class: **A** % Leased: **65.88%**
 RBA: **500,000 SF** Rent/SF/Yr: **\$26.50**
 Typical Floor: **23,810 SF**



| Business Employment by Type | # of Businesses | # Employees | #Emp/Bus |
|----------------------------------|-----------------|---------------|-----------|
| Total Businesses | 6,311 | 60,896 | 10 |
| Retail & Wholesale Trade | 368 | 2,375 | 6 |
| Hospitality & Food Service | 286 | 3,925 | 14 |
| Real Estate, Renting, Leasing | 384 | 3,527 | 9 |
| Finance & Insurance | 522 | 4,140 | 8 |
| Information | 114 | 2,316 | 20 |
| Scientific & Technology Services | 1,427 | 17,271 | 12 |
| Management of Companies | 39 | 331 | 8 |
| Health Care & Social Assistance | 1,730 | 7,588 | 4 |
| Educational Services | 59 | 2,843 | 48 |
| Public Administration & Sales | 251 | 9,297 | 37 |
| Arts, Entertainment, Recreation | 107 | 770 | 7 |
| Utilities & Waste Management | 258 | 1,553 | 6 |
| Construction | 274 | 1,375 | 5 |
| Manufacturing | 85 | 826 | 10 |
| Agriculture, Mining, Fishing | 5 | 16 | 3 |
| Other Services | 402 | 2,743 | 7 |

Demographic Detail Report

The Chase Plaza

121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**
 Class: **A**
 RBA: **500,000 SF**
 Typical Floor: **23,810 SF**

Total Available: **226,834 SF**
 % Leased: **65.88%**
 Rent/SF/Yr: **\$26.50**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|---------------|----------------|----------------|
| Population | | | |
| 2029 Projection | 26,921 | 111,005 | 312,977 |
| 2024 Estimate | 25,411 | 106,340 | 302,196 |
| 2020 Census | 21,640 | 99,226 | 294,994 |
| Growth 2024 - 2029 | 5.94% | 4.39% | 3.57% |
| Growth 2020 - 2024 | 17.43% | 7.17% | 2.44% |
| 2024 Population by Age | | | |
| | 25,411 | 106,340 | 302,196 |
| Age 0 - 4 | 1,485 5.84% | 6,227 5.86% | 18,664 6.18% |
| Age 5 - 9 | 933 3.67% | 4,965 4.67% | 16,512 5.46% |
| Age 10 - 14 | 737 2.90% | 4,464 4.20% | 15,503 5.13% |
| Age 15 - 19 | 838 3.30% | 4,372 4.11% | 15,162 5.02% |
| Age 20 - 24 | 1,479 5.82% | 5,300 4.98% | 17,692 5.85% |
| Age 25 - 29 | 2,685 10.57% | 8,542 8.03% | 23,670 7.83% |
| Age 30 - 34 | 3,287 12.94% | 10,961 10.31% | 27,704 9.17% |
| Age 35 - 39 | 2,665 10.49% | 9,840 9.25% | 24,924 8.25% |
| Age 40 - 44 | 1,979 7.79% | 8,206 7.72% | 22,085 7.31% |
| Age 45 - 49 | 1,452 5.71% | 6,861 6.45% | 19,187 6.35% |
| Age 50 - 54 | 1,275 5.02% | 6,490 6.10% | 18,071 5.98% |
| Age 55 - 59 | 1,172 4.61% | 6,216 5.85% | 17,298 5.72% |
| Age 60 - 64 | 1,098 4.32% | 6,142 5.78% | 17,270 5.71% |
| Age 65 - 69 | 995 3.92% | 5,430 5.11% | 15,236 5.04% |
| Age 70 - 74 | 915 3.60% | 4,375 4.11% | 12,101 4.00% |
| Age 75 - 79 | 761 2.99% | 3,141 2.95% | 8,613 2.85% |
| Age 80 - 84 | 630 2.48% | 2,173 2.04% | 5,857 1.94% |
| Age 85+ | 1,025 4.03% | 2,634 2.48% | 6,645 2.20% |
| Age 65+ | 4,326 17.02% | 17,753 16.69% | 48,452 16.03% |
| Median Age | 37.40 | 39.20 | 38.20 |
| Average Age | 40.40 | 40.50 | 39.40 |

Demographic Detail Report

| The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801 | | | | | |
|---|---------------|--------|----------------|--------|----------------|
| Radius | 1 Mile | | 3 Mile | | 5 Mile |
| 2024 Population By Race | 25,411 | | 106,340 | | 302,196 |
| White | 13,018 | 51.23% | 58,584 | 55.09% | 131,306 43.45% |
| Black | 6,143 | 24.17% | 24,946 | 23.46% | 83,605 27.67% |
| Am. Indian & Alaskan | 47 | 0.18% | 288 | 0.27% | 1,285 0.43% |
| Asian | 1,210 | 4.76% | 3,510 | 3.30% | 9,432 3.12% |
| Hawaiian & Pacific Island | 14 | 0.06% | 75 | 0.07% | 229 0.08% |
| Other | 4,979 | 19.59% | 18,937 | 17.81% | 76,339 25.26% |
| Population by Hispanic Origin | 25,411 | | 106,340 | | 302,196 |
| Non-Hispanic Origin | 20,260 | 79.73% | 87,536 | 82.32% | 221,643 73.34% |
| Hispanic Origin | 5,151 | 20.27% | 18,805 | 17.68% | 80,553 26.66% |
| 2024 Median Age, Male | 37.40 | | 39.10 | | 37.80 |
| 2024 Average Age, Male | 39.30 | | 39.90 | | 38.50 |
| 2024 Median Age, Female | 37.30 | | 39.30 | | 38.80 |
| 2024 Average Age, Female | 41.60 | | 41.20 | | 40.20 |
| 2024 Population by Occupation Classification | 22,091 | | 89,811 | | 248,484 |
| Civilian Employed | 15,146 | 68.56% | 61,773 | 68.78% | 163,173 65.67% |
| Civilian Unemployed | 330 | 1.49% | 1,176 | 1.31% | 4,225 1.70% |
| Civilian Non-Labor Force | 6,592 | 29.84% | 26,779 | 29.82% | 80,666 32.46% |
| Armed Forces | 23 | 0.10% | 83 | 0.09% | 420 0.17% |
| Households by Marital Status | | | | | |
| Married | 2,326 | | 13,787 | | 39,863 |
| Married No Children | 1,817 | | 9,314 | | 25,470 |
| Married w/Children | 508 | | 4,473 | | 14,393 |
| 2024 Population by Education | 22,621 | | 90,581 | | 244,177 |
| Some High School, No Diploma | 1,735 | 7.67% | 6,649 | 7.34% | 24,093 9.87% |
| High School Grad (Incl Equivalency) | 3,723 | 16.46% | 17,325 | 19.13% | 55,503 22.73% |
| Some College, No Degree | 3,712 | 16.41% | 17,939 | 19.80% | 55,940 22.91% |
| Associate Degree | 2,683 | 11.86% | 9,569 | 10.56% | 25,516 10.45% |
| Bachelor Degree | 6,222 | 27.51% | 23,327 | 25.75% | 51,007 20.89% |
| Advanced Degree | 4,546 | 20.10% | 15,772 | 17.41% | 32,118 13.15% |

Demographic Detail Report

| The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801 | | | | | | |
|---|---------------|--------|----------------|--------|----------------|--------|
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2024 Population by Occupation | 27,668 | | 112,521 | | 295,925 | |
| Real Estate & Finance | 1,494 | 5.40% | 5,926 | 5.27% | 13,701 | 4.63% |
| Professional & Management | 11,255 | 40.68% | 43,403 | 38.57% | 92,817 | 31.37% |
| Public Administration | 876 | 3.17% | 2,661 | 2.36% | 5,909 | 2.00% |
| Education & Health | 3,320 | 12.00% | 12,801 | 11.38% | 31,932 | 10.79% |
| Services | 1,729 | 6.25% | 9,429 | 8.38% | 31,276 | 10.57% |
| Information | 620 | 2.24% | 1,528 | 1.36% | 3,263 | 1.10% |
| Sales | 3,645 | 13.17% | 13,246 | 11.77% | 37,914 | 12.81% |
| Transportation | 530 | 1.92% | 1,588 | 1.41% | 5,673 | 1.92% |
| Retail | 1,324 | 4.79% | 5,500 | 4.89% | 17,453 | 5.90% |
| Wholesale | 320 | 1.16% | 1,669 | 1.48% | 3,494 | 1.18% |
| Manufacturing | 719 | 2.60% | 2,623 | 2.33% | 7,115 | 2.40% |
| Production | 502 | 1.81% | 4,383 | 3.90% | 16,722 | 5.65% |
| Construction | 621 | 2.24% | 3,117 | 2.77% | 11,432 | 3.86% |
| Utilities | 379 | 1.37% | 2,258 | 2.01% | 9,629 | 3.25% |
| Agriculture & Mining | 0 | 0.00% | 74 | 0.07% | 267 | 0.09% |
| Farming, Fishing, Forestry | 0 | 0.00% | 0 | 0.00% | 108 | 0.04% |
| Other Services | 334 | 1.21% | 2,315 | 2.06% | 7,220 | 2.44% |
| 2024 Worker Travel Time to Job | 12,677 | | 53,453 | | 147,140 | |
| <30 Minutes | 7,649 | 60.34% | 33,957 | 63.53% | 89,942 | 61.13% |
| 30-60 Minutes | 4,363 | 34.42% | 16,364 | 30.61% | 48,043 | 32.65% |
| 60+ Minutes | 665 | 5.25% | 3,132 | 5.86% | 9,155 | 6.22% |
| 2020 Households by HH Size | 11,875 | | 46,518 | | 123,571 | |
| 1-Person Households | 6,503 | 54.76% | 18,531 | 39.84% | 40,855 | 33.06% |
| 2-Person Households | 3,624 | 30.52% | 15,854 | 34.08% | 40,334 | 32.64% |
| 3-Person Households | 882 | 7.43% | 5,866 | 12.61% | 18,871 | 15.27% |
| 4-Person Households | 473 | 3.98% | 3,730 | 8.02% | 13,397 | 10.84% |
| 5-Person Households | 232 | 1.95% | 1,603 | 3.45% | 6,043 | 4.89% |
| 6-Person Households | 95 | 0.80% | 587 | 1.26% | 2,458 | 1.99% |
| 7 or more Person Households | 66 | 0.56% | 347 | 0.75% | 1,613 | 1.31% |
| 2024 Average Household Size | 1.70 | | 2.00 | | 2.30 | |
| Households | | | | | | |
| 2029 Projection | 14,844 | | 52,421 | | 132,141 | |
| 2024 Estimate | 13,996 | | 50,143 | | 127,379 | |
| 2020 Census | 11,876 | | 46,518 | | 123,570 | |
| Growth 2024 - 2029 | 6.06% | | 4.54% | | 3.74% | |
| Growth 2020 - 2024 | 17.85% | | 7.79% | | 3.08% | |

Demographic Detail Report

| The Chase Plaza | | | |
|---|------------------|------------------|------------------|
| 121-189 S Orange Ave, Orlando, FL 32801 | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile |
| 2024 Households by HH Income | 13,995 | 50,145 | 127,380 |
| <\$25,000 | 4,164 29.75% | 11,074 22.08% | 30,366 23.84% |
| \$25,000 - \$50,000 | 1,987 14.20% | 8,412 16.78% | 26,695 20.96% |
| \$50,000 - \$75,000 | 1,882 13.45% | 7,137 14.23% | 19,719 15.48% |
| \$75,000 - \$100,000 | 1,134 8.10% | 5,107 10.18% | 13,625 10.70% |
| \$100,000 - \$125,000 | 1,645 11.75% | 5,662 11.29% | 11,775 9.24% |
| \$125,000 - \$150,000 | 610 4.36% | 2,038 4.06% | 4,900 3.85% |
| \$150,000 - \$200,000 | 895 6.40% | 4,474 8.92% | 8,224 6.46% |
| \$200,000+ | 1,678 11.99% | 6,241 12.45% | 12,076 9.48% |
| 2024 Avg Household Income | \$91,659 | \$99,069 | \$86,146 |
| 2024 Med Household Income | \$58,422 | \$68,806 | \$57,378 |
| 2024 Occupied Housing | 13,996 | 50,143 | 127,378 |
| Owner Occupied | 2,747 19.63% | 20,707 41.30% | 53,150 41.73% |
| Renter Occupied | 11,249 80.37% | 29,436 58.70% | 74,228 58.27% |
| 2020 Housing Units | 15,880 | 56,459 | 141,762 |
| 1 Unit | 2,833 17.84% | 29,419 52.11% | 73,596 51.92% |
| 2 - 4 Units | 1,325 8.34% | 5,046 8.94% | 12,176 8.59% |
| 5 - 19 Units | 1,202 7.57% | 5,954 10.55% | 26,546 18.73% |
| 20+ Units | 10,520 66.25% | 16,040 28.41% | 29,444 20.77% |
| 2024 Housing Value | 2,747 | 20,706 | 53,151 |
| <\$100,000 | 32 1.16% | 745 3.60% | 4,448 8.37% |
| \$100,000 - \$200,000 | 313 11.39% | 1,750 8.45% | 8,405 15.81% |
| \$200,000 - \$300,000 | 310 11.29% | 3,322 16.04% | 9,448 17.78% |
| \$300,000 - \$400,000 | 490 17.84% | 5,024 24.26% | 10,295 19.37% |
| \$400,000 - \$500,000 | 522 19.00% | 3,058 14.77% | 6,413 12.07% |
| \$500,000 - \$1,000,000 | 872 31.74% | 5,724 27.64% | 11,164 21.00% |
| \$1,000,000+ | 208 7.57% | 1,083 5.23% | 2,978 5.60% |
| 2024 Median Home Value | \$443,774 | \$390,286 | \$341,520 |
| 2024 Housing Units by Yr Built | 15,981 | 56,950 | 143,730 |
| Built 2010+ | 4,980 31.16% | 11,370 19.96% | 20,570 14.31% |
| Built 2000 - 2010 | 3,966 24.82% | 6,475 11.37% | 15,186 10.57% |
| Built 1990 - 1999 | 655 4.10% | 2,715 4.77% | 12,161 8.46% |
| Built 1980 - 1989 | 1,168 7.31% | 3,845 6.75% | 19,532 13.59% |
| Built 1970 - 1979 | 1,937 12.12% | 7,610 13.36% | 25,967 18.07% |
| Built 1960 - 1969 | 1,053 6.59% | 6,736 11.83% | 17,888 12.45% |
| Built 1950 - 1959 | 687 4.30% | 10,815 18.99% | 21,517 14.97% |
| Built <1949 | 1,535 9.61% | 7,384 12.97% | 10,909 7.59% |
| 2024 Median Year Built | 2002 | 1974 | 1977 |

Demographic Summary Report

The Chase Plaza 121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**
 Class: **A**
 RBA: **500,000 SF**
 Typical Floor: **23,810 SF**

Total Available: **226,834 SF**
 % Leased: **65.88%**
 Rent/SF/Yr: **\$26.50**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------|--------|----------|--------|----------|--------|
| Population | | | | | | |
| 2029 Projection | 26,921 | | 111,005 | | 312,977 | |
| 2024 Estimate | 25,411 | | 106,340 | | 302,196 | |
| 2020 Census | 21,640 | | 99,226 | | 294,994 | |
| Growth 2024 - 2029 | 5.94% | | 4.39% | | 3.57% | |
| Growth 2020 - 2024 | 17.43% | | 7.17% | | 2.44% | |
| 2024 Population by Hispanic Origin | 5,151 | | 18,805 | | 80,552 | |
| 2024 Population | 25,411 | | 106,340 | | 302,196 | |
| White | 13,018 | 51.23% | 58,584 | 55.09% | 131,306 | 43.45% |
| Black | 6,143 | 24.17% | 24,946 | 23.46% | 83,605 | 27.67% |
| Am. Indian & Alaskan | 47 | 0.18% | 288 | 0.27% | 1,285 | 0.43% |
| Asian | 1,210 | 4.76% | 3,510 | 3.30% | 9,432 | 3.12% |
| Hawaiian & Pacific Island | 14 | 0.06% | 75 | 0.07% | 229 | 0.08% |
| Other | 4,979 | 19.59% | 18,937 | 17.81% | 76,339 | 25.26% |
| U.S. Armed Forces | 23 | | 85 | | 427 | |
| Households | | | | | | |
| 2029 Projection | 14,844 | | 52,421 | | 132,141 | |
| 2024 Estimate | 13,996 | | 50,143 | | 127,379 | |
| 2020 Census | 11,876 | | 46,518 | | 123,570 | |
| Growth 2024 - 2029 | 6.06% | | 4.54% | | 3.74% | |
| Growth 2020 - 2024 | 17.85% | | 7.79% | | 3.08% | |
| Owner Occupied | 2,747 | 19.63% | 20,707 | 41.30% | 53,150 | 41.73% |
| Renter Occupied | 11,249 | 80.37% | 29,436 | 58.70% | 74,228 | 58.27% |
| 2024 Households by HH Income | 13,995 | | 50,145 | | 127,380 | |
| Income: <\$25,000 | 4,164 | 29.75% | 11,074 | 22.08% | 30,366 | 23.84% |
| Income: \$25,000 - \$50,000 | 1,987 | 14.20% | 8,412 | 16.78% | 26,695 | 20.96% |
| Income: \$50,000 - \$75,000 | 1,882 | 13.45% | 7,137 | 14.23% | 19,719 | 15.48% |
| Income: \$75,000 - \$100,000 | 1,134 | 8.10% | 5,107 | 10.18% | 13,625 | 10.70% |
| Income: \$100,000 - \$125,000 | 1,645 | 11.75% | 5,662 | 11.29% | 11,775 | 9.24% |
| Income: \$125,000 - \$150,000 | 610 | 4.36% | 2,038 | 4.06% | 4,900 | 3.85% |
| Income: \$150,000 - \$200,000 | 895 | 6.40% | 4,474 | 8.92% | 8,224 | 6.46% |
| Income: \$200,000+ | 1,678 | 11.99% | 6,241 | 12.45% | 12,076 | 9.48% |
| 2024 Avg Household Income | \$91,659 | | \$99,069 | | \$86,146 | |
| 2024 Med Household Income | \$58,422 | | \$68,806 | | \$57,378 | |

The Chase Plaza
121-189 S Orange Ave, Orlando, FL 32801

Building Type: **Class A Office**
Class: **A**
RBA: **500,000 SF**
Typical Floor: **23,810 SF**

Total Available: **226,834 SF**
% Leased: **65.88%**
Rent/SF/Yr: **\$26.50**



| Description | 2020 | | 2024 | | 2029 | |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Population | 21,640 | | 25,411 | | 26,921 | |
| Age 0 - 4 | 709 | 3.28% | 1,485 | 5.84% | 1,854 | 6.89% |
| Age 5 - 9 | 694 | 3.21% | 933 | 3.67% | 1,500 | 5.57% |
| Age 10 - 14 | 628 | 2.90% | 737 | 2.90% | 1,082 | 4.02% |
| Age 15 - 19 | 838 | 3.87% | 838 | 3.30% | 893 | 3.32% |
| Age 20 - 24 | 1,700 | 7.86% | 1,479 | 5.82% | 1,081 | 4.02% |
| Age 25 - 29 | 3,160 | 14.60% | 2,685 | 10.57% | 1,767 | 6.56% |
| Age 30 - 34 | 2,772 | 12.81% | 3,287 | 12.94% | 2,612 | 9.70% |
| Age 35 - 39 | 1,877 | 8.67% | 2,665 | 10.49% | 2,928 | 10.88% |
| Age 40 - 44 | 1,325 | 6.12% | 1,979 | 7.79% | 2,618 | 9.72% |
| Age 45 - 49 | 1,139 | 5.26% | 1,452 | 5.71% | 2,054 | 7.63% |
| Age 50 - 54 | 1,112 | 5.14% | 1,275 | 5.02% | 1,591 | 5.91% |
| Age 55 - 59 | 1,093 | 5.05% | 1,172 | 4.61% | 1,318 | 4.90% |
| Age 60 - 64 | 904 | 4.18% | 1,098 | 4.32% | 1,166 | 4.33% |
| Age 65 - 69 | 846 | 3.91% | 995 | 3.92% | 1,051 | 3.90% |
| Age 70 - 74 | 817 | 3.78% | 915 | 3.60% | 946 | 3.51% |
| Age 75 - 79 | 620 | 2.87% | 761 | 2.99% | 808 | 3.00% |
| Age 80 - 84 | 548 | 2.53% | 630 | 2.48% | 642 | 2.38% |
| Age 85+ | 856 | 3.96% | 1,025 | 4.03% | 1,010 | 3.75% |
| Age 15+ | 19,607 | 90.61% | 22,256 | 87.58% | 22,485 | 83.52% |
| Age 20+ | 18,769 | 86.73% | 21,418 | 84.29% | 21,592 | 80.21% |
| Age 65+ | 3,687 | 17.04% | 4,326 | 17.02% | 4,457 | 16.56% |
| Median Age | 36 | | 37 | | 40 | |
| Average Age | 40.60 | | 40.40 | | 40.30 | |
| Population By Race | 21,640 | | 25,411 | | 26,921 | |
| White | 11,719 | 54.15% | 13,018 | 51.23% | 13,760 | 51.11% |
| Black | 5,014 | 23.17% | 6,143 | 24.17% | 6,524 | 24.23% |
| Am. Indian & Alaskan | 55 | 0.25% | 47 | 0.18% | 48 | 0.18% |
| Asian | 951 | 4.39% | 1,210 | 4.76% | 1,285 | 4.77% |
| Hawaiian & Pacific Islander | 18 | 0.08% | 14 | 0.06% | 14 | 0.05% |
| Other | 3,861 | 17.84% | 4,979 | 19.59% | 5,290 | 19.65% |

The Chase Plaza
121-189 S Orange Ave, Orlando, FL 32801

| Description | 2020 | 2024 | 2029 |
|--------------------------------------|-----------------|-----------------|-----------------|
| Population by Race (Hispanic) | 4,210 | 5,151 | 5,485 |
| White | 1,195 28.38% | 1,169 22.69% | 1,243 22.66% |
| Black | 152 3.61% | 195 3.79% | 210 3.83% |
| Am. Indian & Alaskan | 23 0.55% | 30 0.58% | 31 0.57% |
| Asian | 20 0.48% | 25 0.49% | 25 0.46% |
| Hawaiian & Pacific Islander | 0 0.00% | 0 0.00% | 0 0.00% |
| Other | 2,820 66.98% | 3,732 72.45% | 3,975 72.47% |
| Household by Household Income | 11,876 | 13,995 | 14,846 |
| <\$25,000 | 3,420 28.80% | 4,164 29.75% | 4,508 30.37% |
| \$25,000 - \$50,000 | 1,750 14.74% | 1,987 14.20% | 2,080 14.01% |
| \$50,000 - \$75,000 | 1,789 15.06% | 1,882 13.45% | 1,902 12.81% |
| \$75,000 - \$100,000 | 899 7.57% | 1,134 8.10% | 1,209 8.14% |
| \$100,000 - \$125,000 | 1,362 11.47% | 1,645 11.75% | 1,718 11.57% |
| \$125,000 - \$150,000 | 537 4.52% | 610 4.36% | 655 4.41% |
| \$150,000 - \$200,000 | 836 7.04% | 895 6.40% | 970 6.53% |
| \$200,000+ | 1,283 10.80% | 1,678 11.99% | 1,804 12.15% |
| Average Household Income | \$89,770 | \$91,659 | \$91,909 |
| Median Household Income | \$59,504 | \$58,422 | \$57,921 |