



**South Orange
Medical Complex**

2130 S Orange Ave, Orlando, FL 32806

+/- 53,048 RSF

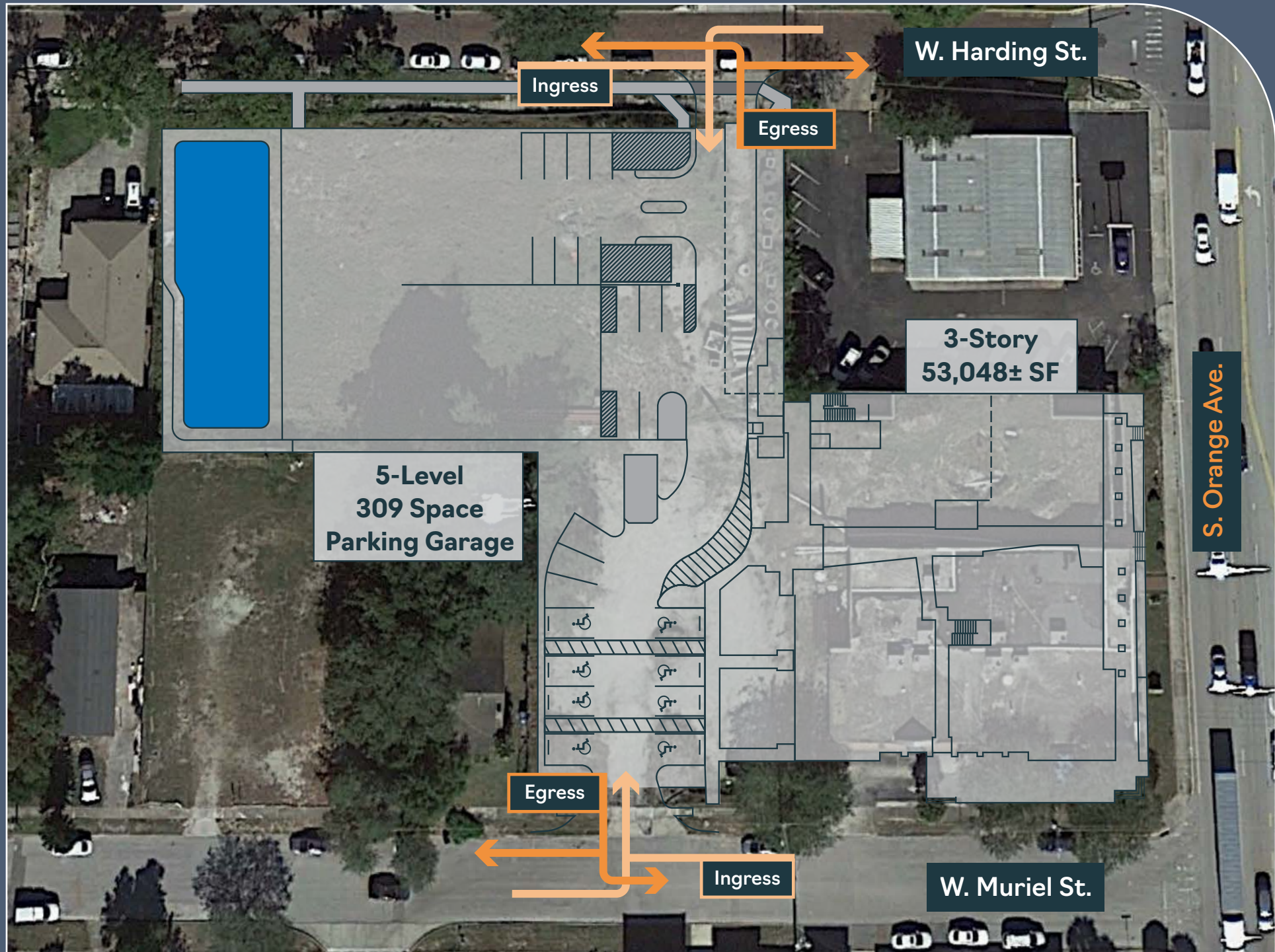
New Class A

Medical Office Building in SODO



Delivering 2023





W. Harding St.

Ingress

Egress

3-Story
53,048± SF

5-Level
309 Space
Parking Garage

S. Orange Ave.

Egress

Ingress

W. Muriel St.

Building Highlights

- Floors: 3
- +/- 53,048 Total SF
- Prominent building and monument signage with exposure to Orange Ave
- Covered 5 story parking garage
- Class A Medical Office Building
- Competitive tenant improvement allowances available
- Less than 1 mile to Orlando Health Regional Medical Center
- Suites ranging from 2,706 SF – 18,110 SF



The SODO District Story

1 Mile

to I4

2 Miles

to 408

5.5 Miles

to the Florida Turnpike

70+ Dining Amenities

within a 1-mile radius

Additional nearby amenities include hotels, restaurants, pharmacies, and banks



The SODO District Story

► Housing

15 Minute

529,068

Population

208,832

Households

35.7

Median Age

117,743

Families

\$83,530

Average Household Income

30 Minute

1,979,431

Population

728,463

Households

36.1

Median Age

471,876

Families

\$98,820

Average Household Income

45 Minute

2,703,524

Population

991,745

Households

37.2

Median Age

661,845

Families

\$97,300

Average Household Income

Median Home Value

\$357,865



► **Retail** _____

7+

Shopping Centers

SODO Shopping Center

75,000 SF

Magnolia Quarters

33,720 SF

Ridley on Main

24,000 SF

► **Restaurants** _____

290+

Dining Amenities

► **Multifamily** _____

9

**Proposed New
Developments**

► **Hotels** _____

17

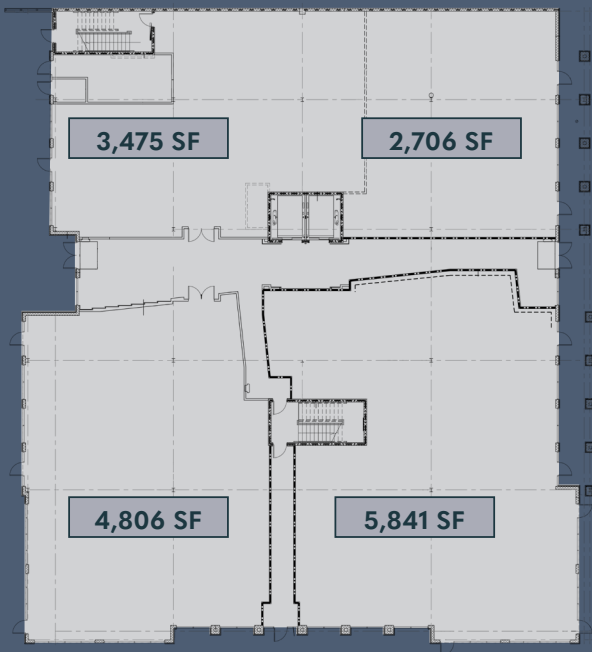
Total Hotels

3067

New Units

Flexible Options

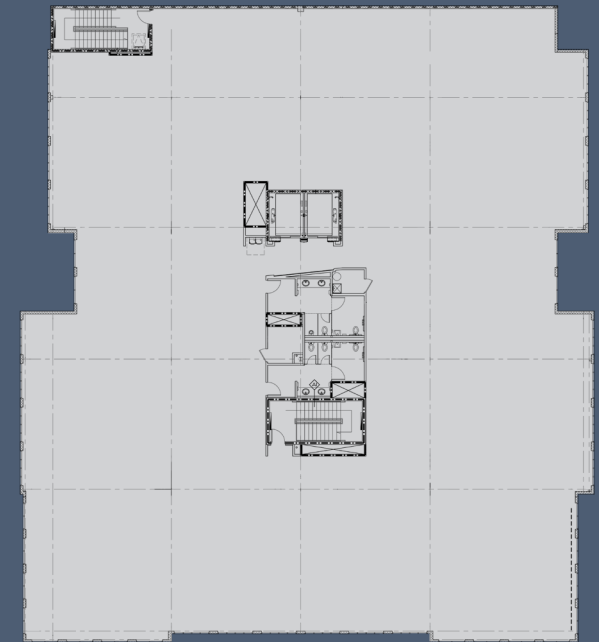
1



2



3



• 16,828± SF

• 18,110± SF

• 18,110± SF

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