



RETAIL SPACE FOR LEASE

41 W Church Street, Orlando, FL 32801

Contact: Dominique Greco
Sales & Leasing Associate

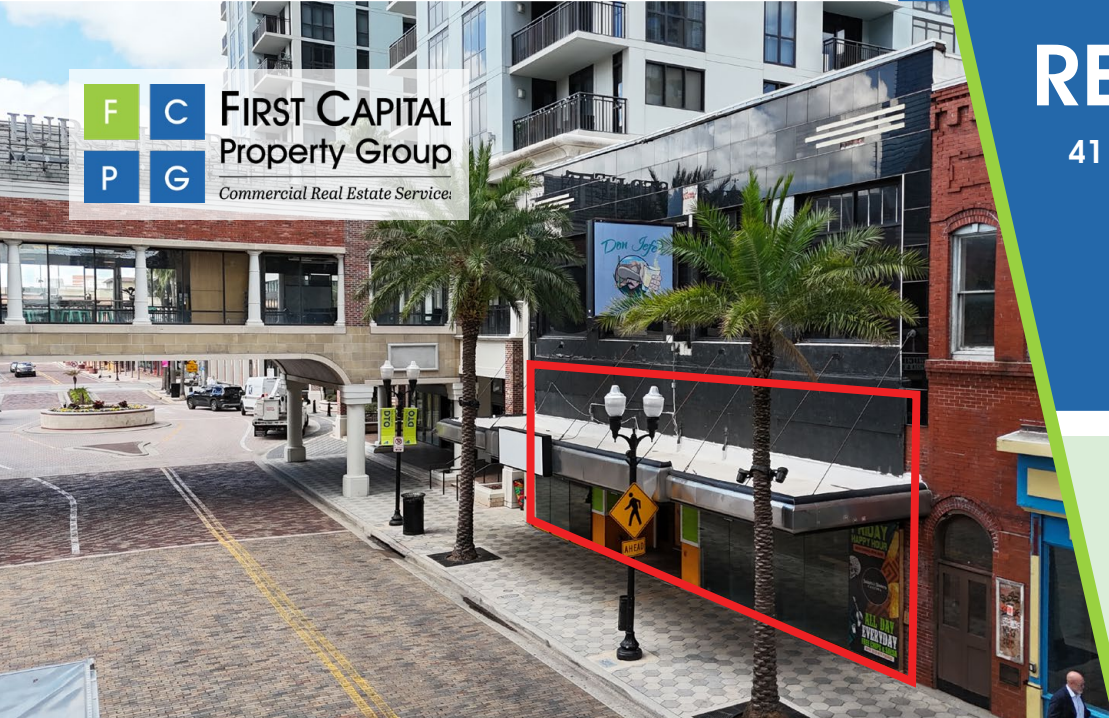
E: Dominique@FCPG.com
P: 407.872.0177 ext. 142

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117



For Lease: Inquire For Rate

Availability: ± 1,808 - 9,652 SF

Suite 100: ± 1,808 SF

Suite 110: ± 5,829 SF

Suite 150: ± 2,015 SF



FORMER IRISH
SHANNON'S, DON
JEFF'S & CLANDESTINO

IDEAL FOR HOSPITALITY, RESTAURANT, & ENTERTAINMENT USERS

Two 2nd Gen. restaurant spaces available separately or combined for one flagship hospitality concept

Active nightclub conditional use permit (CUP2025-10004) valid through August 11, 2027 (extension available)

Hospitality-Ready 2nd-Gen. restaurant and nightlife space with existing bar, kitchen, and entertainment layouts

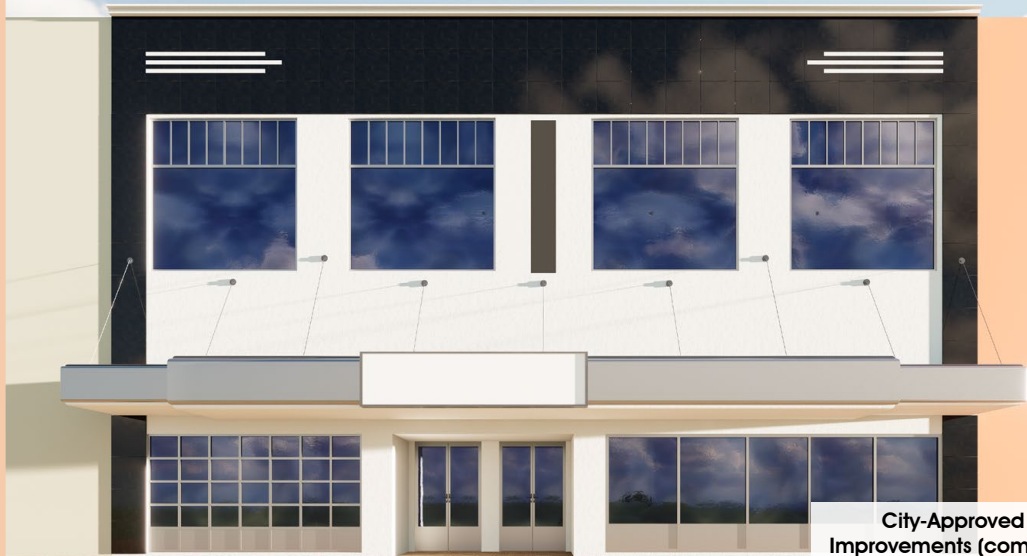
Planned façade upgrades including a new storefront window and door system

Surrounded by established restaurants, nightlife, and entertainment destinations within City District Main Street

City-led streetscape improvements underway, enhancing Church Street for festivals, events, and walkable activity (see page 7)

Prominent ground-level storefront benefiting from event-driven foot traffic from major venues like Kia Center, Westcourt and Dr. Phillips Center for the Performing Arts

Constructed in 1910, offering hard to find historic architectural features and character



City-Approved Façade Improvements (completion 2026)

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AVAILABILITY

Suite 100 & Suite 110 ± 7,637 SF

- Kitchen
- (4) in-place bars
- Dedicated Restrooms

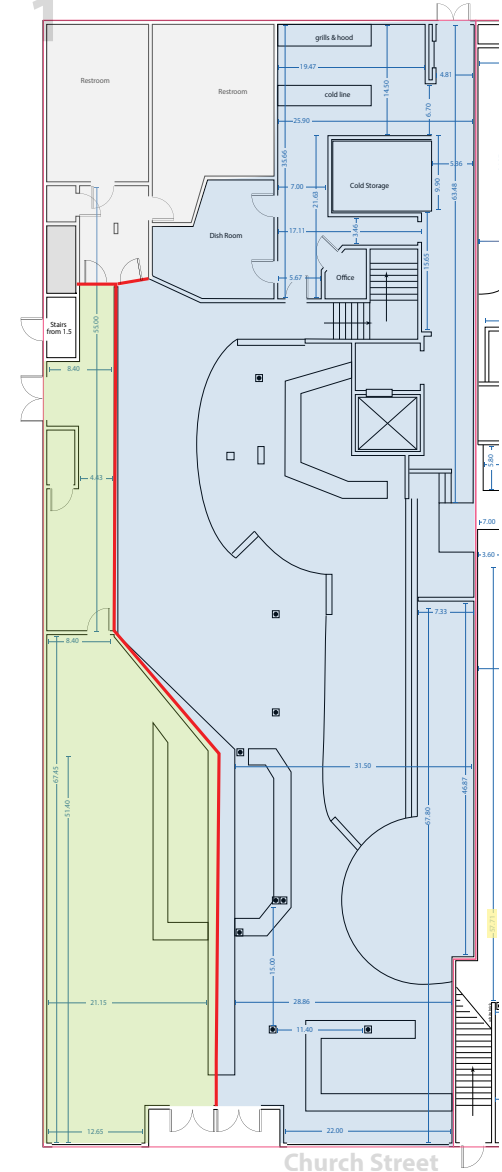
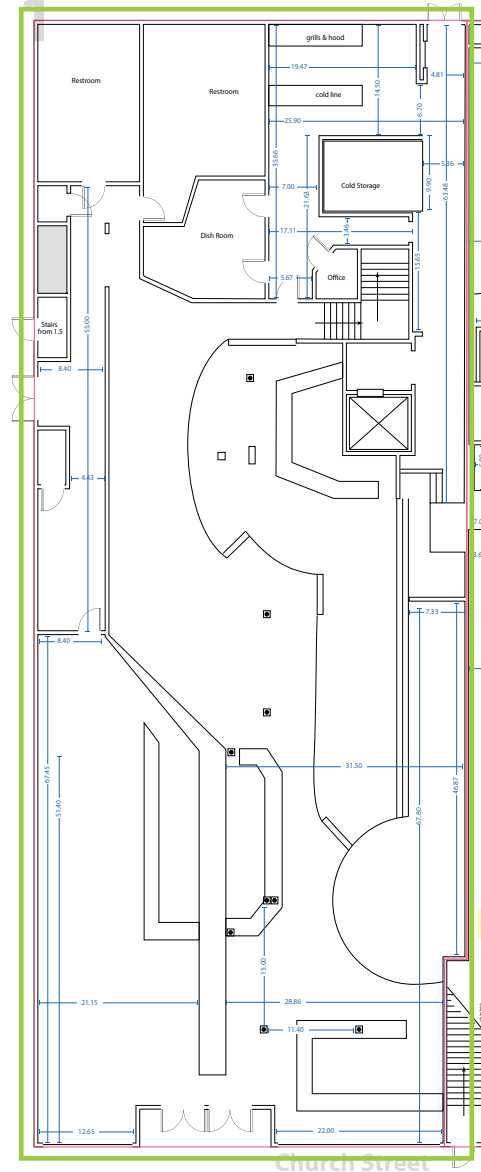
Suite 100: ± 1,808 SF

- (1) in-place bar
- Shared Restrooms
- Assemble Capacity: 173

Suite 110: ± 5,829 SF

- Kitchen
- (3) in-place bars
- Shared Restrooms
- Assemble Capacity: 311

Rare grandfathered entitlement allows nightclub operations in Downtown Orlando through August 2027, with extension potential. One of the few remaining approvals following the City's 2023 separation requirements.



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AVAILABILITY

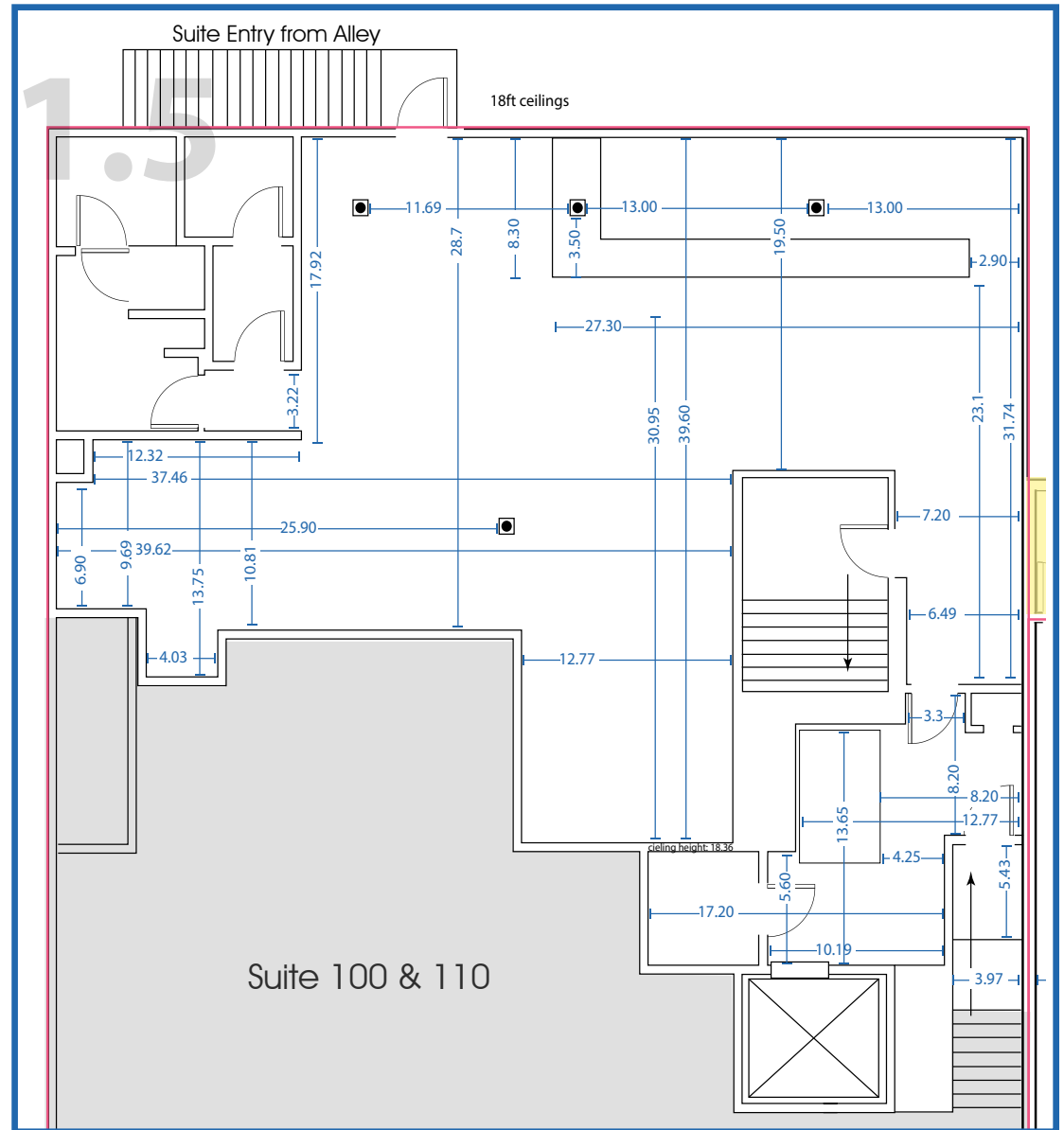
Rare Grandfathered Nightclub Entitlement Approved Conditional Use Permit (CUP2025-10004) allows nightclub operations in Downtown Orlando.

Valid through August 11, 2027 (extension available). One of the few remaining grandfathered nightclub locations following the City's 2023 separation requirements.

Suite 150: ± 2,015 SF

- (1) in-place bar
- Dedicated Restrooms
- Private Entrance from back of building
- Assemble Capacity: 80

Rare grandfathered entitlement allows nightclub operations in Downtown Orlando through August 2027, with extension potential. One of the few remaining approvals following the City's 2023 separation requirements.



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IMAGES: SUITE 100



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IMAGES: SUITE 110

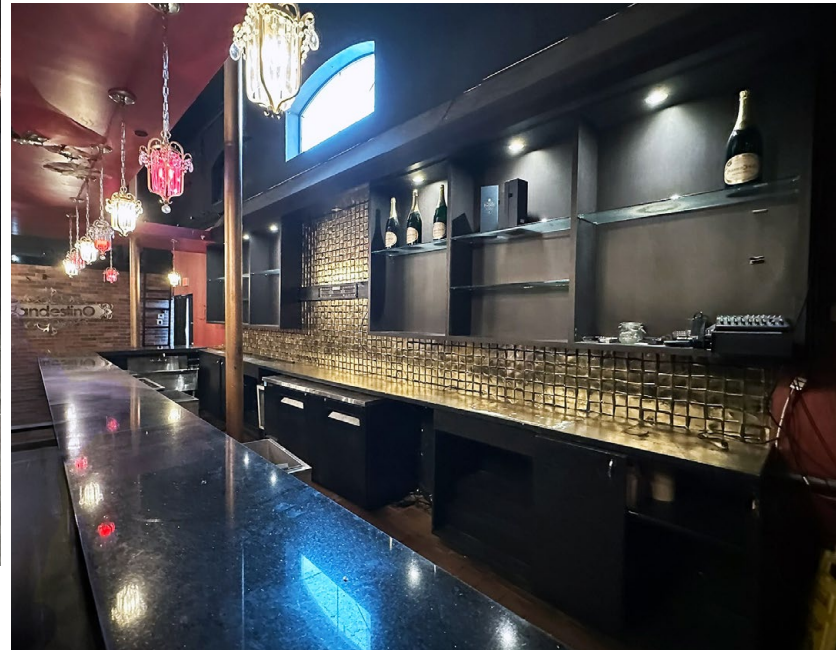


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IMAGES: SUITE 150



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SURROUNDING DEVELOPMENT

CHURCH STREET ENHANCEMENT

The City of Orlando is implementing a streetscape enhancement along West Church Street designed to transform the corridor into a pedestrian-focused urban destination. Improvements include widened pedestrian areas, enhanced landscaping, upgraded lighting, and a “festival street” design that allows the roadway to convert into a flexible event space for outdoor dining, community gatherings, and large downtown events.

The project strengthens connectivity between the Kia Center, downtown office buildings, SunRail, and nearby entertainment venues while encouraging increased foot traffic and street-level activity. These improvements are part of the City’s broader effort to revitalize the Church Street corridor and support continued growth in Downtown Orlando.



Church Street Rendering

THE CANOPY

The Canopy is projected to be a transformative 10-acre urban park built beneath I-4 between West Church and West Washington Streets. Led by Whiting-Turner following city approval, the project will feature walking paths, shaded seating areas, public art, performance and play spaces, and pedestrian and bike-friendly infrastructure; all aimed at reconnecting Downtown Orlando, Parramore, and Creative Village. Construction is underway with a projected completion by summer 2027.



The Canopy

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SURROUNDING DEVELOPMENT

CREATIVE VILLAGE

The [Creative Village](#) vision is to transform the former Amway Arena into an 86-acre mixed-use, transit oriented, urban infill neighborhood. This high quality, sustainable neighborhood development will support a diverse and dynamic mix of uses including up to 1,200,000 SF of office/creative space, 750,000 SF of higher education space, 1,500 residential units, 1,500 student housing beds, 150,000 SF of retail/commercial space and 225 hotel rooms. Creative Village supports a “live, work, learn and play” lifestyle, while bringing new exciting opportunities. This is the largest transit-oriented project in Central Florida, and is projected to take 15-20 years to reach completion.

WESTCOURT

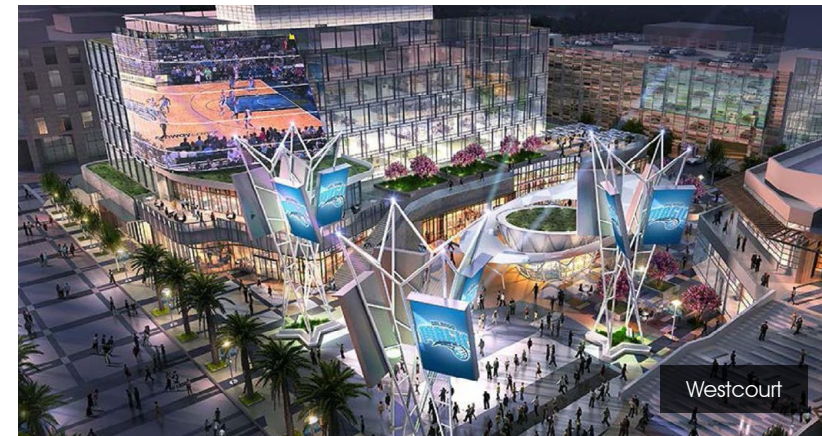
Within [Westcourt](#) is a mixed-use development unparalleled to anything else in Central Florida. The district is a \$500 million project located on an 8.5 acre site across from the Kia Center, formerly the Amway Center. The development includes a plaza encompassing a 260 room full-service hotel with 16,000 SF of indoor meeting space, 65,000 SF live events venue with capacity for 3,500 people, 270 unit high-rise residential tower with 10 attainable housing units, 300,000 SF office space, 125,000 SF of retail space, a festival plaza area, and a 1,140 stall parking garage. Residents will be able to enjoy a high-tech plaza with immersive audio and digital experiences, along with state of the art security and transportation. This district is home to the Orlando Magic Basketball Team, Orlando City Soccer and the Orlando Predators. Within the Kia Center, the arena that houses the Orlando Magic and the Orlando Predators, is 20,000 seats that see more than 1.3 million patrons for roughly 225 events annually.

CAMPING WORLD STADIUM

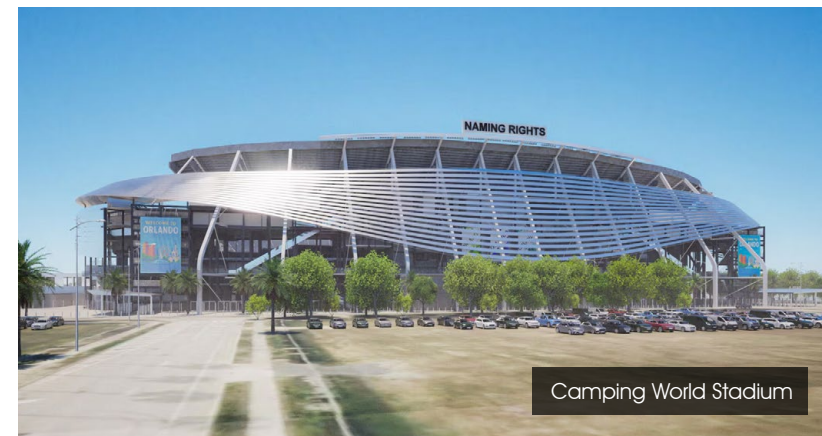
[Camping World Stadium](#) is slated for a \$400 million upgrade, with construction anticipated for January 2026 through Summer 2027 to allow the venue to bid as a temporary home for the NFL's Jacksonville Jaguars during their stadium renovation in 2027. Orange County approved the funding in 2024. Improvements include enhanced suites, updated building codes and safety features, hurricane reinforcements, a retractable stage pocket, and expanded seating capacity of 65,000. Naming rights for the stadium are also up for grabs, as Camping World's sponsorship agreement expired in 2024 and has not been renewed.



Creative Village



Westcourt



Camping World Stadium

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DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,245	106,674	307,763
DAYTIME POPULATION	94,773	256,291	477,397
MEDIAN AGE	36.4	38.6	37.5
MALE POPULATION	51.3%	50.6%	49.9%
FEMALE POPULATION	48.7%	49.4%	50.1%
TOTAL HOUSEHOLDS	13,874	50,849	129,059
AVERAGE # OF PERSONS PER HH	2.69	2.83	3.03
AVERAGE HH INCOME	\$110,732	\$123,431	\$110,423
AVERAGE HOUSE VALUE	\$636,679	\$596,407	\$547,983
TOTAL BUSINESSES	4,824	12,436	24,020
TOTAL EMPLOYEES	73,353	156,298	258,493



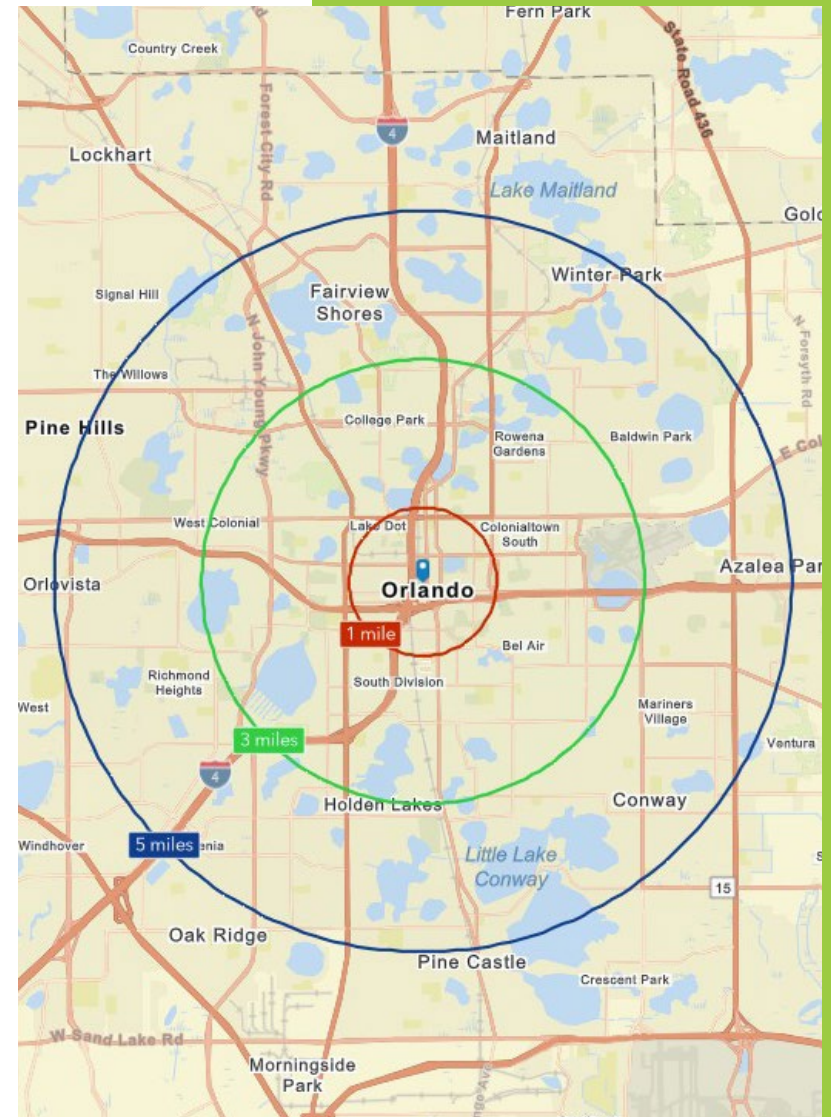
\$110,732
Average Household
Income
1 Mile Radius



\$84,081
Average Disposable
Income
1 Mile Radius



3,949
Number of Families
1 Mile Radius



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LOCATION

ONE BLOCK FROM
SUNRAIL STATION



ONE BLOCK FROM
LYNX BUS STOP



TWO BLOCKS
FROM I-4



NEIGHBORING ATTRACTIONS

- Orlando City Hall - .2 miles / 5 min. walk
- Kia Center - .3 miles / 6 min. walk
- Dr. Phillips Center for the Performing Arts - .3 miles / 7 min. walk
- Inter & Co Stadium - .5 miles / 12 min. walk
- Orange County Courthouse - .8 miles / 17 min. walk
- Lake Eola - .8 miles / 18 min. walk
- Creative Village / UCF Campus - 1.0 mile / 22 min. walk
- Camping World Stadium - 1.3 miles / 30 min. walk



**FASTEST GROWING
LARGE REGION IN THE US**
Orlando, 2024

Surrounding Businesses

2025	1 Mile	3 Miles	5 Miles
Retail	517	1,871	4,110
Food & Drink	249	690	1,299

CLICK TO EXPLORE THE INTERACTIVE AERIAL IMAGE



DAYTIME POPULATION
± 256,291
(3 mile radius)



EMPLOYMENT POPULATION
± 156,298
(3 mile radius)

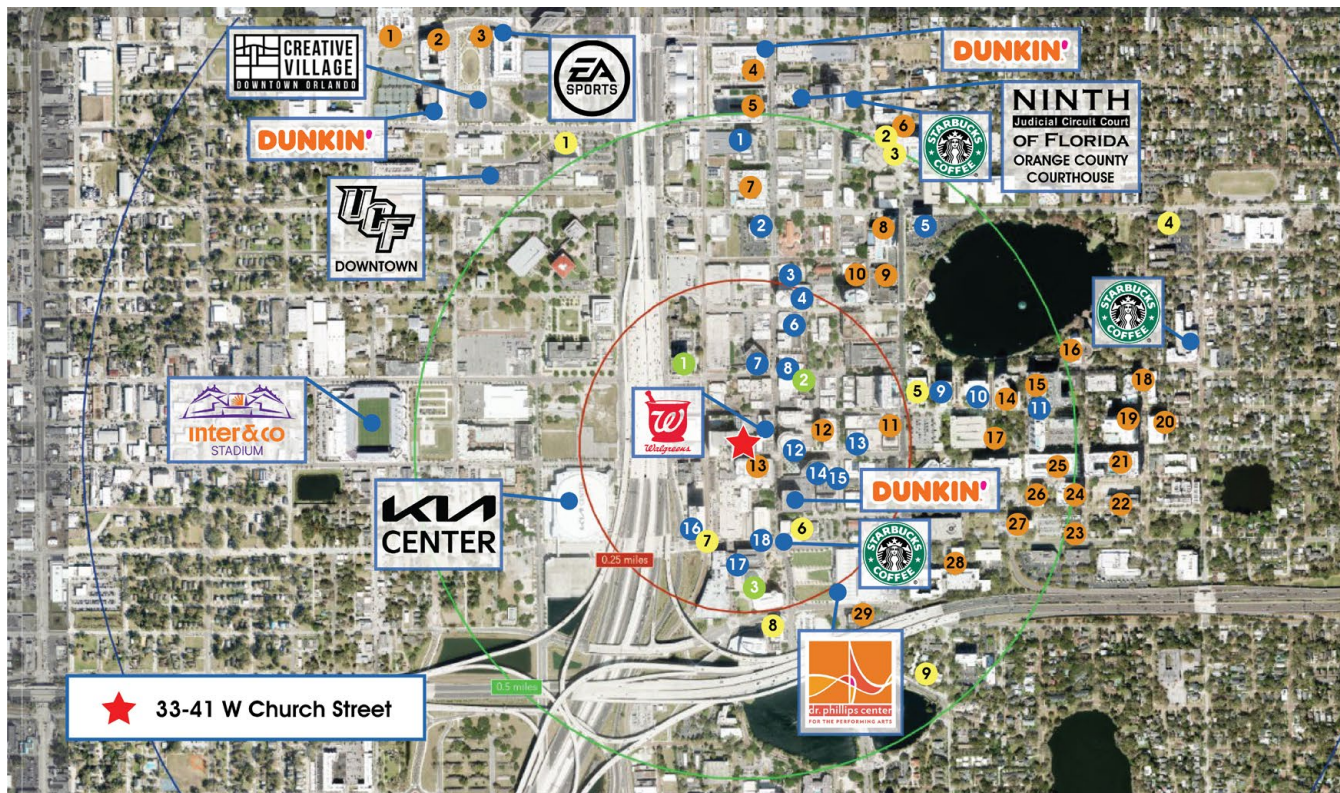
Average Annual Daily Trips

2024	
Church Street & Orange Ave	14,500
I-4 (Building Signage Visible to)	174,000

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DEMOGRAPHICS
0.5 Mile Radius

49,359

2025 DAYTIME POPULATION

8,443

2025 POPULATION

1.79%

PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

9,225

2030 PROJECTED POPULATION

\$127,082

2025 AVERAGE
HOUSEHOLD INCOME

5,622

2025 HOUSEHOLDS

6,168

2030 PROJECTED HOUSEHOLDS

BANKS

- 1 City National Bank of Florida
- 2 Seacoast Bank
- 3 Wells Fargo Bank
- 4 Regions Bank
- 5 Fifth Third Bank
- 6 First Horizon Bank
- 7 SouthState Bank
- 8 State Bank of Orlando and Trust Co
- 9 PNC Bank

- 10 TD Bank
- 11 Trustco Bank
- 12 Chase Bank
- 13 Sunrise Bank
- 14 American Momentum Bank
- 15 Seaside Bank and Trust
- 16 Truist
- 17 Cogent Bank Downtown Orlando
- 18 Bank of America Financial Center

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

RESIDENTIAL

- 1 Amelia Court Apartments
- 2 The Julian Apartments
- 3 Modera Creative Village
- 4 Central Station on Orange
- 5 Society Orlando
- 6 Radius Apartments
- 7 MAA Robinson
- 8 The Vue at Lake Eola
- 9 Metropolitan at Lake Eola
- 10 Aspire Luxury Apartments
- 11 Mondrian on Lake Eola
- 12 The Solarie at the Plaza
- 13 55 West Apartments
- 14 Waverly on Lake Eola
- 15 Paramount on Lake Eola
- 16 MAA Parkside
- 17 St. Regis Apartments
- 18 Eola South
- 19 Sanctuary Condominium
- 20 101 Eola Condominiums
- 21 Camden Lake Eola Apartments
- 22 The Jackson
- 23 Osceola Brownstones
- 24 Star Tower Condominiums
- 25 Camden Thornton Park Apartments
- 26 Windsor Place
- 27 Westminster Plaza
- 28 The Grande
- 29 Magnolia Towers

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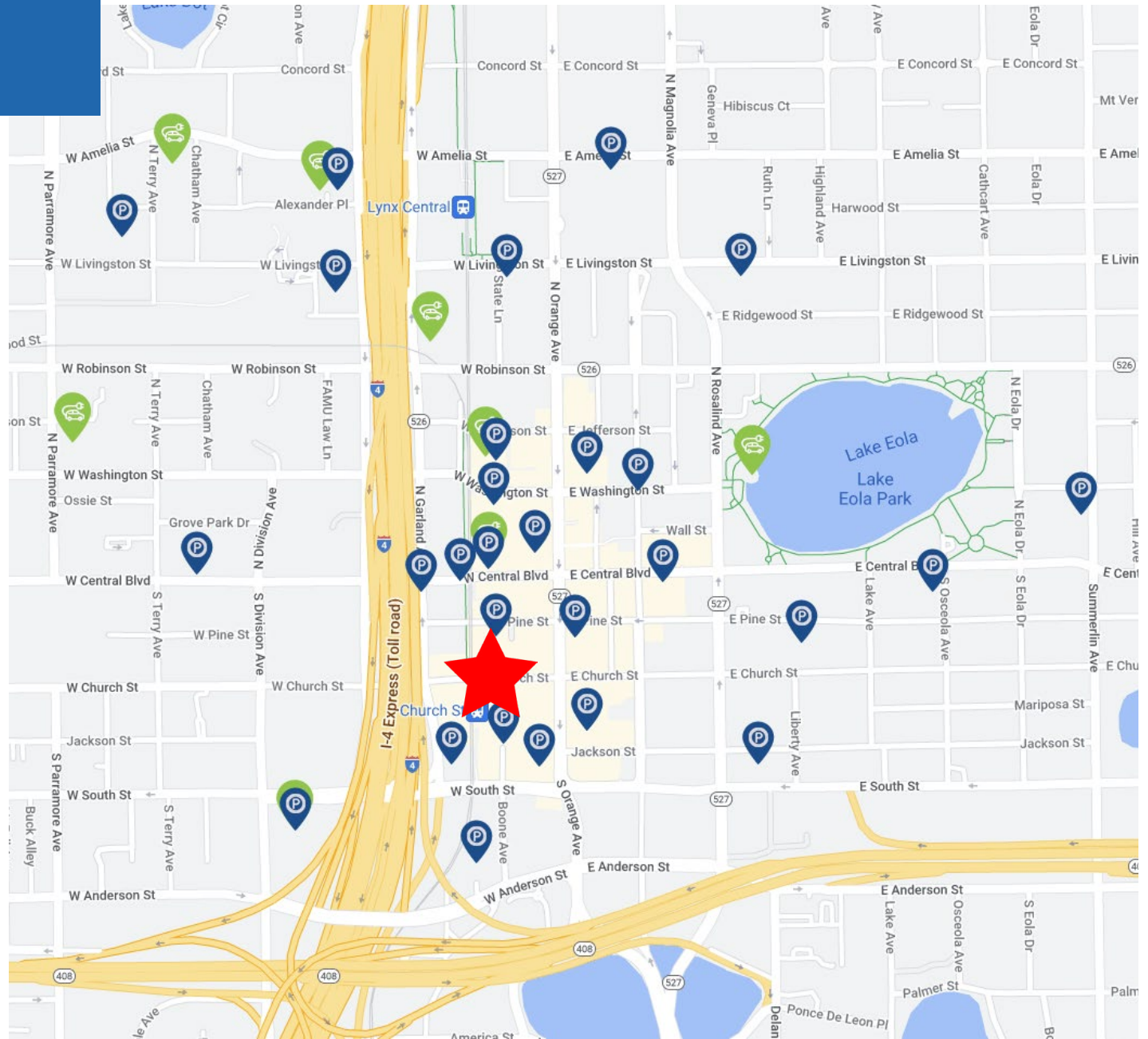
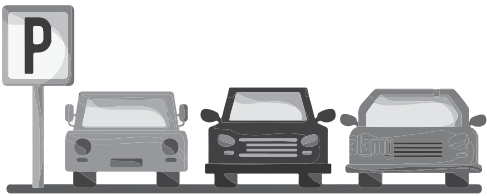
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PARKING OPTIONS

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>



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MARKET INFORMATION



WHY DOWNTOWN ORLANDO - FLORIDA

MARKET HIGHLIGHTS

First Capital Property Group / CORFAC International, is a full-service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & associations.



LEARN MORE IN OUR “WHY DOWNTOWN ORLANDO” PACKET

www.FCPG.com/Why-DowntownOrlando



ORLANDO, FLORIDA

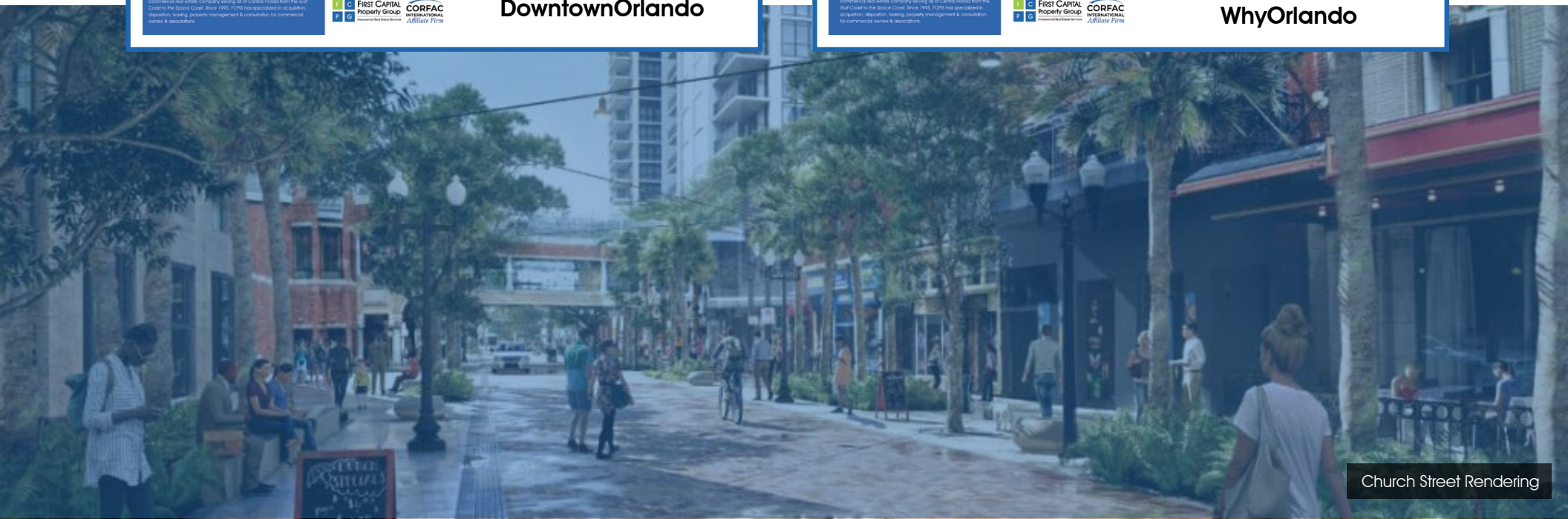
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Church Street Rendering

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