

2nd Gen Restaurant Opportunity

in the Central Business District of Downtown Orlando

131 N. Orange Avenue
Orlando, FL 32801
www.cbre.com/orlando

3,745 SF Inline Space Available



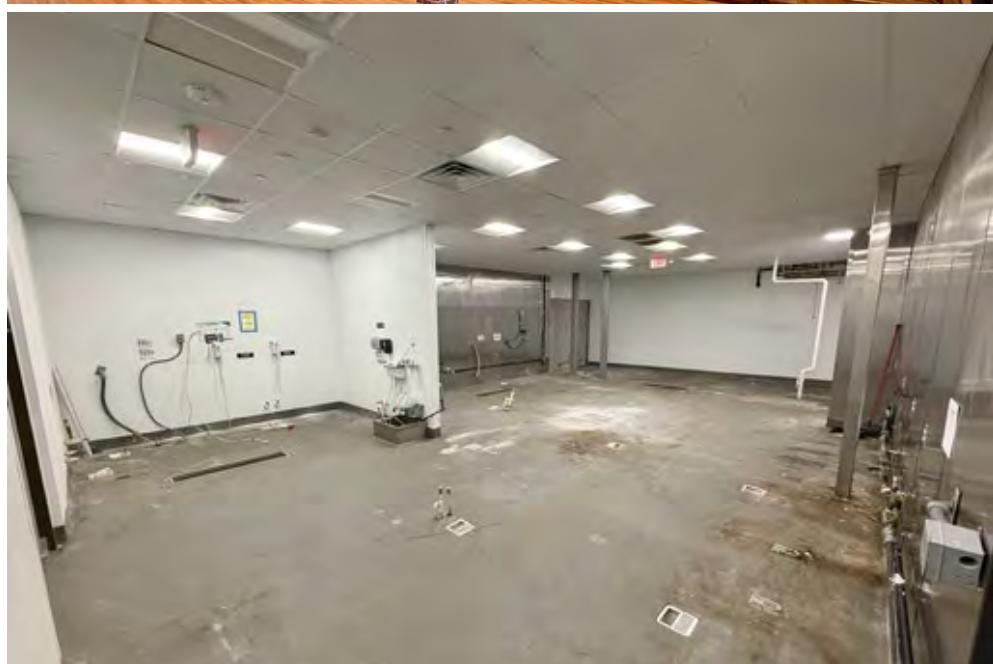


Property Details

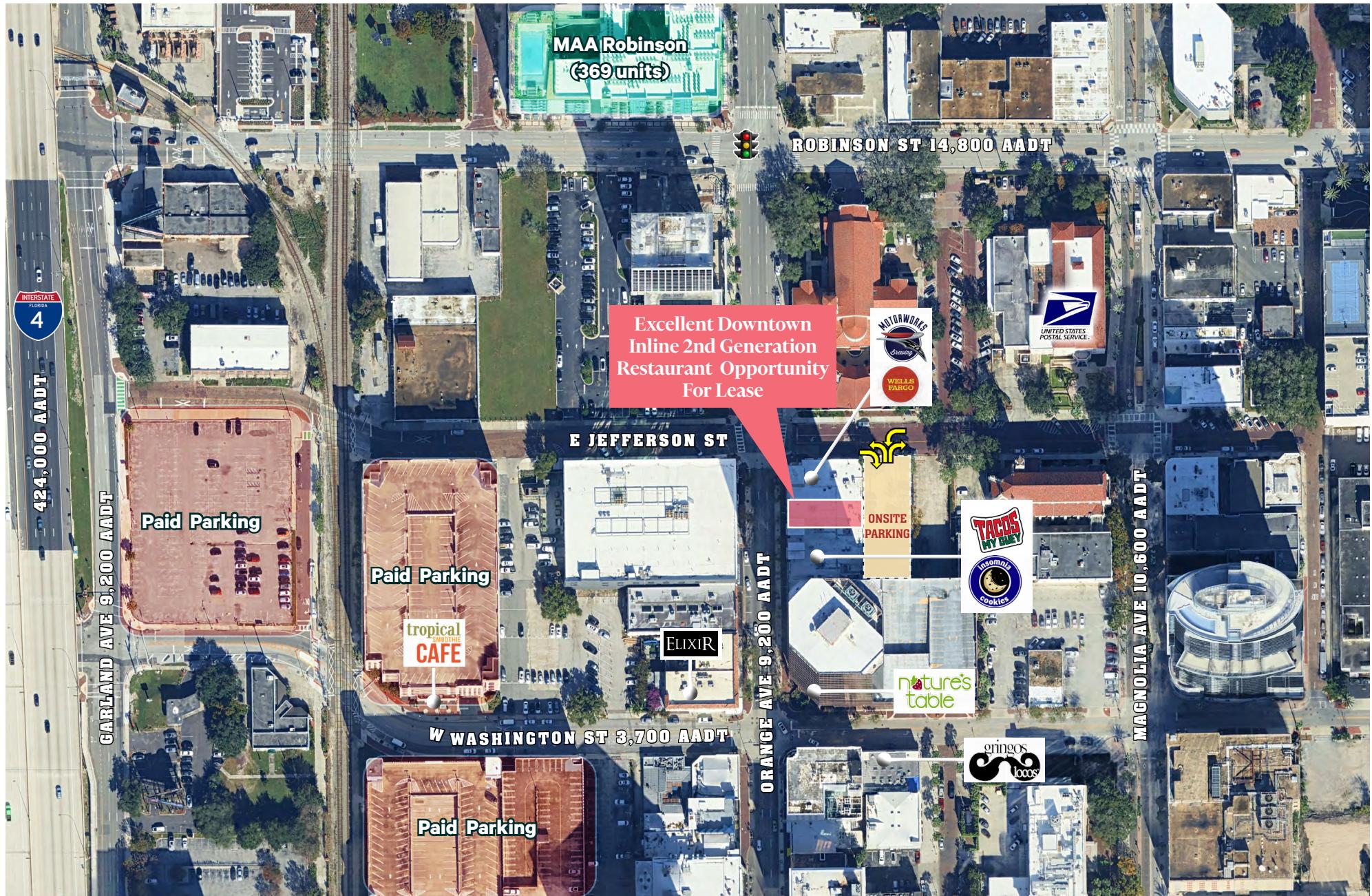
- + Excellent opportunity to lease a 2nd generation restaurant space in the thriving Central Business District of Downtown Orlando
- + Inline space size available: ±3,745 SF
- + Complete with gas lines and 1,800-gallon grease trap
- + Located at the nearby intersection of N. Orange Avenue (9,200 AADT) & E. Jefferson Street
- + Amazing street-front visibility on N. Orange Avenue
- + Situated within a densely populated area by more than 5,300 multifamily housing units and over 11,000,000 SF of office space within walking distance offering significant daytime population, pedestrian foot traffic and close proximity to many bars, eateries and more
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Just a few minutes' drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the Sunrail AdventHealth Station

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Micro Aerial



Trade Aerial

DOWNTOWN AMENITIES

- 1 Lake Eola
- 2 Creative Village
- 3 Dr Phillips Performing Arts Center
- 4 KIA Center
- 5 Inter & Co Stadium

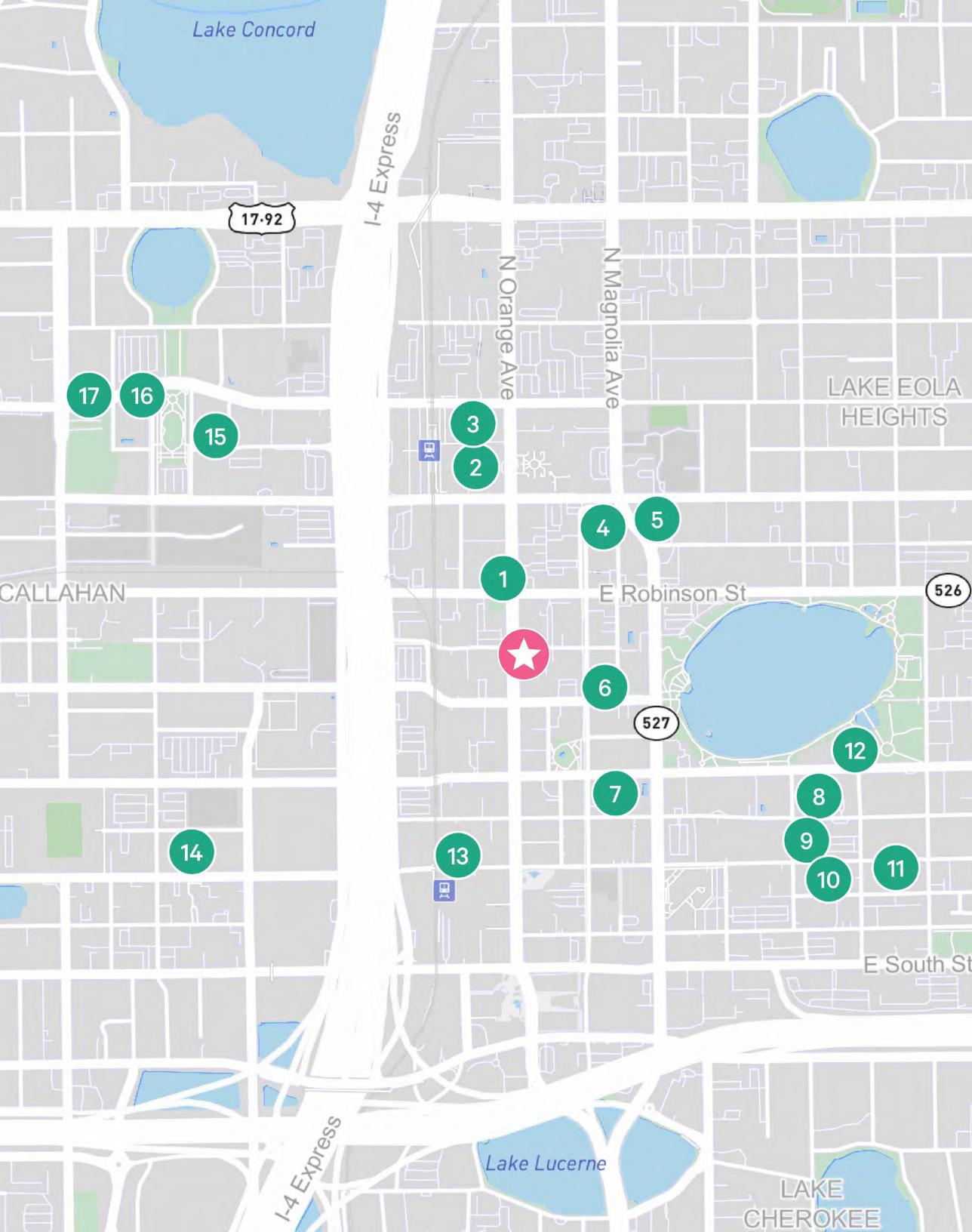
NEW DEVELOPMENTS U/C

- 1 Westcourt
- 2 The Canopy
- 3 The Edge

NEARBY HOTELS

- 1 Hilton Garden Inn (123 keys)
- 2 Home2Suites (101 keys)
- 3 Embassy Suites (167 keys)
- 4 Marriott Orl Downtown (297 keys)
- 5 Grand Bohemian Orlando, Autograph Collection (247 keys)
- 6 AC Hotels by Marriott Bonvoy (180 keys)





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Multifamily Overview

- 131 N Orange Ave
- 1 MAA Robinson (369 units)
- 2 Society Orlando (462 units)
- 3 Central Station (279 units)
- 4 SkyHouse (320 units)
- 5 Radius (389 units)
- 6 Aspire (164 units)
- 7 Mondrian Lake Eola (350 units)
- 8 Paramount (313 units)
- 9 CitiTower (233 units)
- 10 Camden Thorton Park (299 units)
- 11 Camden Lake Eola (360 units)
- 12 MAA Parkside (258 units)
- 13 55 West (525 units)
- 14 City View (266 units)
- 15 Modera (292 units)
- 16 The Julian (409 units)
- 17 Amelia Court (256 units)

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Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	25,597	104,615	300,898
2025-2030 Annual Population Growth Rate	1.45%	0.84%	0.47%
Households	14,363	50,343	126,195
Average Household Income	\$112,191	\$125,647	\$112,393
Median Household Income	\$73,428	\$88,842	\$75,168
Daytime Population	84,024	258,120	471,860
2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	28,038	110,123	997,097
2025-2030 Annual Population Growth Rate	1.35%	0.73%	0.51%
Households	15,532	51,083	390,799
Average Household Income	\$111,243	\$118,443	\$103,797
Median Household Income	\$75,170	\$82,821	\$73,522
Daytime Population	89,741	274,715	1,228,085

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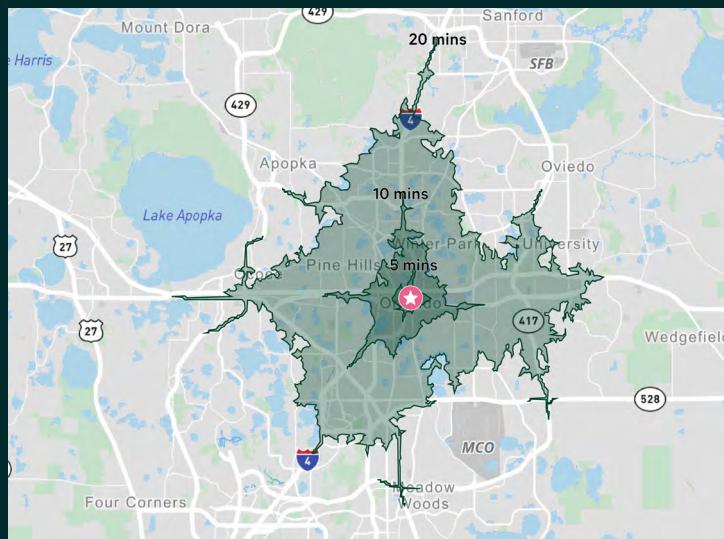
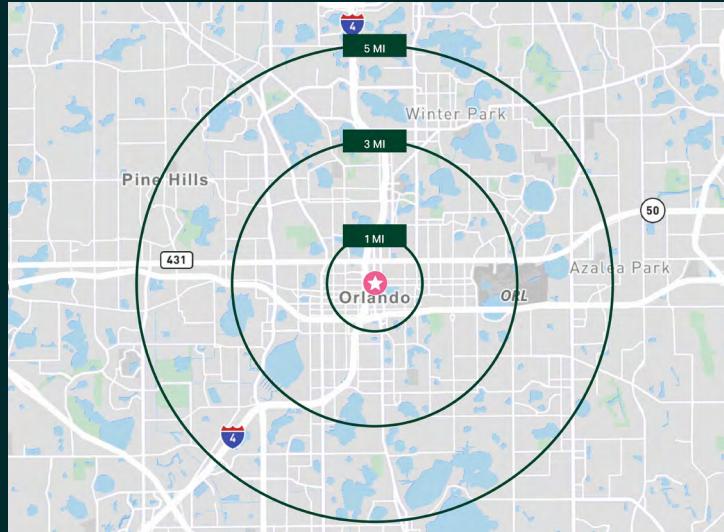
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