

Mixed-Use Development in Downtown

109 S Osceola Ave, Orlando, FL 32801



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Downtown Orlando, Mixed-Use Development

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Property Details

"LOCATION, LOCATION, LOCATION" May be a well-known cliché, but has a significant impact. This 5-lot portfolio property, zoned MXD-2/T Mixed Use Development is located in the heart of Downtown Orlando - The City Beautiful is known as "The Theme Park Capital of the World". From the Magic Kingdom to the excitement of Orlando City's soccer games, Orlando offers entertainment for the whole family. Its tourist attractions draw approximately 70 million tourists a year including international guests. It is home of the University of Central Florida, the second largest university in the nation and one of the top research universities. Orlando International Airport (MCO) is one of the busiest airports in the USA.

Lake Eola is the hottest, most desirable location in downtown Orlando, the neighborhood features brick paved streets shaded by oak trees and is within a short walk to Lake Eola Park, a hub for 15 restaurants, shopping, dining, and entertainment. This distinctive area combines best of Orlando's natural beauty, history, fun events and Orlando Farmers Market.

Giant, fake swans -and real swans- circle the fountain of Lake Eola. The fake swans are paddle boats, rented by residents and visitors for relaxation and amazing views of the Downtown Orlando skyline. This area is considered a Walkers Paradise, is very bikeable, has free bus service and good transit options. The Orlando International Airport is within 20 minutes.

Orlando shines in the economy, amenities and transportation categories making it one of the best places to live in the USA. This year 2024 Orlando is ranked the No. 2 Best College City in America among large sized cities. The city beautiful maintained the No. 3 spot among overall making this the third year Orlando has placed in the top five nationally. Orlando has all the perks you can imagine from reasonable cost of living to academic and work prospects. Opportunity abounds in Orlando, one of the fastest growing cities in Florida. Some of the nation's top companies such as Lockheed Martin, NASA'S Kennedy Space Center, Nemours Children's Hospital and Walt Disney Resort have planted roots in Orlando.

Forbes has ranked Orange County's City of Orlando one of the fastest growing cities in the nation. Highlighting the Dr. Phillips Center for the Performing Arts, Sun Rail - the nation's newest commuter rail system. Forbes has also ranked Orlando as on the top 10 best cities Americans are moving to.

Orlando has a thriving job market and Orlando is an ever- growing with loads of opportunities. Orlando has the highest job growth of any city 8.69%.

The current Metro population of Orlando in 2024 is 2,101,000, a 1.45% increase from 2023. The Metro area population of Orlando in 2023 was 2,071,000 a 1.62% increase from 2022.

The current population of Orlando is 313,855 based on projections of the latest US Census estimates, growth rate 0.05% and growth since 2020, 2.03%

Price:	\$9,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.59 AC
Sale Conditions:	Bulk/Portfolio Sale
No. Lots:	1
Zoning Description:	MXD-2/T

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Location



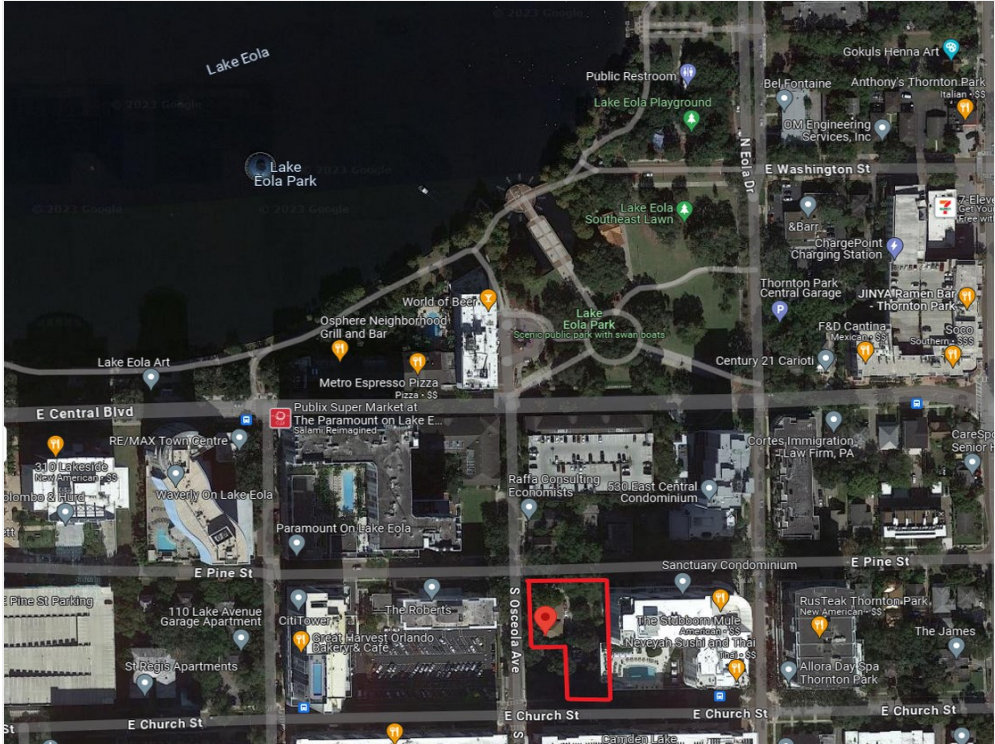
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Property Photos



Aerial Site Outline



Map View

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Property Photos



Neighborhood



Neighborhood

