

Lakefront 2nd Gen Restaurant

Capital Plaza Two | 301 E. Pine Street | Orlando, FL

7,100 SF WITH OUTDOOR PATIO



Colliers



Rendering, and depictions are conceptual in nature, are not to scale, and are provided for illustrative purposes only. Final design, dimensions, and specifications are subject to change without notice.

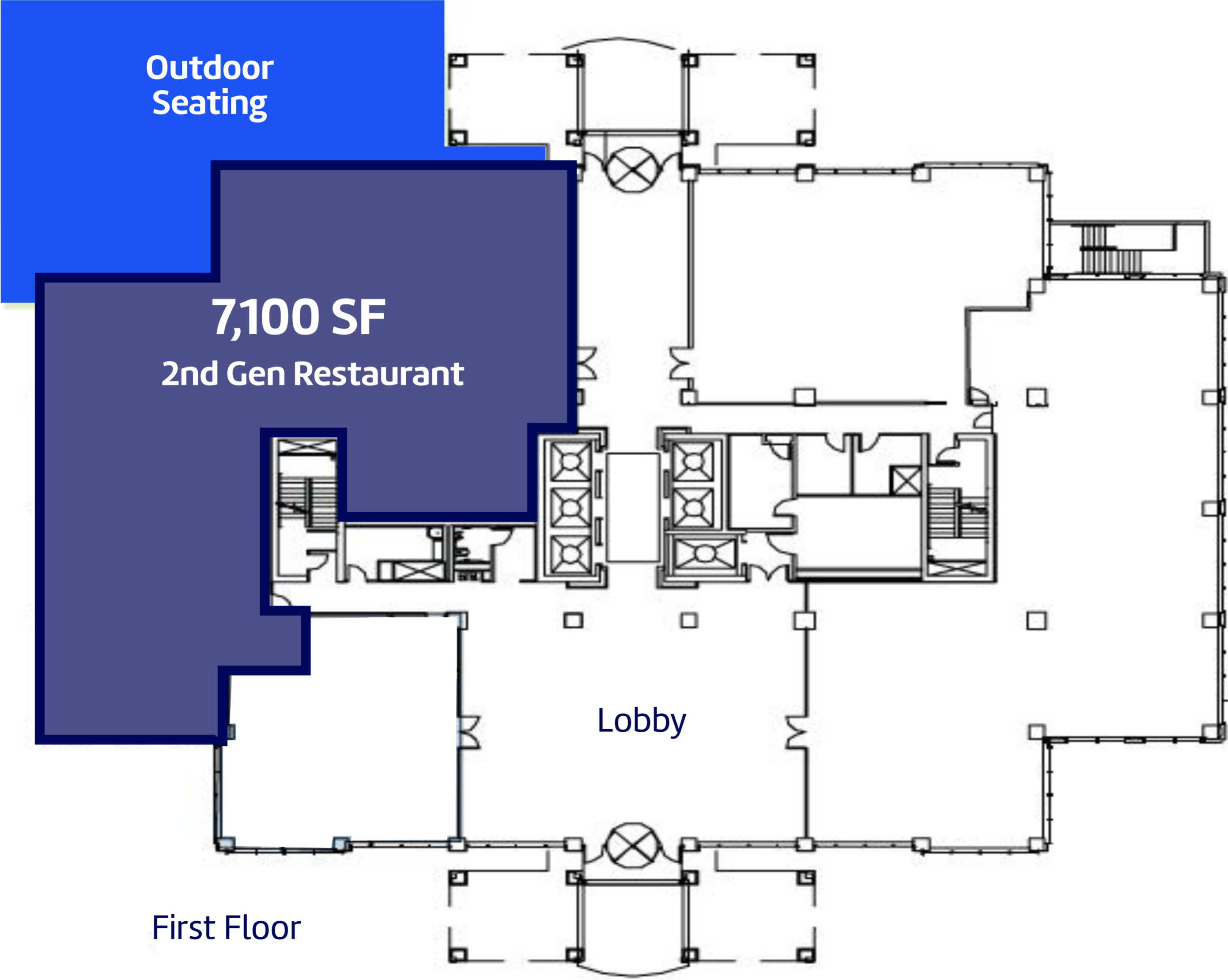
Property Highlights

- Lakefront 2nd Gen Restaurant Space
- Located in the heart of Orlando's Central Business District
- Part of a two-building complex on the shores of Lake Eola Park
- 15-story building with over 300,000 SF of premium office space 95% leased and 900+ employees on site daily.
- Walking distance to 1,162 hotel rooms, numerous restaurants, and world-class entertainment venues. (Kia Center, Exploria Stadium, Dr. Phillips Center and Walt Disney Amphitheater)
- Fronting Central Boulevard
- Monument sign on Central Boulevard

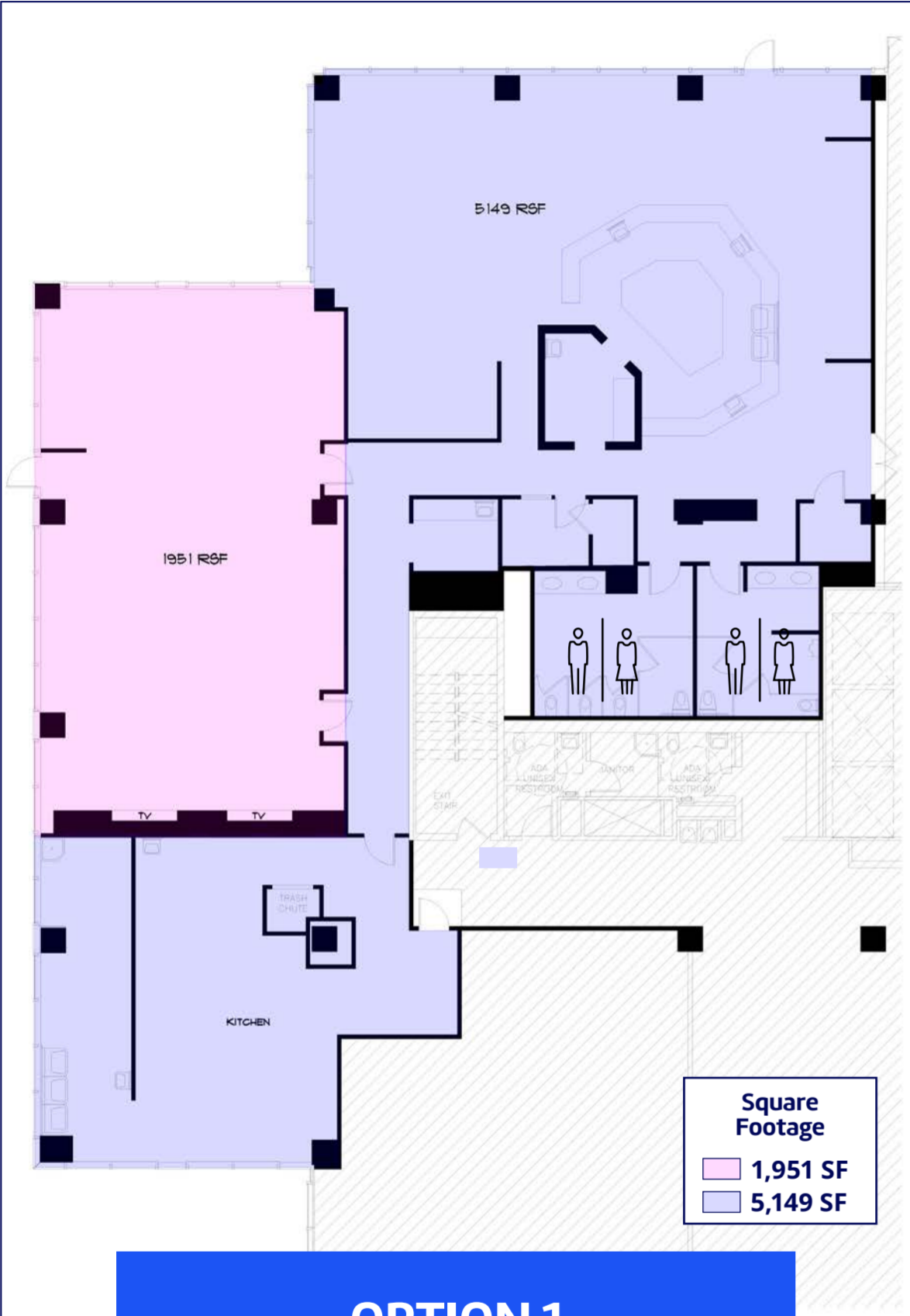


[Click to See Site
on Google Maps](#)

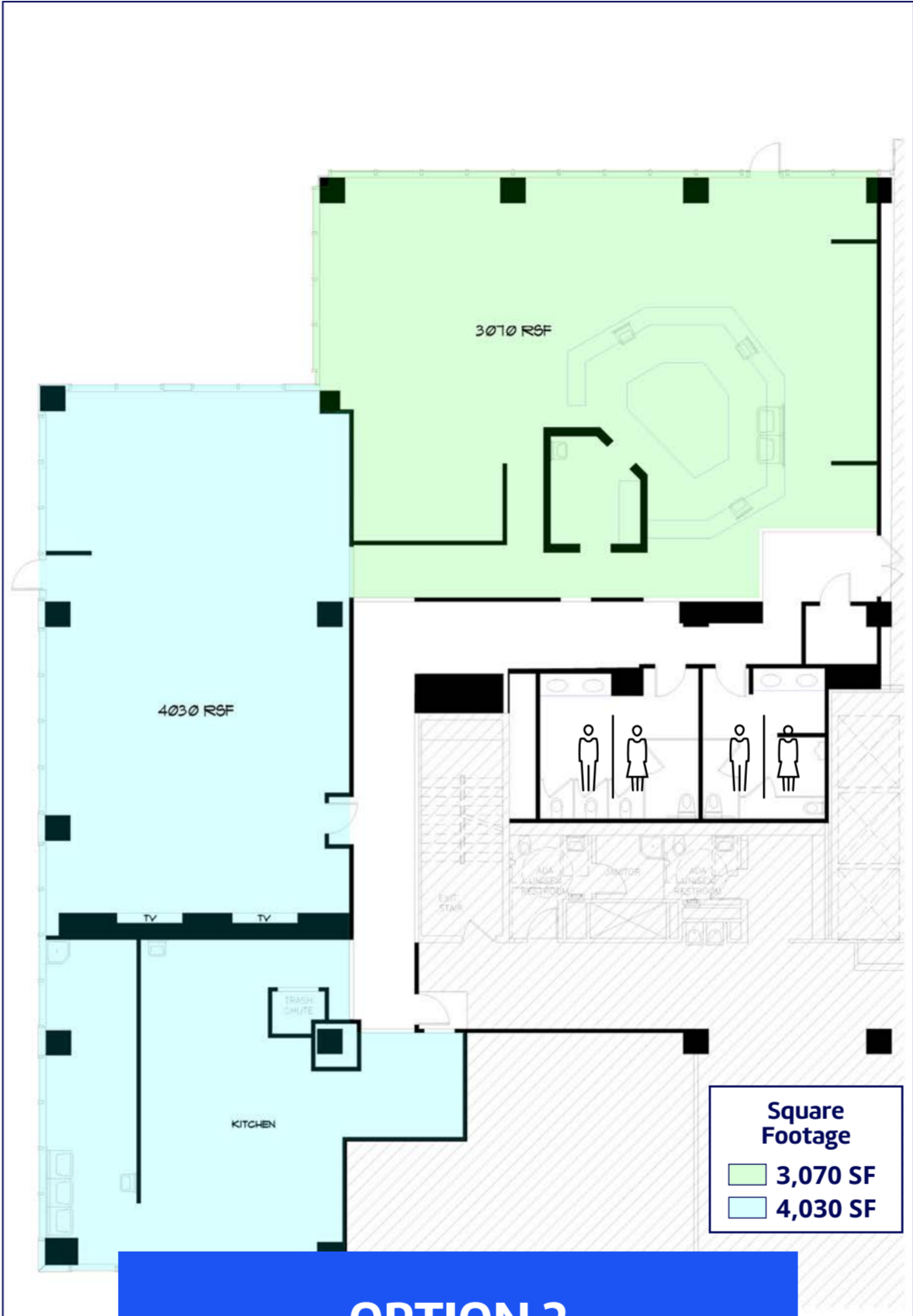
Site Plan | Current Space Layout



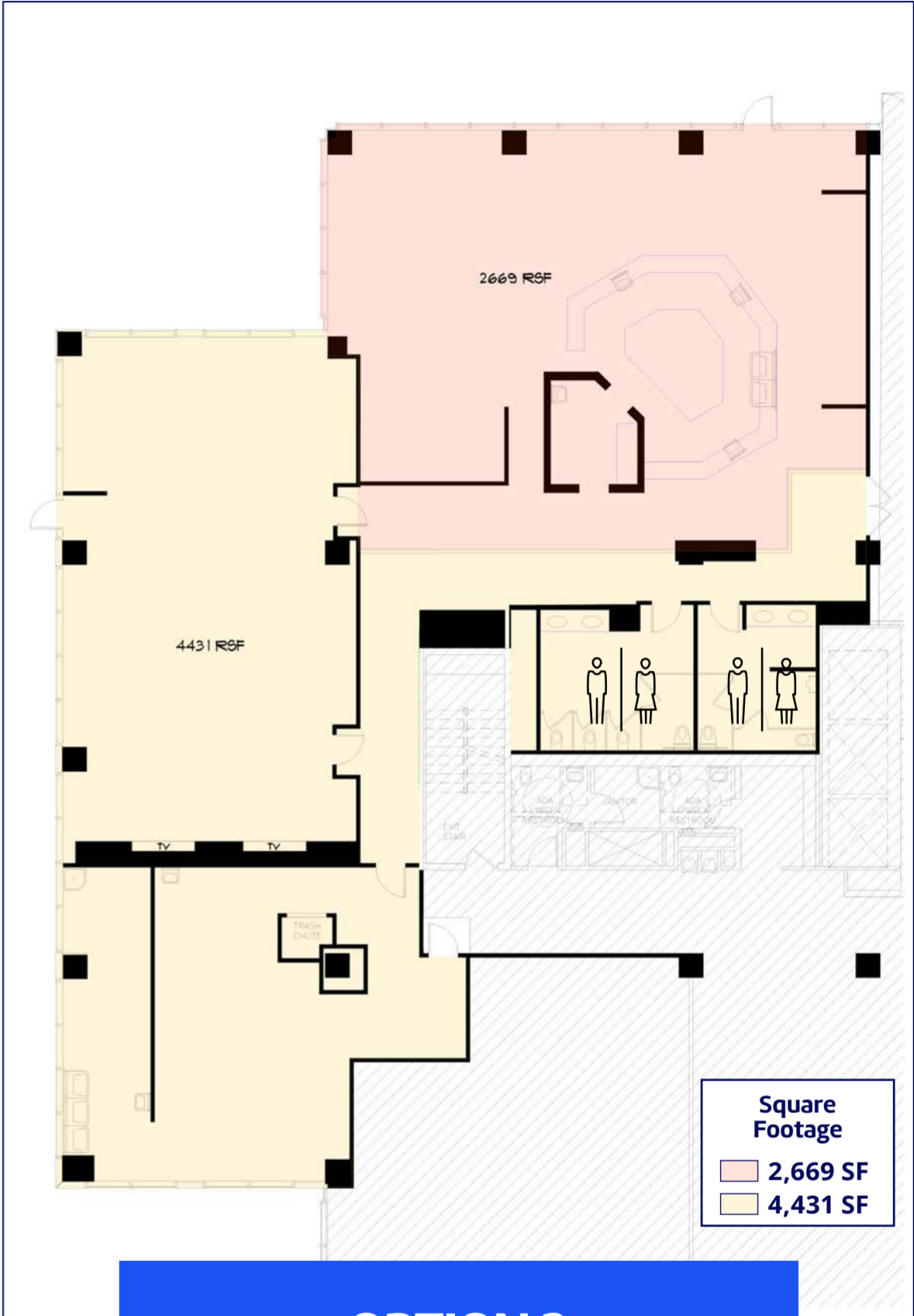
Site Plan | Potential Split Options



OPTION 1



OPTION 2



OPTION 3



Demographics



Population
 1-Mile: 22,481
 3-Mile: 107,782
 5-Mile: 300,904



Daytime Population
 1-Mile: 88,982
 3-Mile: 255,366
 5-Mile: 460,674



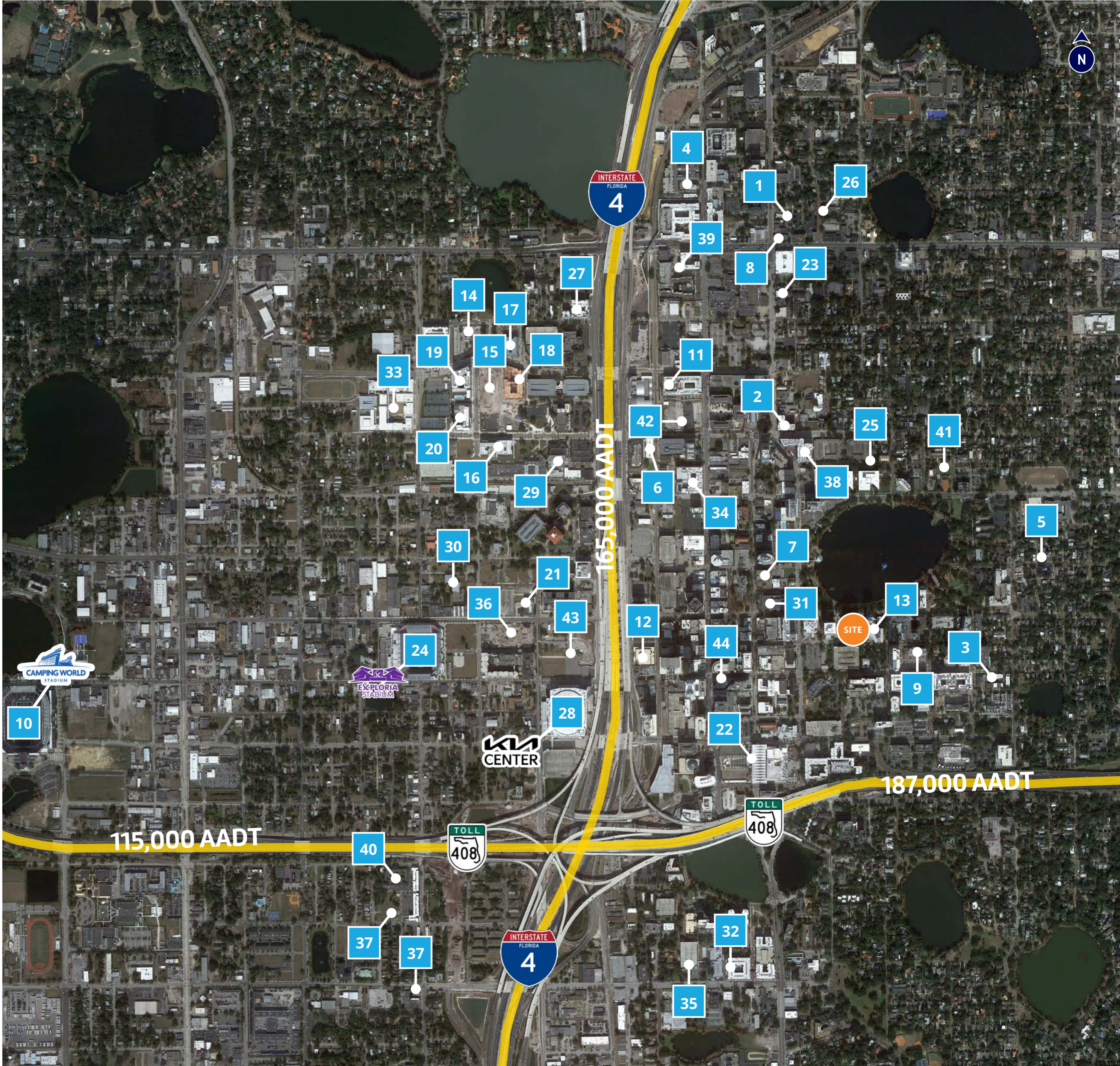
Households
 1-Mile: 12,636
 3-Mile: 50,988
 5-Mile: 126,162



Average HH Income
 1-Mile: \$123,133
 3-Mile: \$123,863
 5-Mile: \$106,767

Market Aerial

- 1 107 Hillcrest
- 2 409 North Magnolia
- 3 520 East
- 4 800 North Orange
- 5 811 East Washington
- 6 Ace Cafe
- 7 Cambria Suites Hotel
- 8 Camden North Quarter
- 9 Camden Thorton Park
- 10 Camping World Stadium
- 11 Central Station
- 12 Church Street Plaza
- 13 City Tower
- 14 Creative Village - Amelia Court
- 15 Creative Village - Central Park
- 16 Creative Village - Dr. Phillips Academic Commons
- 17 Creative Village - EA Headquarters
- 18 Creative Village - Modern
- 19 Creative Village - The Julian
- 20 Creative Village - Union West
- 21 Division Central (DXV)
- 22 Dr. Phillips Center - Phase I/II
- 23 Eola North
- 24 Exploria Stadium
- 25 Fountain VU 5
- 26 Irving on Park
- 27 Lexington Court
- 28 Kia Center
- 29 Marriott Orlando Downtown
- 30 Men's Service Center
- 31 Modera Central by Mill Creek
- 32 Novel Lucerne
- 33 OCPS Academic Center for Excellence
- 34 Orange and Robinson Apartment
- 35 Orlando Health Corporate Office Building
- 36 Orlando Magic Training Facility
- 37 Parramore Oaks - Phase 1 & 2
- 38 Radius Apartment Tower
- 39 Residence Inn Orlando Downtown
- 40 Richard Allen Gardens (Homes)
- 41 Samsara
- 42 Society Orlando
- 43 Sports Entertainment District
- 44 201 S Orange



Why Downtown Orlando?

Discover the pulse of Downtown Orlando's retail and dining scene, where innovation meets flavor in a tapestry of fresh experiences. Dive into a retail landscape that seamlessly blends independent shops and cutting-edge boutiques, offering a diverse array of treasures waiting to be uncovered.



Farmers' Market



Walt Disney Amphitheater

Downtown Stats



87,200+
Downtown Workforce
Population

8,000+
College Students in
Downtown Orlando



12+ Million
Rentable SF

790,00+ SF
SF in Office
Space Development Activity



21,000+
Residents Living in
Downtown Orlando

6,013+
Apartments, with
58% Built After 2015



1,300,000
Rentable SF

231,051 SF
Retail Development Activity



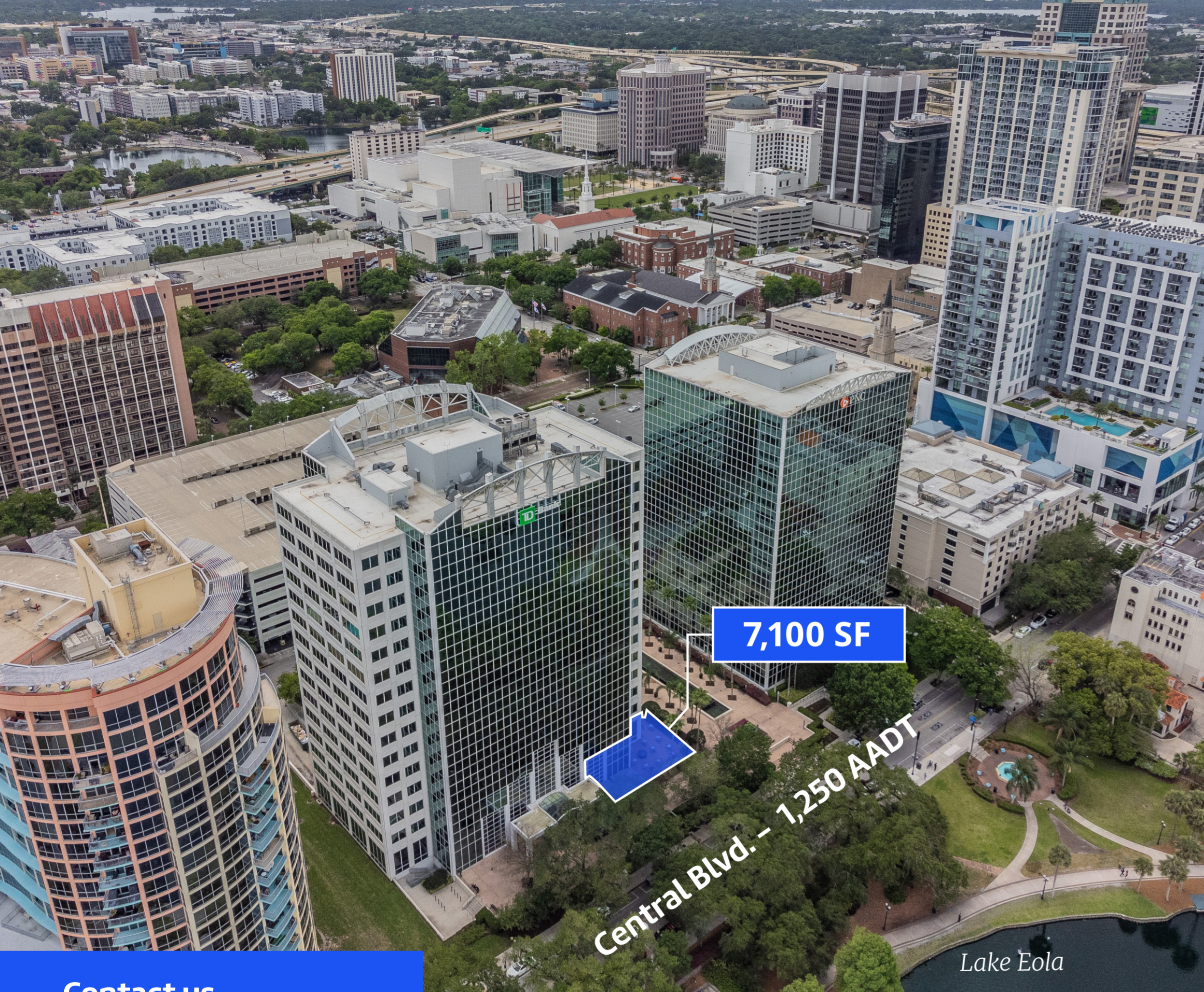
1,162
Hotel Rooms

\$133.33
Average Daily Rate

Source: Downtownorlando.com



INTERIOR BAR



Contact us



INTERIOR SEATING

Alexie Fonseca

Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

Vanesa Rodriguez

Associate Vice President
+1 407 362 6152
vanesa.rodriguez@colliers.com

Jeff Johnson

Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com

David Gabbai

Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com

