

906 N ORANGE AVE

ORLANDO, FL 32801



\$2,295,000.00

Take advantage of this rare chance to own an iconic building in downtown Orlando, boasting unbeatable exposure right on Orange Avenue and visibility from I-4! This highly sought-after property provides endless possibilities for investors and business owners alike.

Currently divided into two functional spaces, one side features a spacious, multi-office layout ideal for corporate headquarters or creative workspaces, while the other side is occupied by a Benjamin Moore paint store with a lease in place for just over two years. This section offers ample retail and warehouse space, complete with a loft—perfect for inventory or additional workspace.

Whether you're looking to utilize the building as-is, establish a flagship business, or explore redevelopment opportunities, this property offers a unique opportunity to create a lasting impact in the heart of the city. Embrace the potential to go vertical and expand within one of Orlando's premier locations!



PROPERTY HIGHLIGHTS

- **Total Building Size:** 9,423 SqFt
- **Total Lot Size:** 16,092 SqFt
- **Approximate Retail & Warehouse Size:** 6,300 SqFt
- **Approximate Office Space Size:** 3,123 SqFt
- **Zoning:** AC-3A/T
- **Location:** The subject property is located at 904 and 906 North Orange Avenue at the northwest corner of the intersection at North Orange Avenue and West Marks Street in Orlando, Orange County.
- **Configuration:** 2 separate units, one is large office space, one retail space, and warehouse space

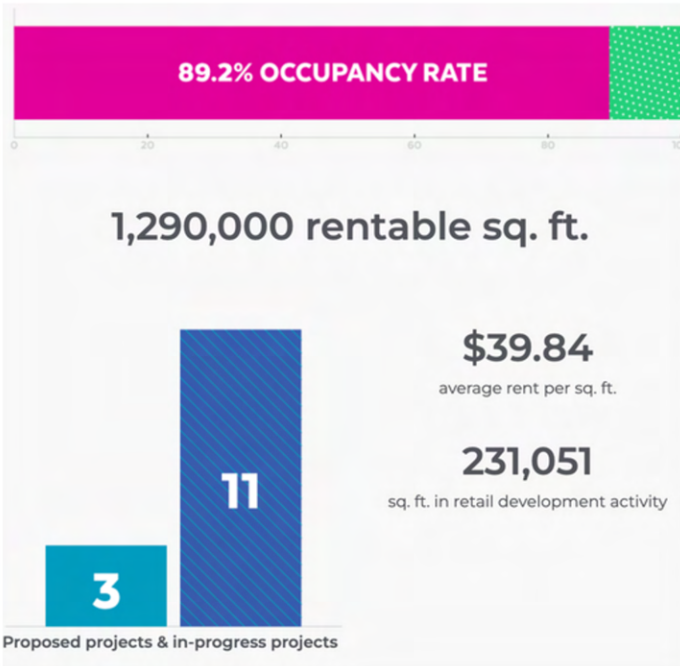
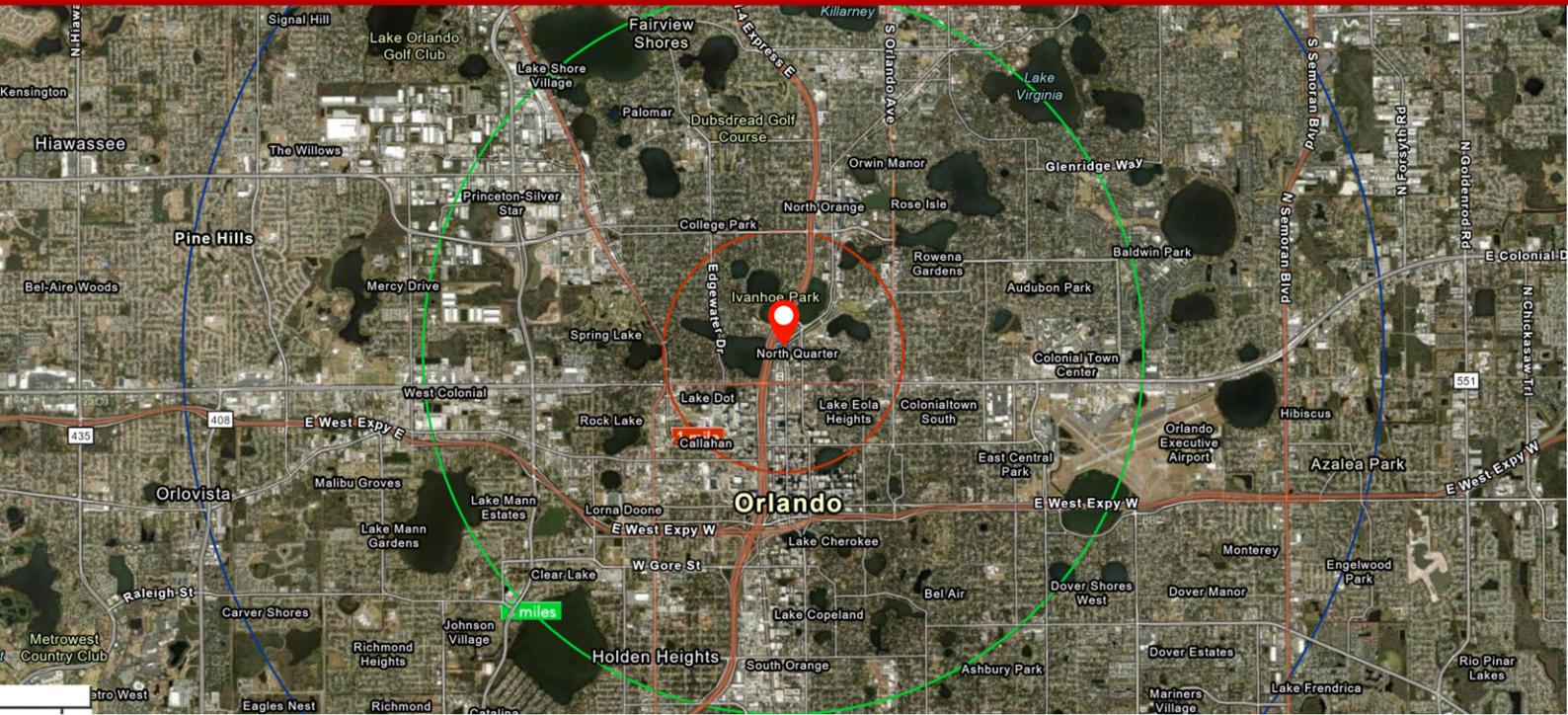


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PROPERTY OVERVIEW



DOWNTOWN ORLANDO

LOCAL ECONOMY AND DEVELOPMENT

Beyond its world-renowned theme parks, Orlando also boasts a diverse economy that spans across life sciences, healthcare, technology, and advanced manufacturing. Ranked among the nation's top cities for job growth, tech job growth among large metros, fastest-growing U.S. metro, and best cities to find a new job, Orlando offers exciting opportunities for professionals across various sectors.

Downtown Orlando is undergoing a transformative period, fueled by significant investments and strategic planning. Just this year, the City of Orlando approved nearly \$20 million project to redevelop and redesign downtown. As a major thoroughfare, Orange Avenue is set to benefit from these developments. With ongoing investments in infrastructure and development, purchasing and redeveloping a commercial space on Orange Avenue near I-4 can be a very strategic move.



Demographics

(according to latest census)

Population

1 mile	3 miles	5 miles
14,161	91,697	282,593

Total Businesses

1 mile	3 miles	5 miles
3,895	14,639	26,722



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