

# SODO Retail Space

NEWLY REVITALIZED SUITES AVAILABLE

**MICHIGAN  
ROW**  
429 E. MICHIGAN



2 SUITES AVAILABLE - FROM 1,500 SF TO 1,800 SF



Exterior Renovations Underway

CALL FOR DETAILS





**DOWNTOWN  
ORLANDO**

**S ORANGE AVE**

**MICHIGAN  
ROW  
429 E. MICHIGAN**

**E MICHIGAN ST**

**S OSCEOLA AVE**

ADDRESS: 492 E Michigan St Orlando, FL 32806  
AVAILABLE: STE A-1,800 SF | STE B-1,500 SF  
PARCEL ID: 01-23-29-1992-00-581  
ZONING: ORL-AC-2/T/SP  
PARKING: 3/1,000 A8 Spaces  
SIGNAGE: Building

### HIGHLY VISIBLE SODO RETAIL LOCATION

Located along the highly trafficked Michigan Street corridor just minutes from Downtown Orlando, this neighborhood retail strip is undergoing exterior renovations that will modernize the center and enhance its street presence. The property offers an excellent opportunity for retailers and service-oriented businesses seeking strong visibility, convenient access, and a built-in customer base from the surrounding residential communities.

With improved curb appeal, ample on-site parking, and direct frontage on Michigan Street, the center is well positioned to serve the dense residential population and daily commuter traffic that passes the site. This revitalized retail destination provides an ideal setting for businesses looking to establish or expand their presence in one of Orlando's established in-town corridors.

### HIGHLIGHTS

- High-visibility retail strip along E Michigan Street, one of Orlando's primary east-west corridors connecting Downtown Orlando to Conway
- Exterior renovations underway, delivering a refreshed façade and improved curb appeal for tenants
- Minutes from Downtown Orlando, the Hourglass District, and Orlando Health, surrounded by dense residential neighborhoods and major employment centers
- Strong neighborhood demographics with a large population base within a short drive time and consistent daily commuter traffic
- Excellent accessibility with convenient connections to S Orange Ave, I-4, and SR 408, providing easy access for both local residents and commuters

OFFERED BY:



**GARRETT GLEITER**  
GARRETT@4ACRE.COM  
407.539.4514

**COLIN CHOU**  
COLIN@4ACRE.COM  
850.218.1902

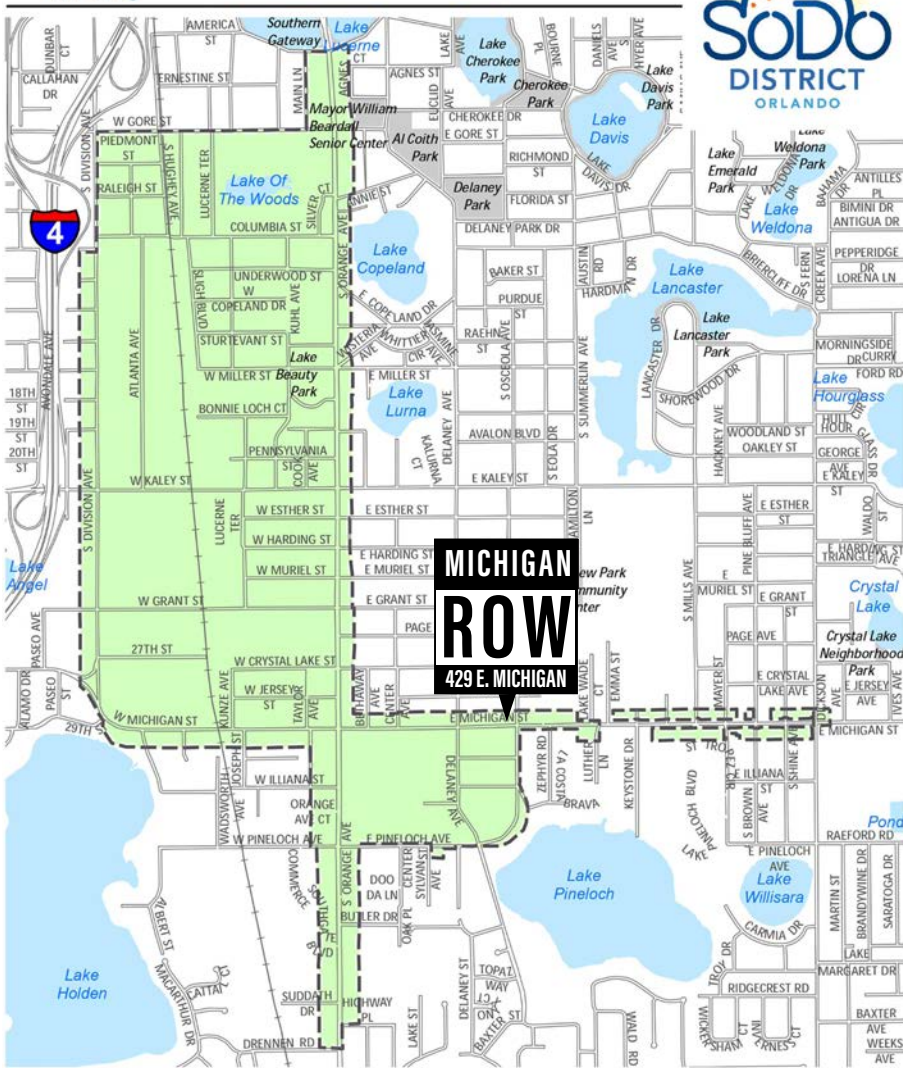
# LOCATION

Highly Desirable District just South of Downtown Orlando



## SoDo District Main Street Program

A local thing



The SoDo District is a business district surrounded by many of Orlando's historic neighborhoods known for their lakes, walkable parks and streets. Orlando Health, one of Orlando's most established hospitals has served as a mainstay of the district since 1918. One of Orlando's historic railroad stations is nestled within this community which is within one mile of Downtown Orlando.

Neighbors have joined forces with property owners and merchants revitalizing the Orange Avenue and Michigan Street corridors to celebrate this vibrant community where residents live, shop, work and play. With the growing number of renovations and additions to the commercial district, the SoDo District is defined as an emerging market. Small retail and mixed-use projects are creating a positive new look and tone. Many large retail chains have recently invested in the SoDo District, though a generous amount of boutique-style shops and mom-and-pop restaurants offer diverse options.

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# LOCATION AERIAL

DOWNTOWN  
ORLANDO  
2.9 MILES



SORANGE AVE

E MICHIGAN ST

DELANEY AVE

E PINELOCH AVE

MICHIGAN  
**ROW**  
429 E. MICHIGAN

S OSCEOLA AVE

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# LOCAL POINTS OF INTEREST

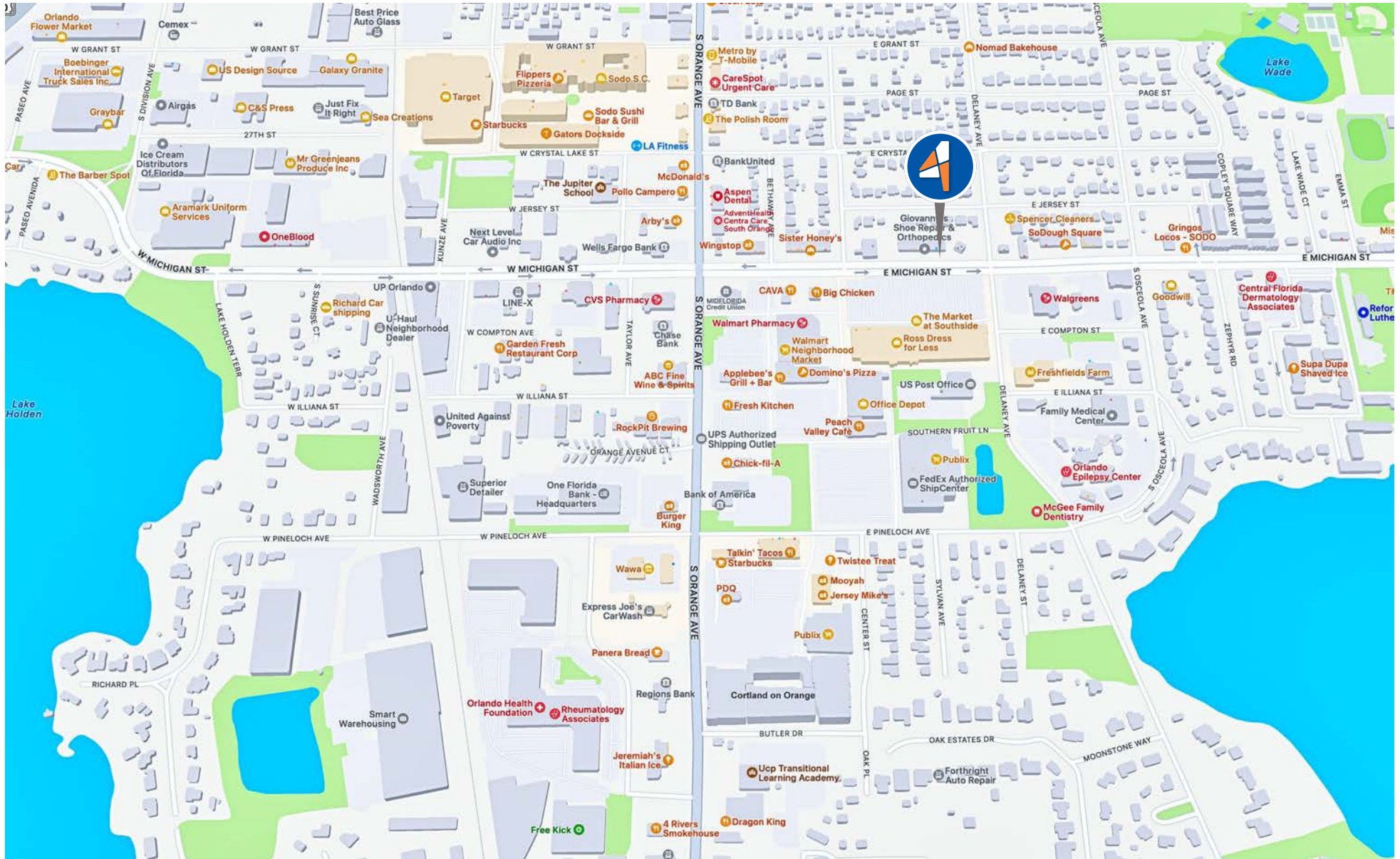
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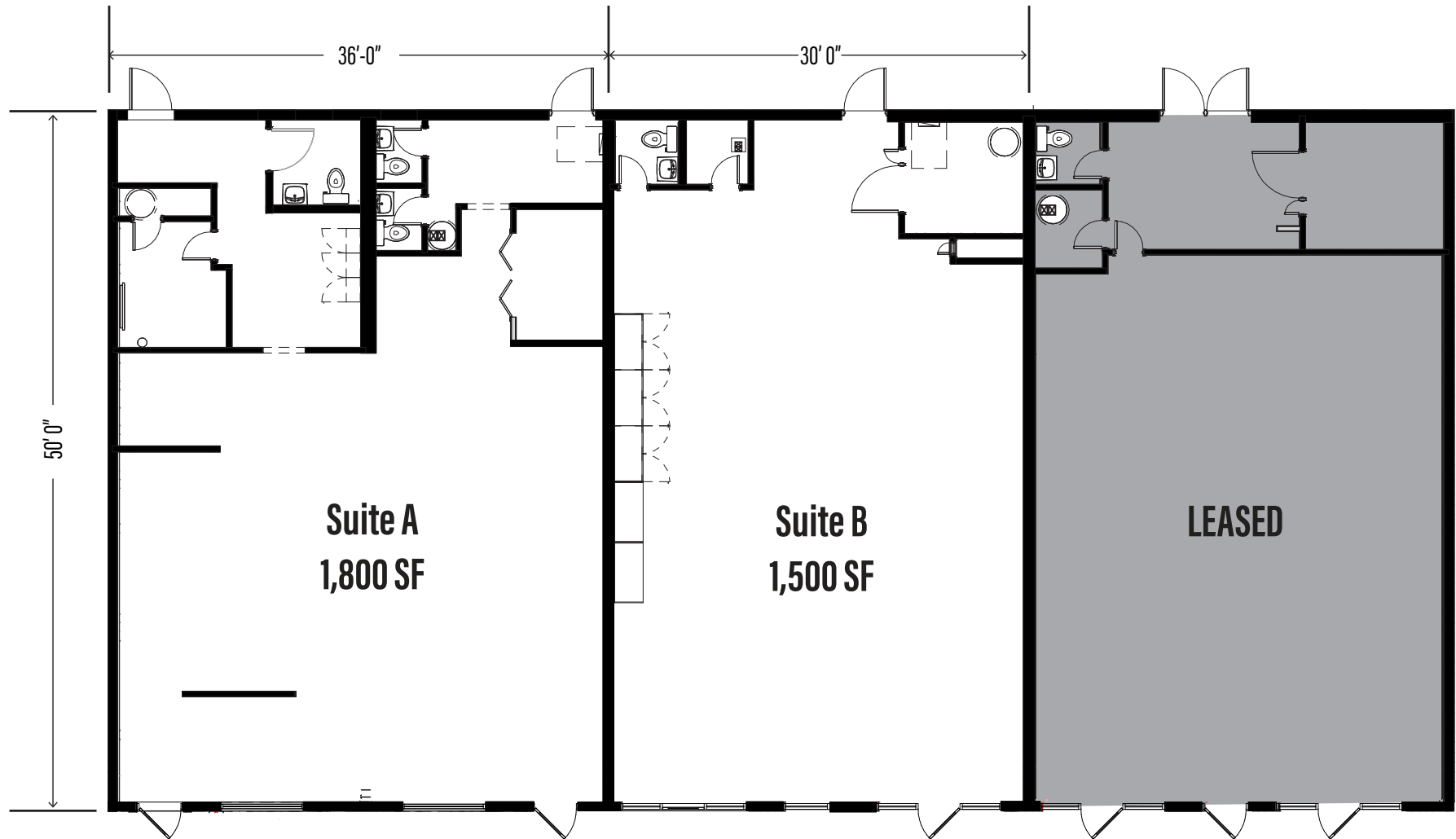
# POINTS OF INTEREST MAP



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# FLOOR PLANS | 2 AVILABLE SUITES

1,500 SF TO 1,800 SF



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# LOCATION + DEMOGRAPHICS



## DEMOGRAPHICS

### 2024 MEDIAN AGE

1 Mile	2 Miles	3 Miles
41.1	42	39.2

### 2024 POPULATION

1 Mile	2 Miles	3 Miles
12,416	51,458	127,903

### BUSINESSES

1 Mile	2 Miles	3 Miles
3,066	8,342	14,908

### EMPLOYEES

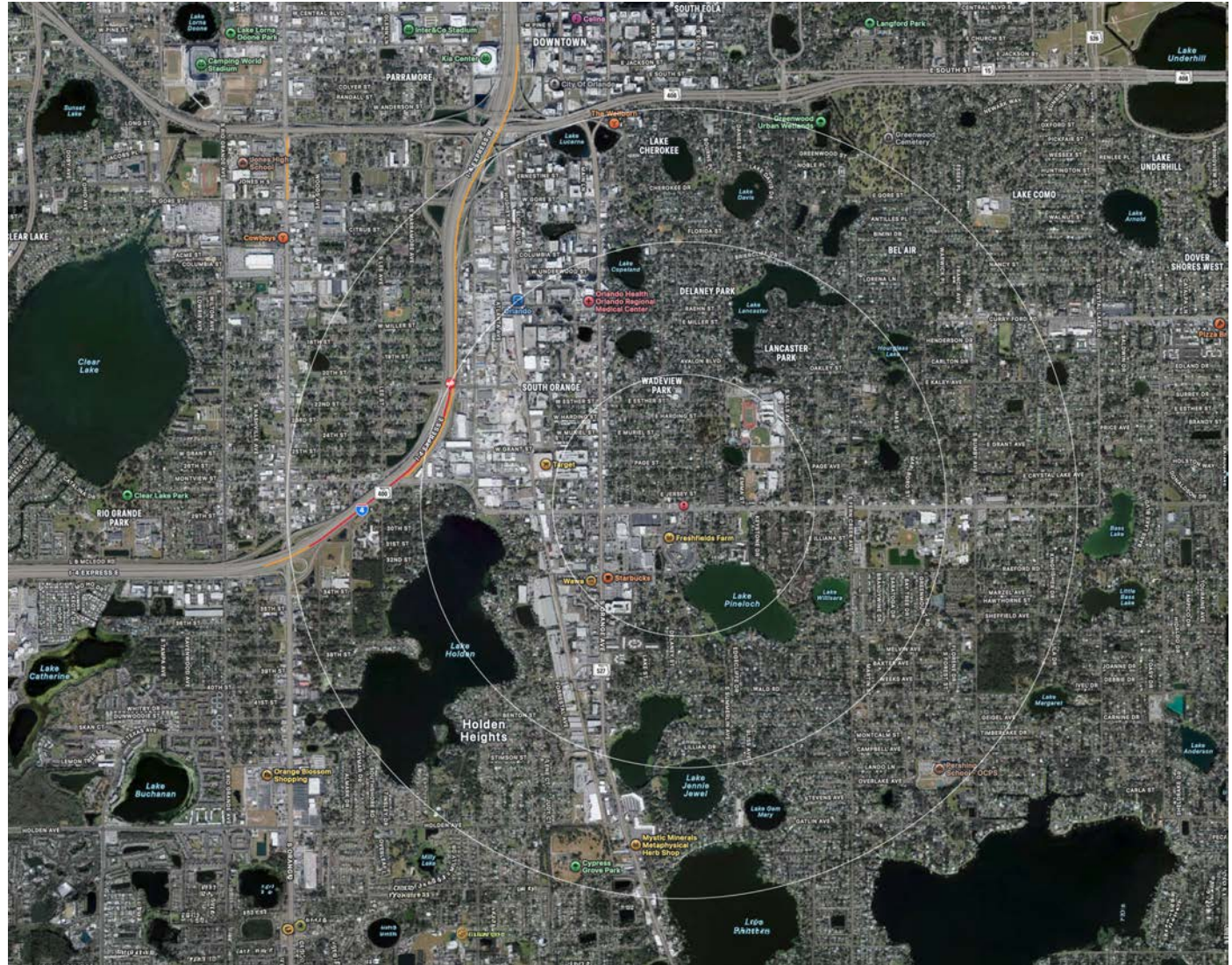
1 Mile	2 Miles	3 Miles
31,384	72,698	128,855

### HOUSEHOLDS

1 Mile	2 Miles	3 Miles
5,563	23,889	57,291

### HOUSEHOLD INCOME

1 Mile	2 Miles	3 Miles
\$121,365	\$109,264	\$94,619



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