



Church St Social

1012 WEST CHURCH STREET, ORLANDO, FL 32805



Location Overview

The Church St Sub-market is known for its historic charm, Church Street is packed with bars, eateries, and live entertainment venues. The district's heritage as a nightlife hub, creative culture and its easy access to public transport make it a central spot for attracting both locals and tourists. The available unit is conveniently fronting W Church St, directly between the Kia Center, Orlando City Soccer Stadium, and Camping World Stadium. All three combined host up to 60,000 events a year. The site's high traffic and visibility add to the economic appeal of this Second-Generation Brewery space. With the tourist traffic in addition to the 35,000 ADT on S Orange Blossom Trail, this site provides the ideal location for regional operators. Orlando is also one of the fastest-growing metro areas in the United States. Young professionals, families, and students from nearby colleges add to a steady influx of new residents.

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY
JOSIAH MOORE

407.304.8485

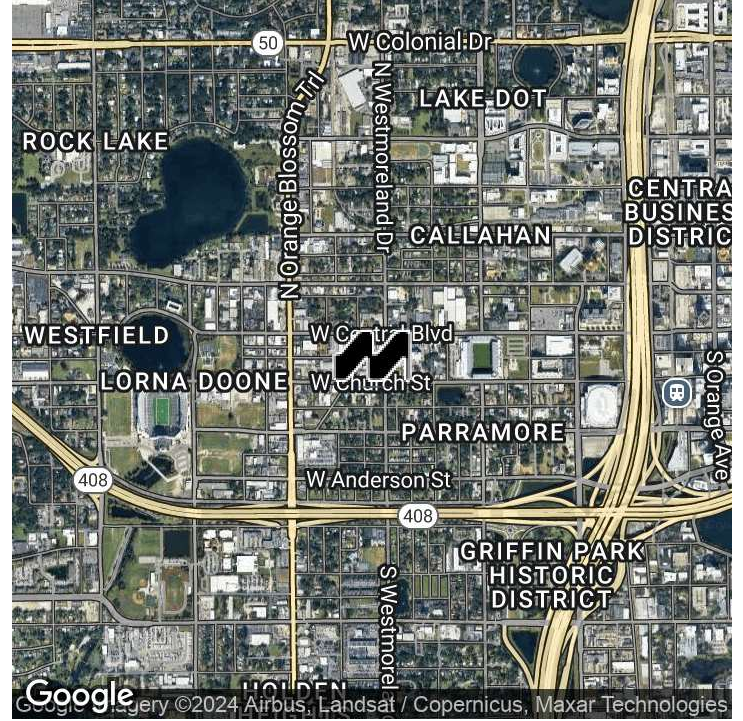
Briang@millenia-partners.com



EXECUTIVE SUMMARY

1012 WEST CHURCH STREET, ORLANDO, FL 32805

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,878 SF
Available SF:	3,878 SF
Lot Size:	1.82 Acres
Number of Units:	1
Year Built:	1969
Renovated:	2018
Zoning:	I-G
Market:	Orlando
Submarket:	Downtown Orlando
Traffic Count:	35,000

PROPERTY OVERVIEW

Introducing 1012 West Church Street, a prime commercial property available for lease in the heart of Orlando, FL. This versatile space offers a spacious layout, ideal for retail or restaurant use. With ample parking and high visibility, it's perfect for businesses seeking to make a bold impression. The beautifully designed interior features modern finishes and large windows, filling the space with natural light. Situated in a thriving location, this property presents an exceptional opportunity for businesses looking to establish a prominent presence in Orlando's vibrant commercial landscape. Discover the potential of 1012 West Church Street for your business today.

PROPERTY HIGHLIGHTS

- 3,878 Gross SF of Retail/Restaurant space
- Available on a NNN lease
- \$20.00 SF base rent
- Fully Equipped 2nd Gen Brewery

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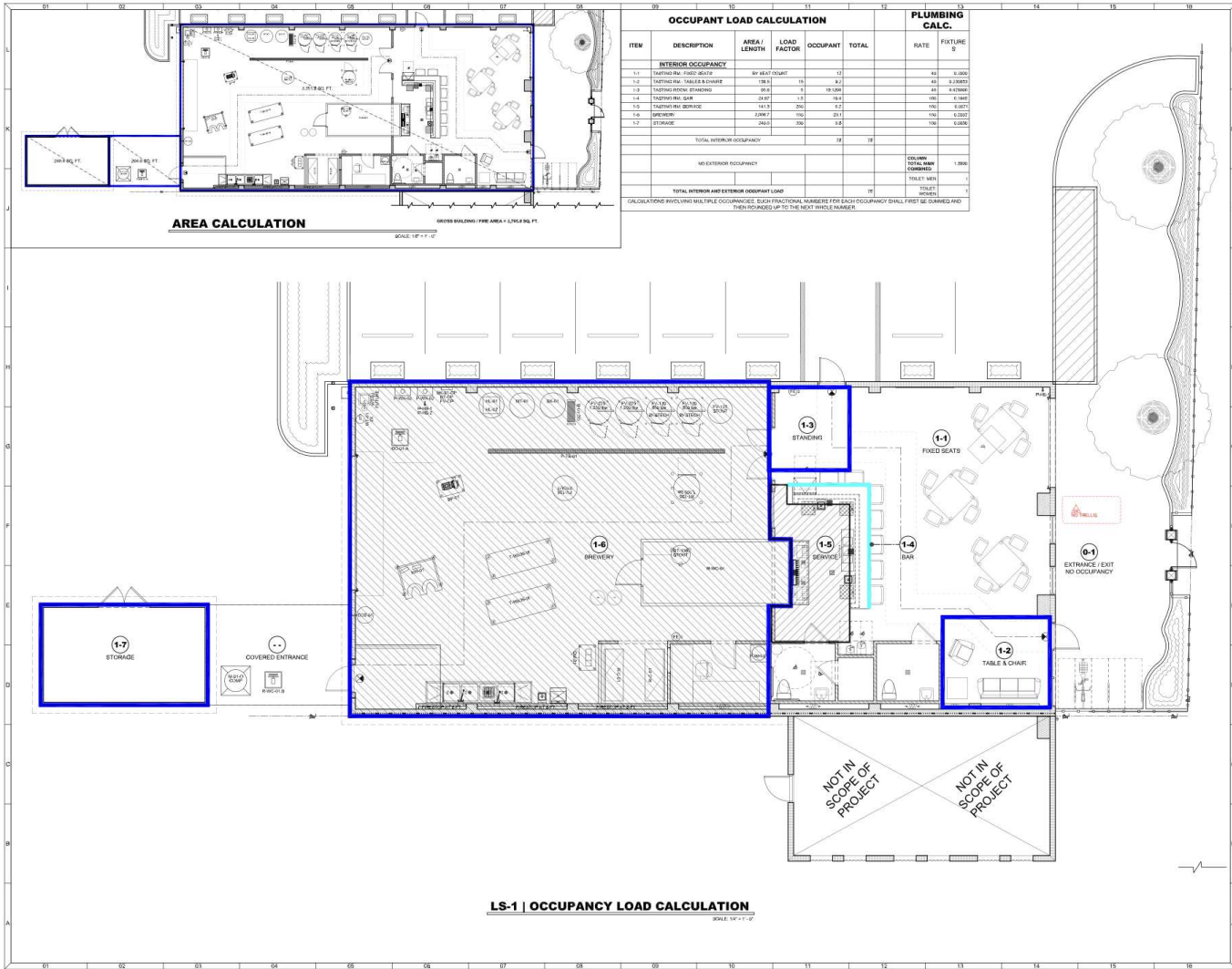
RETAIL PROPERTY

For Lease

ADDITIONAL PHOTOS

1012 WEST CHURCH STREET, ORLANDO, FL 32805

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NASRALLAH
ARCHITECTURAL GROUP, INC.

3832 P. A. Highway, Daytona Beach, FL 32117
PH: 407.255.0016 FAX: 407.255.2499
www.nasrallah.com

A COMMERCIAL RENOVATION FOR
Broken Cauldron, LLC
Orlando, Florida

2016-03-28

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PRESENTED BY
JOSIAH MOORE
407.304.8485
Briang@millenia-partners.com

RETAIL PROPERTY
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CUSTOM PAGE

1012 WEST CHURCH STREET, ORLANDO, FL 32805

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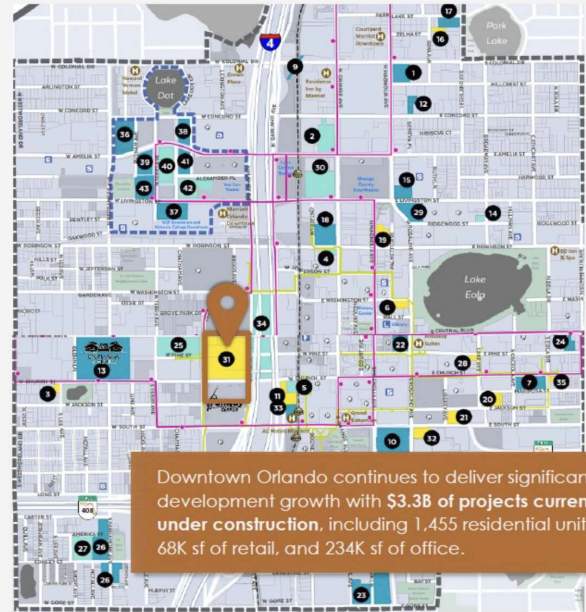
Downtown Orlando Development Map

Projects

1. 101 Hillcrest
2. The 500
3. 802 W. Church St.
4. Art2
5. Bumby Arcade Food Hall
6. Cambria Suites Hotel
7. Camden Lake Eola
8. Camping World Stadium
9. Colonial Dr. Overpass
10. Dr. Phillips Center for the Performing Arts
11. The Edge at Church Street Station
12. Eola North
13. Exploria Stadium
14. Fountain Vu 5
15. Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown
16. Irma Apartments
17. Irving on Park
18. MAA Robinson Apartments
19. Magnolia Mixed-Use Development
20. Mariposa Grove
21. Monarch Tower
22. Mondrian on Lake Eola
23. Novel Lucerne
24. The Olive Townhouses
25. Orlando Magic Training Facility
26. Parramore Oaks - Phase I
27. Parramore Oaks - Phase II
28. Pine and Lake Mixed-Use Tower
29. Radius Apartment Tower
30. Society Orlando
- 31. Sports Entertainment District (SED)**
32. The Signature
33. Truist Plaza at Church Street Station
34. Under - i
35. Vive on Lake Eola

Creative Village

36. Amelia Court
37. Dr. Phillips Academic Commons
38. Electronic Arts (EA) Orlando
39. The Julian
40. Luminary Green
41. Modera
42. Parcel X, X-1, Y
43. UnionWest



Downtown Orlando continues to deliver significant development growth with **\$3.3B of projects currently under construction**, including 1,455 residential units, 68K sf of retail, and 234K sf of office.

DOWNTOWN ORLANDO DEVELOPMENT AND ENTERTAINMENT

Downtown Orlando has become a thriving epicenter for both tourism and local lifestyle, making it an ideal location for restaurant and brewery operators. With rapid urban growth, investments in infrastructure, and the evolution of diverse entertainment districts, the downtown area is an increasingly strategic spot for establishing a strong regional presence. Since Orlando is one of the fastest-growing metro areas in the United States. Young professionals, families, and students from nearby colleges add to a steady influx of new residents and ensure a diverse clientele. In addition, Downtown Orlando is home to thousands of office spaces, residential buildings, and popular attractions, all driving significant foot traffic that benefits local dining and drinking establishments. While attracting international visitors, Orlando draws residents from surrounding areas who seek its unique mix of nightlife, events, and cuisine, creating a dependable and enthusiastic customer base for breweries and restaurants.

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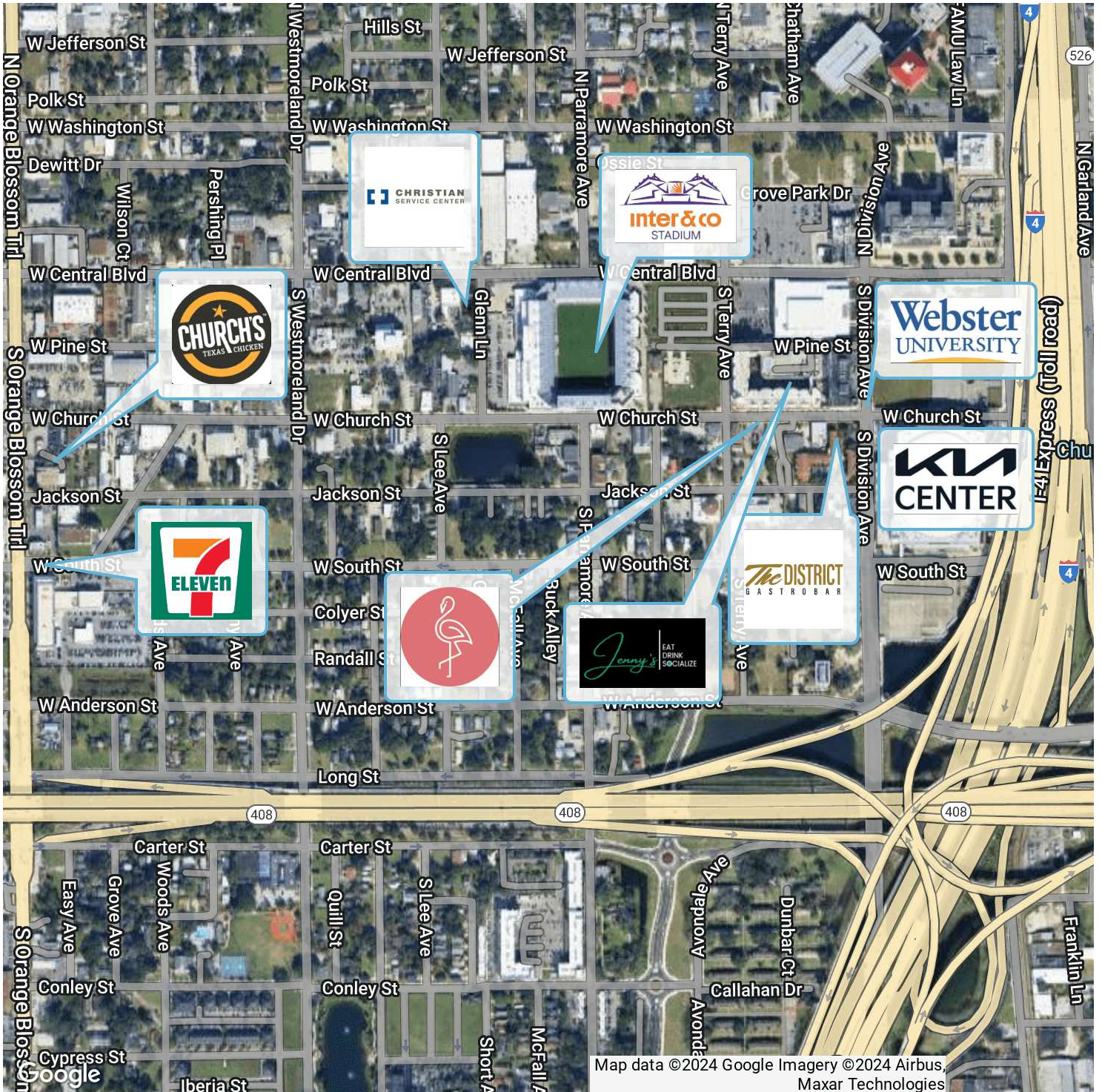
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LOCATION MAP

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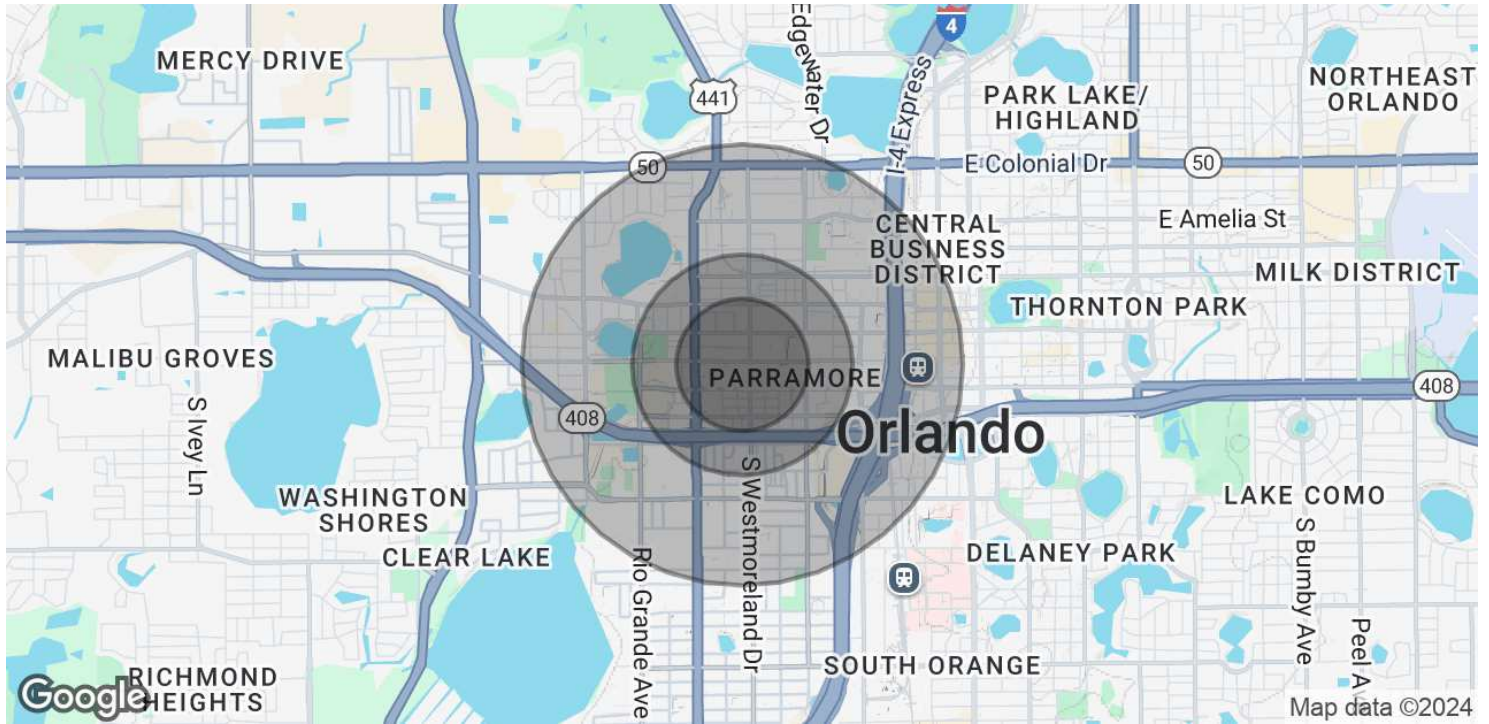
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	804	3,432	12,990
Average Age	40	39	39
Average Age (Male)	41	39	38
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	1,277	5,277
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$44,783	\$61,284	\$72,505
Average House Value	\$264,420	\$376,865	\$462,687

Demographics data derived from AlphaMap

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