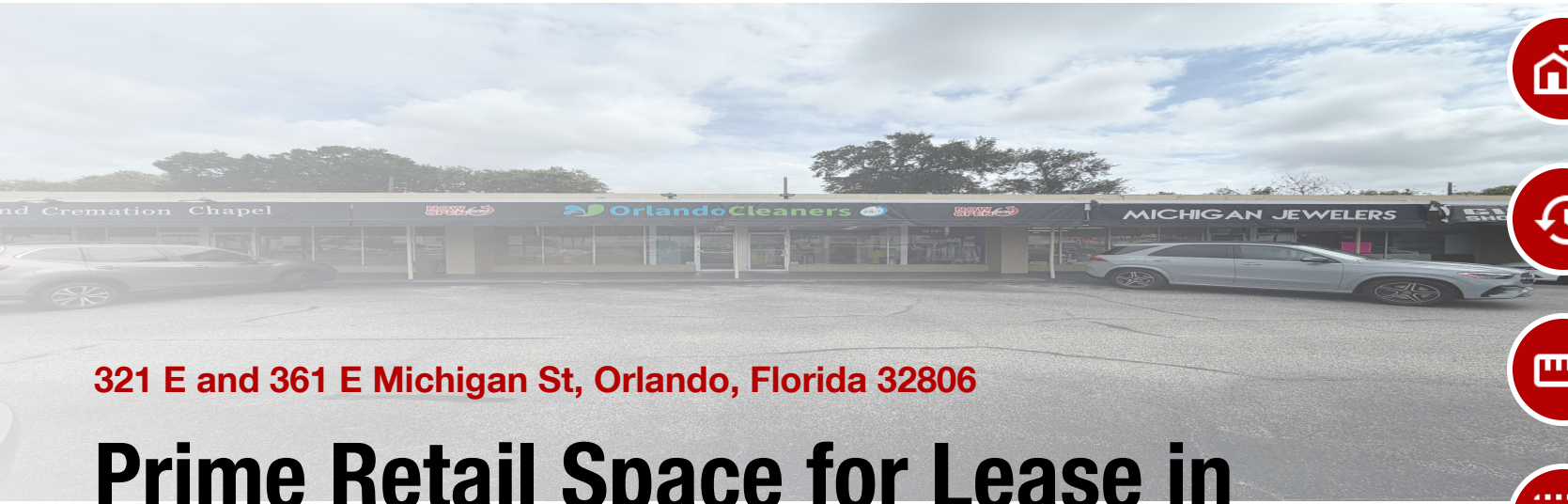




For Lease



321 E and 361 E Michigan St, Orlando, Florida 32806

Prime Retail Space for Lease in high-traffic SODO Orlando, FL



\$30 + \$5.92 NNN



Retail Space



Built in 1958



1176 SF, 1580 SF



0.83 Acres

Presented by

Sunny Gandhi

Senior Associate

O: 407.629.4420 | C: 321.945.4477

sgandhi@kwcommercial.com

FL #SL3302939

KW Commercial

11 S Bumby Ave.

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Orlando, FL 32803

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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.





Property Highlights

- Across from major retailers
- Frontage on Michigan Street
- Visible from the Orange Ave Intersection
- Close proximity to Downtown Orlando (SODO)
- Easy access to Interstate 4 (I-4)
- Prime location with parking.
- High-performing intersection with excellent visibility.
- Located across from Publix and a neighborhood Walmart Plaza.

Offering Summary

| | |
|--|-------------------|
| Lease Rate: | \$30/SF |
| CAM: | \$5.92/SF |
| Available Leasable Area Unit 321: | 1176 SF |
| Available Leasable Area Unit 341: | 1580 SF |
| Building Size: | 8,580 SF |
| Lot Size: | 0.83 Acres |



Each Office Independently
Owned and Operated



Lease Information

| | | | |
|-------------|---------------------|-------------|-------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| CAM: | \$5.92/SF/Yr | Lease Rate: | \$30 SF/Yr |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-------------------|-----------|-----------|------------|---------------|-------------|
| 321 E Michigan St | Available | 1,580 SF | NNN | \$30.00 SF/yr | - |
| 341 E Michigan St | Available | 1,176 SF | NNN | \$30.00 SF/yr | - |



Each Office Independently Owned and Operated



Lease Description

Gandhi Commercial is pleased to present a premier leasing opportunity in the high-demand South of Downtown Orlando (SODO) district. This well-positioned plaza is in a densely populated, high-traffic area with an **Average Daily Traffic (ADT) of 40,500**, surrounded by national retailers, restaurants, banks, and medical facilities. Notable nearby businesses include Target, Publix, Walmart, Ross, Chick-fil-A, Mooyah Burger, Domino's, and Chipotle.

The available space at 321 E Michigan, currently occupied by a Dry Cleaning tenant vacating on July 31st, 2026, offers 1580 SF.

The available space at 341 E Michigan, was previously occupied by shoe repair tenant, and is currently vacant.

The potential plan is to renovate to modernize its exterior appeal in the coming 1-2 years. This shopping center offers **prime frontage on Michigan Street** with excellent visibility from the **Michigan Street and Orange Avenue intersection**. Serving the Orlando community for decades, this **high-traffic location presents a strong opportunity** for businesses looking to establish or expand in **one of the fastest-growing cities in the U.S.**

Approximate Distance from Nearby Apartments:-

- Lofts at: 0.3 miles
- Cortland on Orange: 0.5 miles
- Lake Spring Haven Apartments: 1.5 miles
- Celano Apartment: 1.9 miles
- Lucerne Gardens Apartments: 1.9 miles
- Cloverdale Apartments: 2 miles

If interested, please get in touch with the listing agent for more information and schedule a viewing. **PLEASE REFRAIN FROM DISTURBING THE CURRENT TENANT.**



Lease Details

Location Information

| | |
|------------------|----------------------------------|
| Street Address | 321 and 341 East Michigan Street |
| City, State, Zip | Orlando, FL 32806 |
| County | Orange |

Building Information

| | |
|------------------|------|
| Suite Number | 361 |
| Number of Floors | 1 |
| Year Built | 1958 |

Lease Rate

\$30 + \$5.92/SF/Yr

Property Information

| | |
|------------------|----------------------------|
| Property Type | Retail |
| Property Subtype | Strip Center |
| Flood Zone | X- Outside any floodplains |



Each Office Independently
Owned and Operated

UNIT 321 - Additional Photos



Each Office Independently
Owned and Operated

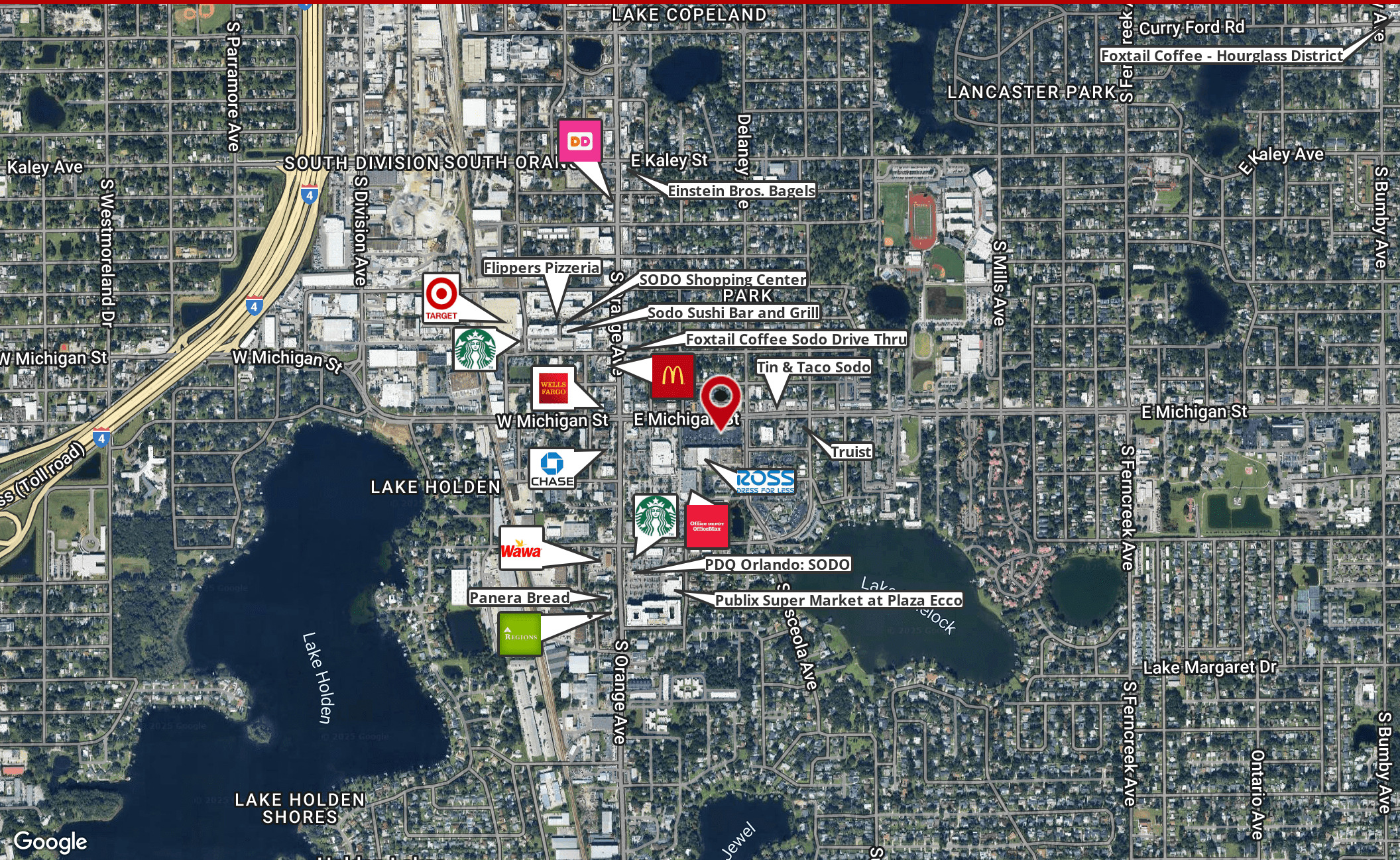




Each Office Independently
Owned and Operated

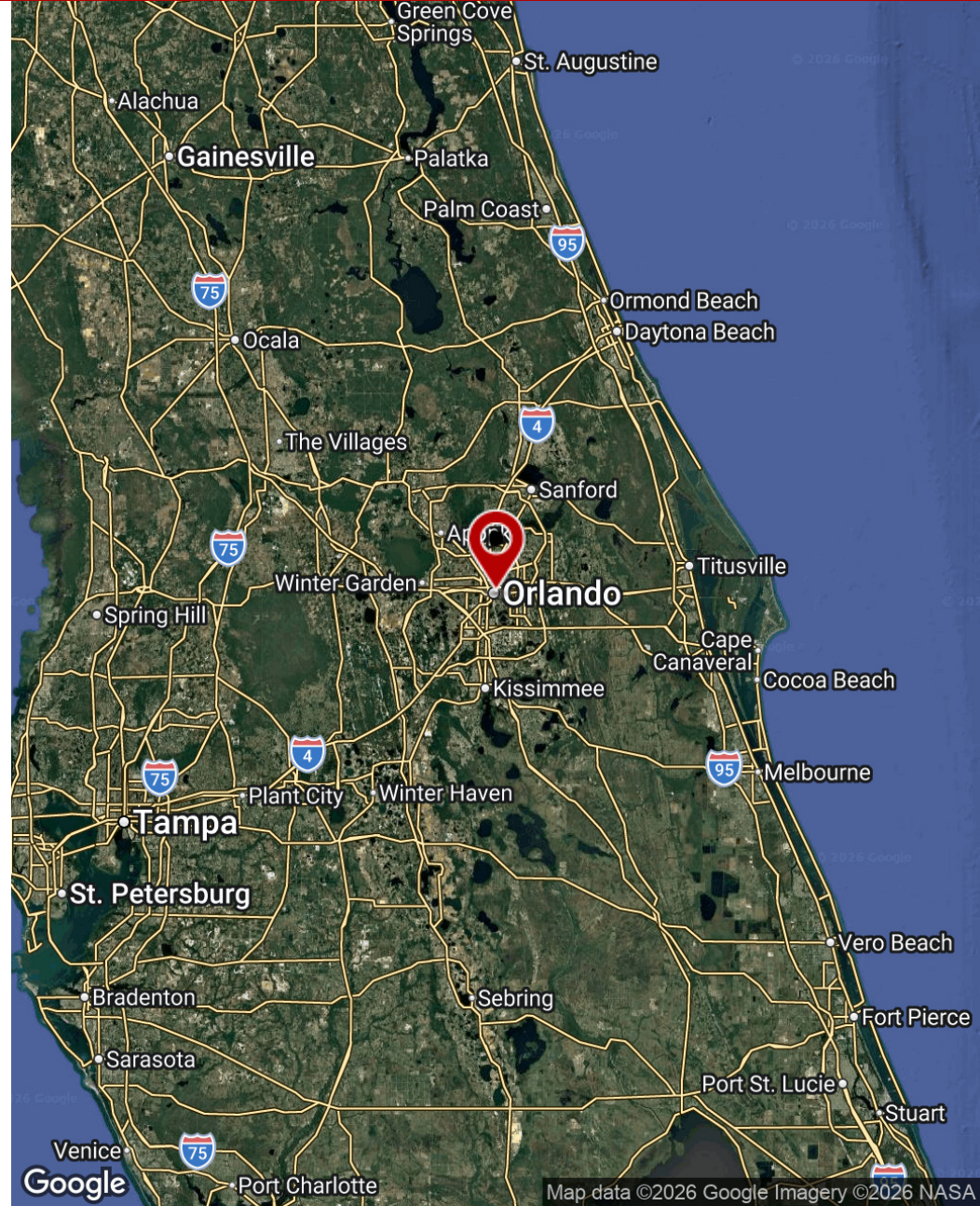
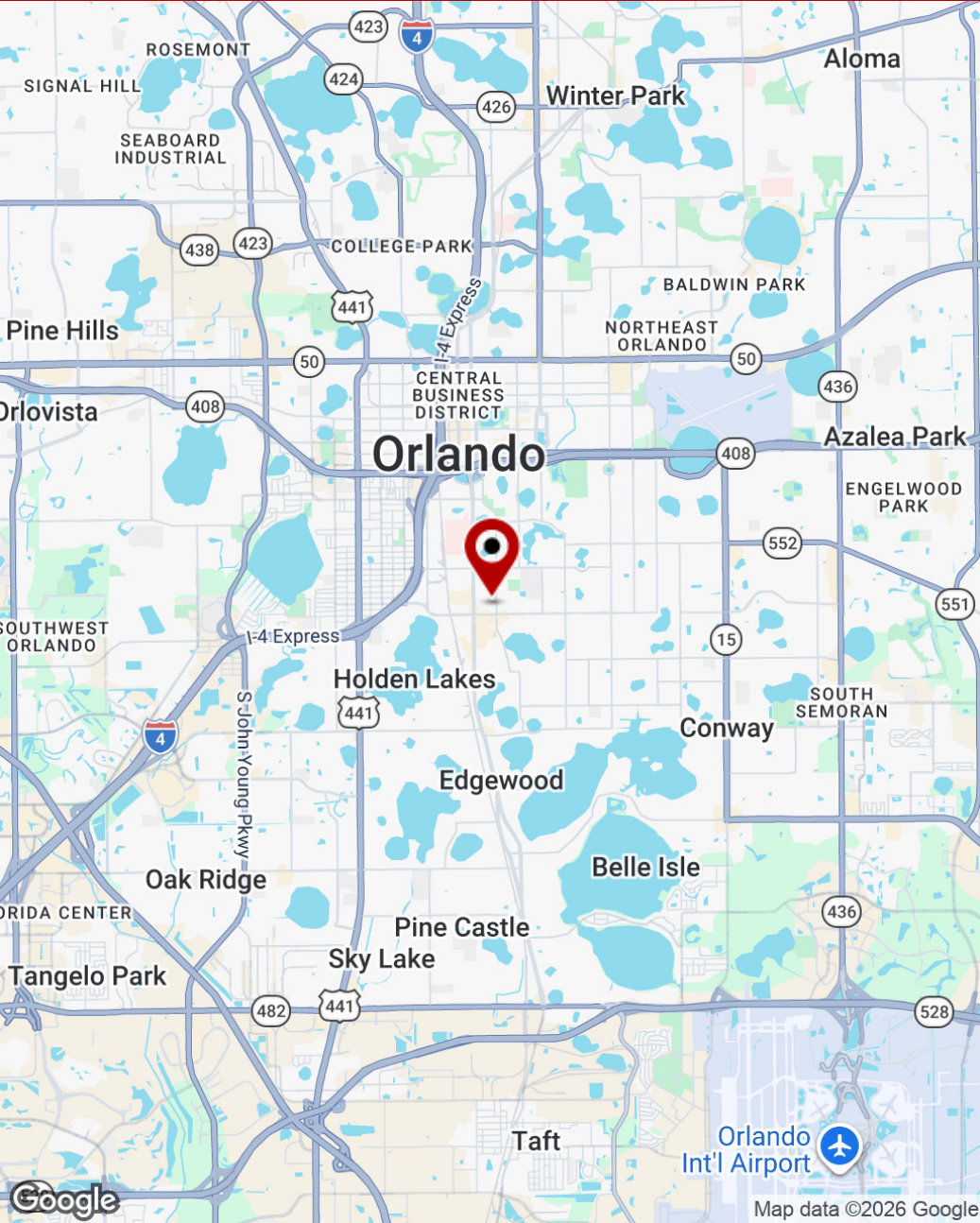


Each Office Independently
Owned and Operated



Each Office Independently Owned and Operated

Aerial Map



Each Office Independently
Owned and Operated

Demographic Detail Report

321 E Michigan St, Orlando, FL 32806

Building Type: **General Retail** Total Available: **1,580 SF**
 Secondary: - % Leased: **100%**
 GLA: **11,716 SF** Rent/SF/Yr: **\$30.00**
 Year Built: **1958**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|---------------|----------------|----------------|
| Population | | | |
| 2030 Projection | 12,739 | 142,572 | 361,930 |
| 2025 Estimate | 11,620 | 130,957 | 333,056 |
| 2020 Census | 10,318 | 120,940 | 310,731 |
| Growth 2025 - 2030 | 9.63% | 8.87% | 8.67% |
| Growth 2020 - 2025 | 12.62% | 8.28% | 7.18% |
| 2025 Population by Age | | | |
| | 11,620 | 130,957 | 333,056 |
| Age 0 - 4 | 670 5.77% | 8,348 6.37% | 20,974 6.30% |
| Age 5 - 9 | 556 4.78% | 7,115 5.43% | 18,731 5.62% |
| Age 10 - 14 | 537 4.62% | 6,537 4.99% | 18,236 5.48% |
| Age 15 - 19 | 545 4.69% | 6,241 4.77% | 17,712 5.32% |
| Age 20 - 24 | 559 4.81% | 6,845 5.23% | 18,556 5.57% |
| Age 25 - 29 | 731 6.29% | 9,265 7.07% | 23,087 6.93% |
| Age 30 - 34 | 972 8.36% | 11,904 9.09% | 28,389 8.52% |
| Age 35 - 39 | 996 8.57% | 11,689 8.93% | 28,057 8.42% |
| Age 40 - 44 | 948 8.16% | 10,582 8.08% | 26,377 7.92% |
| Age 45 - 49 | 853 7.34% | 8,938 6.83% | 23,022 6.91% |
| Age 50 - 54 | 797 6.86% | 7,934 6.06% | 20,536 6.17% |
| Age 55 - 59 | 710 6.11% | 7,203 5.50% | 18,494 5.55% |
| Age 60 - 64 | 697 6.00% | 7,262 5.55% | 18,526 5.56% |
| Age 65 - 69 | 636 5.47% | 6,618 5.05% | 16,821 5.05% |
| Age 70 - 74 | 512 4.41% | 5,227 3.99% | 13,196 3.96% |
| Age 75 - 79 | 390 3.36% | 3,933 3.00% | 9,876 2.97% |
| Age 80 - 84 | 258 2.22% | 2,623 2.00% | 6,438 1.93% |
| Age 85+ | 252 2.17% | 2,694 2.06% | 6,029 1.81% |
| Age 65+ | 2,048 17.62% | 21,095 16.11% | 52,360 15.72% |
| Median Age | 41.30 | 38.90 | 38.70 |
| Average Age | 41.20 | 39.60 | 39.20 |



Demographic Detail Report

321 E Michigan St, Orlando, FL 32806

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|----------------|----------------|
| 2025 Population By Race | 11,620 | 130,957 | 333,056 |
| White | 8,123 69.91% | 59,407 45.36% | 134,200 40.29% |
| Black | 929 7.99% | 36,227 27.66% | 80,114 24.05% |
| Am. Indian & Alaskan | 33 0.28% | 459 0.35% | 1,569 0.47% |
| Asian | 345 2.97% | 3,653 2.79% | 9,519 2.86% |
| Hawaiian & Pacific Island | 10 0.09% | 98 0.07% | 260 0.08% |
| Other | 2,179 18.75% | 31,113 23.76% | 107,394 32.25% |
| Population by Hispanic Origin | 11,620 | 130,957 | 333,056 |
| Non-Hispanic Origin | 9,493 81.70% | 98,305 75.07% | 216,186 64.91% |
| Hispanic Origin | 2,127 18.30% | 32,652 24.93% | 116,870 35.09% |
| 2025 Median Age, Male | 41.40 | 38.80 | 38.30 |
| 2025 Average Age, Male | 40.70 | 38.90 | 38.30 |
| 2025 Median Age, Female | 41.20 | 39.10 | 39.20 |
| 2025 Average Age, Female | 41.80 | 40.20 | 40.00 |
| 2025 Population by Occupation Classification | 9,748 | 107,710 | 271,567 |
| Civilian Employed | 6,835 70.12% | 70,368 65.33% | 178,299 65.66% |
| Civilian Unemployed | 129 1.32% | 1,933 1.79% | 5,721 2.11% |
| Civilian Non-Labor Force | 2,738 28.09% | 35,311 32.78% | 87,104 32.07% |
| Armed Forces | 46 0.47% | 98 0.09% | 443 0.16% |
| Households by Marital Status | | | |
| Married | 1,823 | 16,429 | 44,225 |
| Married No Children | 1,132 | 10,742 | 27,619 |
| Married w/Children | 691 | 5,687 | 16,606 |
| 2025 Population by Education | 9,575 | 107,914 | 269,121 |
| Some High School, No Diploma | 481 5.02% | 10,301 9.55% | 27,853 10.35% |
| High School Grad (Incl Equivalency) | 1,392 14.54% | 25,135 23.29% | 64,021 23.79% |
| Some College, No Degree | 2,280 23.81% | 23,911 22.16% | 63,650 23.65% |
| Associate Degree | 824 8.61% | 12,043 11.16% | 30,274 11.25% |
| Bachelor Degree | 2,738 28.60% | 22,578 20.92% | 52,694 19.58% |
| Advanced Degree | 1,860 19.43% | 13,946 12.92% | 30,629 11.38% |



Demographic Detail Report

321 E Michigan St, Orlando, FL 32806

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| 2025 Population by Occupation | 12,827 | | 126,853 | | 320,168 | |
| Real Estate & Finance | 797 | 6.21% | 5,686 | 4.48% | 13,637 | 4.26% |
| Professional & Management | 4,942 | 38.53% | 41,533 | 32.74% | 94,174 | 29.41% |
| Public Administration | 299 | 2.33% | 2,962 | 2.33% | 6,017 | 1.88% |
| Education & Health | 1,364 | 10.63% | 13,769 | 10.85% | 32,459 | 10.14% |
| Services | 1,015 | 7.91% | 13,284 | 10.47% | 35,860 | 11.20% |
| Information | 122 | 0.95% | 1,645 | 1.30% | 3,557 | 1.11% |
| Sales | 1,344 | 10.48% | 15,681 | 12.36% | 41,360 | 12.92% |
| Transportation | 218 | 1.70% | 2,496 | 1.97% | 5,845 | 1.83% |
| Retail | 636 | 4.96% | 7,332 | 5.78% | 19,884 | 6.21% |
| Wholesale | 196 | 1.53% | 1,371 | 1.08% | 3,940 | 1.23% |
| Manufacturing | 323 | 2.52% | 2,863 | 2.26% | 7,331 | 2.29% |
| Production | 616 | 4.80% | 6,414 | 5.06% | 20,732 | 6.48% |
| Construction | 276 | 2.15% | 4,902 | 3.86% | 13,702 | 4.28% |
| Utilities | 186 | 1.45% | 3,724 | 2.94% | 12,739 | 3.98% |
| Agriculture & Mining | 29 | 0.23% | 89 | 0.07% | 482 | 0.15% |
| Farming, Fishing, Forestry | 0 | 0.00% | 14 | 0.01% | 351 | 0.11% |
| Other Services | 464 | 3.62% | 3,088 | 2.43% | 8,098 | 2.53% |
| 2025 Worker Travel Time to Job | 6,050 | | 63,094 | | 163,132 | |
| <30 Minutes | 4,152 | 68.63% | 37,951 | 60.15% | 99,798 | 61.18% |
| 30-60 Minutes | 1,499 | 24.78% | 20,722 | 32.84% | 52,812 | 32.37% |
| 60+ Minutes | 399 | 6.60% | 4,421 | 7.01% | 10,522 | 6.45% |
| 2020 Households by HH Size | 4,598 | | 53,465 | | 127,341 | |
| 1-Person Households | 1,594 | 34.67% | 19,608 | 36.67% | 39,758 | 31.22% |
| 2-Person Households | 1,591 | 34.60% | 17,484 | 32.70% | 41,268 | 32.41% |
| 3-Person Households | 698 | 15.18% | 7,561 | 14.14% | 20,449 | 16.06% |
| 4-Person Households | 466 | 10.13% | 5,050 | 9.45% | 14,757 | 11.59% |
| 5-Person Households | 162 | 3.52% | 2,330 | 4.36% | 6,698 | 5.26% |
| 6-Person Households | 50 | 1.09% | 880 | 1.65% | 2,688 | 2.11% |
| 7 or more Person Households | 37 | 0.80% | 552 | 1.03% | 1,723 | 1.35% |
| 2025 Average Household Size | 2.20 | | 2.20 | | 2.30 | |
| Households | | | | | | |
| 2030 Projection | 5,691 | | 63,774 | | 150,281 | |
| 2025 Estimate | 5,175 | | 58,297 | | 137,595 | |
| 2020 Census | 4,597 | | 53,465 | | 127,341 | |
| Growth 2025 - 2030 | 9.97% | | 9.39% | | 9.22% | |
| Growth 2020 - 2025 | 12.57% | | 9.04% | | 8.05% | |



Demographic Detail Report

321 E Michigan St, Orlando, FL 32806

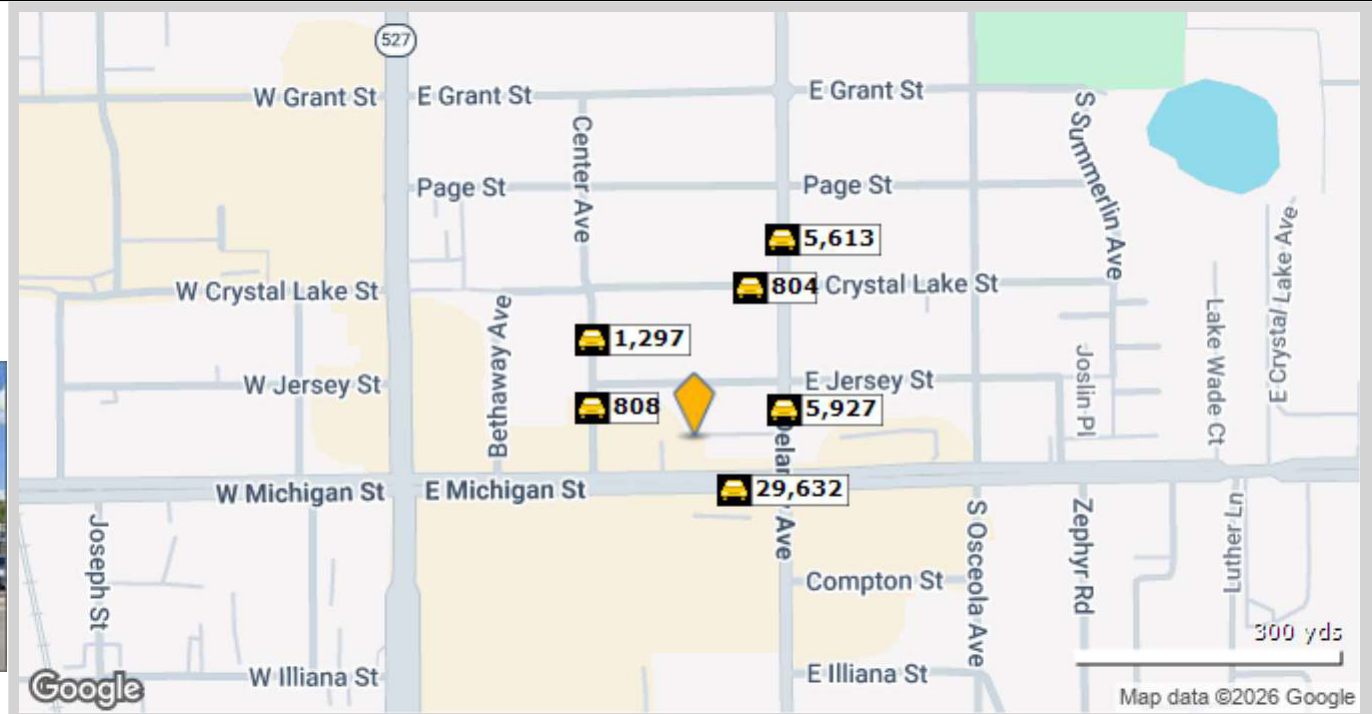
| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2025 Households by HH Income | 5,174 | 58,297 | 137,596 |
| <\$25,000 | 538 10.40% | 11,423 19.59% | 24,691 17.94% |
| \$25,000 - \$50,000 | 966 18.67% | 11,720 20.10% | 28,195 20.49% |
| \$50,000 - \$75,000 | 704 13.61% | 8,714 14.95% | 22,486 16.34% |
| \$75,000 - \$100,000 | 470 9.08% | 6,363 10.91% | 16,639 12.09% |
| \$100,000 - \$125,000 | 438 8.47% | 5,967 10.24% | 13,954 10.14% |
| \$125,000 - \$150,000 | 573 11.07% | 4,069 6.98% | 8,966 6.52% |
| \$150,000 - \$200,000 | 598 11.56% | 4,395 7.54% | 9,228 6.71% |
| \$200,000+ | 887 17.14% | 5,646 9.68% | 13,437 9.77% |
| 2025 Avg Household Income | \$122,486 | \$93,011 | \$93,115 |
| 2025 Med Household Income | \$95,159 | \$66,399 | \$67,178 |
| 2025 Occupied Housing | 5,175 | 58,296 | 137,595 |
| Owner Occupied | 2,874 55.54% | 21,822 37.43% | 55,848 40.59% |
| Renter Occupied | 2,301 44.46% | 36,474 62.57% | 81,747 59.41% |
| 2020 Housing Units | 5,501 | 62,237 | 146,045 |
| 1 Unit | 3,540 64.35% | 27,360 43.96% | 72,079 49.35% |
| 2 - 4 Units | 430 7.82% | 6,418 10.31% | 13,565 9.29% |
| 5 - 19 Units | 741 13.47% | 12,034 19.34% | 30,594 20.95% |
| 20+ Units | 790 14.36% | 16,425 26.39% | 29,807 20.41% |
| 2025 Housing Value | 2,872 | 21,822 | 55,848 |
| <\$100,000 | 63 2.19% | 1,212 5.55% | 3,817 6.83% |
| \$100,000 - \$200,000 | 102 3.55% | 1,729 7.92% | 6,662 11.93% |
| \$200,000 - \$300,000 | 267 9.30% | 2,225 10.20% | 7,695 13.78% |
| \$300,000 - \$400,000 | 474 16.50% | 4,209 19.29% | 10,387 18.60% |
| \$400,000 - \$500,000 | 636 22.14% | 5,034 23.07% | 9,413 16.85% |
| \$500,000 - \$1,000,000 | 1,108 38.58% | 6,081 27.87% | 14,004 25.08% |
| \$1,000,000+ | 222 7.73% | 1,332 6.10% | 3,870 6.93% |
| 2025 Median Home Value | \$483,333 | \$430,512 | \$393,866 |
| 2025 Housing Units by Yr Built | 5,604 | 63,232 | 149,025 |
| Built 2010+ | 945 16.86% | 9,230 14.60% | 22,215 14.91% |
| Built 2000 - 2010 | 352 6.28% | 7,130 11.28% | 17,136 11.50% |
| Built 1990 - 1999 | 232 4.14% | 4,678 7.40% | 14,387 9.65% |
| Built 1980 - 1989 | 631 11.26% | 8,105 12.82% | 22,394 15.03% |
| Built 1970 - 1979 | 1,000 17.84% | 12,251 19.37% | 26,590 17.84% |
| Built 1960 - 1969 | 907 16.18% | 8,170 12.92% | 18,074 12.13% |
| Built 1950 - 1959 | 798 14.24% | 8,571 13.55% | 18,826 12.63% |
| Built <1949 | 739 13.19% | 5,097 8.06% | 9,403 6.31% |
| 2025 Median Year Built | 1973 | 1977 | 1980 |



Traffic Count Report

321 E Michigan St, Orlando, FL 32806

Building Type: **General Retail**
 Secondary: -
 GLA: **11,716 SF**
 Year Built: **1958**
 Total Available: **1,580 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$30.00**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---------------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 E Michigan St | S Orange Ave | 0.01 W | 2023 | 30,509 | MPSI | .04 |
| 2 Michigan Street | Delaney Ave | 0.03 E | 2024 | 29,805 | MPSI | .04 |
| 3 Michigan Street | Delaney Ave | 0.03 E | 2025 | 29,632 | MPSI | .04 |
| 4 Delaney Ave | E Jersey St | 0.02 N | 2025 | 5,898 | MPSI | .06 |
| 5 Delaney Ave | E Jersey St | 0.02 N | 2024 | 5,927 | MPSI | .06 |
| 6 Center Ave | E Jersey St | 0.01 N | 2018 | 808 | MPSI | .07 |
| 7 Center Ave | E Jersey St | 0.03 S | 2018 | 1,297 | MPSI | .09 |
| 8 E Crystal Lake St | Delaney Ave | 0.02 E | 2018 | 804 | MPSI | .11 |
| 9 Delaney Ave | E Crystal Lake St | 0.03 S | 2025 | 5,597 | MPSI | .15 |
| 10 Delaney Ave | E Crystal Lake St | 0.03 S | 2024 | 5,613 | MPSI | .15 |



Demographic Trend Report

1 Mile Radius

321 E Michigan St, Orlando, FL 32806

Building Type: **General Retail**
 Secondary: -
 GLA: **11,716 SF**
 Year Built: **1958**

Total Available: **1,580 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$30.00**



| Description | 2020 | | 2025 | | 2030 | |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Population | 10,318 | | 11,620 | | 12,739 | |
| Age 0 - 4 | 433 | 4.20% | 670 | 5.77% | 744 | 5.84% |
| Age 5 - 9 | 490 | 4.75% | 556 | 4.78% | 703 | 5.52% |
| Age 10 - 14 | 521 | 5.05% | 537 | 4.62% | 633 | 4.97% |
| Age 15 - 19 | 522 | 5.06% | 545 | 4.69% | 601 | 4.72% |
| Age 20 - 24 | 537 | 5.20% | 559 | 4.81% | 600 | 4.71% |
| Age 25 - 29 | 981 | 9.51% | 731 | 6.29% | 670 | 5.26% |
| Age 30 - 34 | 988 | 9.58% | 972 | 8.36% | 835 | 6.55% |
| Age 35 - 39 | 829 | 8.03% | 996 | 8.57% | 980 | 7.69% |
| Age 40 - 44 | 722 | 7.00% | 948 | 8.16% | 1,033 | 8.11% |
| Age 45 - 49 | 732 | 7.09% | 853 | 7.34% | 989 | 7.76% |
| Age 50 - 54 | 706 | 6.84% | 797 | 6.86% | 916 | 7.19% |
| Age 55 - 59 | 650 | 6.30% | 710 | 6.11% | 824 | 6.47% |
| Age 60 - 64 | 609 | 5.90% | 697 | 6.00% | 755 | 5.93% |
| Age 65 - 69 | 521 | 5.05% | 636 | 5.47% | 694 | 5.45% |
| Age 70 - 74 | 415 | 4.02% | 512 | 4.41% | 602 | 4.73% |
| Age 75 - 79 | 259 | 2.51% | 390 | 3.36% | 477 | 3.74% |
| Age 80 - 84 | 189 | 1.83% | 258 | 2.22% | 334 | 2.62% |
| Age 85+ | 214 | 2.07% | 252 | 2.17% | 350 | 2.75% |
| Age 15+ | 8,874 | 86.01% | 9,856 | 84.82% | 10,660 | 83.68% |
| Age 20+ | 8,352 | 80.95% | 9,311 | 80.13% | 10,059 | 78.96% |
| Age 65+ | 1,598 | 15.49% | 2,048 | 17.62% | 2,457 | 19.29% |
| Median Age | 39 | | 41 | | 43 | |
| Average Age | 40.30 | | 41.20 | | 42.00 | |
| Population By Race | 10,318 | | 11,620 | | 12,739 | |
| White | 7,464 | 72.34% | 8,123 | 69.91% | 8,896 | 69.83% |
| Black | 760 | 7.37% | 929 | 7.99% | 1,022 | 8.02% |
| Am. Indian & Alaskan | 36 | 0.35% | 33 | 0.28% | 36 | 0.28% |
| Asian | 297 | 2.88% | 345 | 2.97% | 382 | 3.00% |
| Hawaiian & Pacific Islander | 9 | 0.09% | 10 | 0.09% | 10 | 0.08% |
| Other | 1,737 | 16.83% | 2,179 | 18.75% | 2,393 | 18.78% |



Demographic Trend Report

1 Mile Radius

321 E Michigan St, Orlando, FL 32806

| Description | 2020 | 2025 | 2030 |
|--------------------------------------|------------------|------------------|------------------|
| Population by Race (Hispanic) | 1,806 | 2,127 | 2,337 |
| White | 511 28.29% | 536 25.20% | 591 25.29% |
| Black | 26 1.44% | 21 0.99% | 22 0.94% |
| Am. Indian & Alaskan | 20 1.11% | 24 1.13% | 27 1.16% |
| Asian | 16 0.89% | 13 0.61% | 15 0.64% |
| Hawaiian & Pacific Islander | 2 0.11% | 0 0.00% | 0 0.00% |
| Other | 1,232 68.22% | 1,533 72.07% | 1,682 71.97% |
| Household by Household Income | 4,597 | 5,174 | 5,691 |
| <\$25,000 | 625 13.60% | 538 10.40% | 597 10.49% |
| \$25,000 - \$50,000 | 902 19.62% | 966 18.67% | 1,051 18.47% |
| \$50,000 - \$75,000 | 761 16.55% | 704 13.61% | 744 13.07% |
| \$75,000 - \$100,000 | 423 9.20% | 470 9.08% | 507 8.91% |
| \$100,000 - \$125,000 | 442 9.61% | 438 8.47% | 464 8.15% |
| \$125,000 - \$150,000 | 266 5.79% | 573 11.07% | 679 11.93% |
| \$150,000 - \$200,000 | 508 11.05% | 598 11.56% | 659 11.58% |
| \$200,000+ | 670 14.57% | 887 17.14% | 990 17.40% |
| Average Household Income | \$110,771 | \$122,486 | \$123,573 |
| Median Household Income | \$75,621 | \$95,159 | \$97,361 |

