



## HISTORIC DOWNTOWN OFFICE BUILDING FOR SALE

120 N Orange Ave, Orlando, FL 32801

OWNER-USER OPPORTUNITY  
Direct frontage on Orange  
Ave in Downtown Orlando

### PROPERTY HIGHLIGHTS

- **Historic "Trophy" Status:** Originally built in 1925 as the Historic Autrey Arcade Shopping Mall and fully renovated in 2012, the property combines historic character with modern infrastructure, appealing to law firms, creative agencies, and tech tenants.
- **Prime "Main & Main" Location:** High visibility at Orange Ave and Washington St and a Walk Score of 96. It is within walking distance of the Orange County Courthouse, Lake Eola, dining, and multiple parking options.
- **Superior Connectivity:** The property provides easy access to I-4, SR 408, SunRail, and LYNX bus routes, earning an "Excellent Transit" score of 73.
- **Signage Opportunity:** The low-/mid-rise historic design allows for valuable eye-level branding and signage visibility not available in surrounding high-rise towers.
- **Proximity to Public Infrastructure:** Just two blocks from the Orange County Courthouse, the property is well positioned to attract legal and professional service tenants.



#### ASKING PRICE:

Call For Pricing



#### BUILDING SIZE:

Total: 15,045± SF  
1st Floor: 8,184± SF  
2nd Floor: 6,861± SF



#### ZONING:

ORL-AC-3A/T/HP  
(Variety of Uses)



#### YEAR BUILT/RENOVATED:

1925 / 2012



**HARBERT**  
REALTY SERVICES

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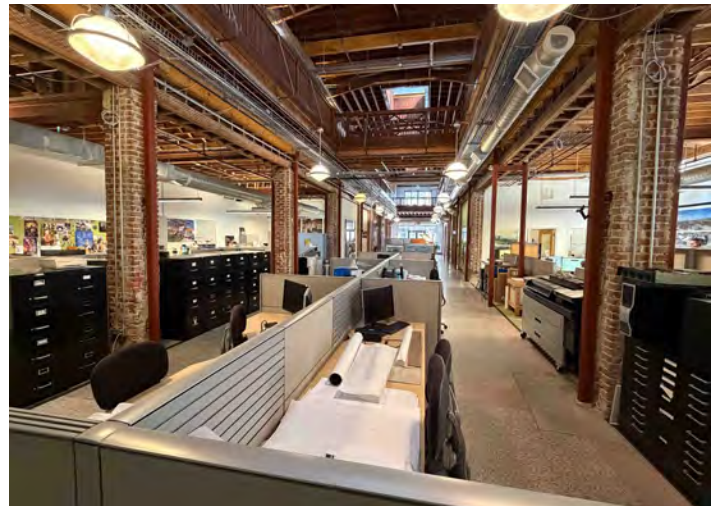
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**For More Information: [HarbertRealty.com](http://HarbertRealty.com)**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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## PICTURES



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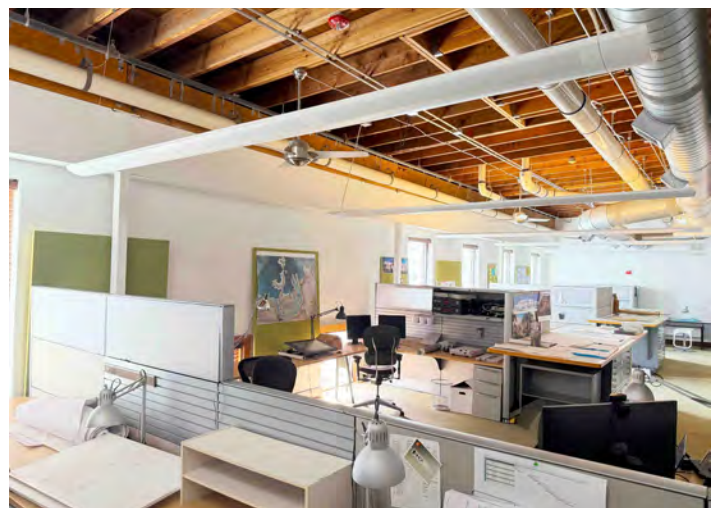
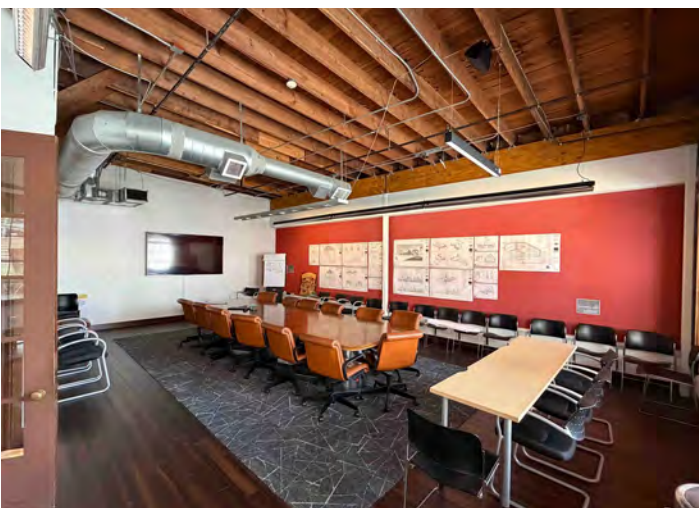
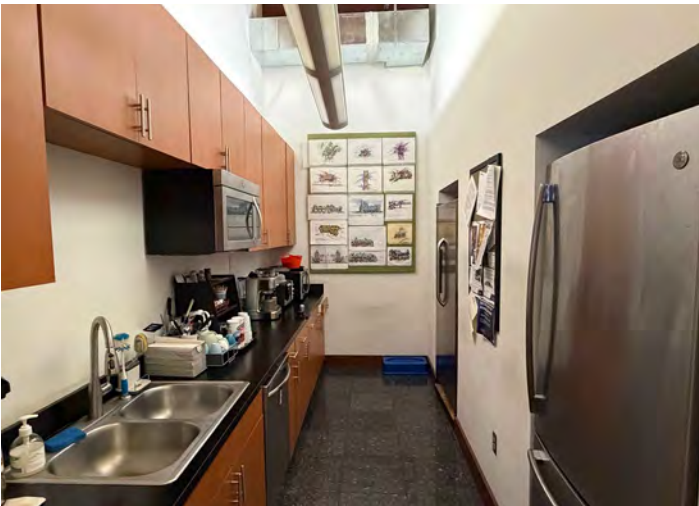
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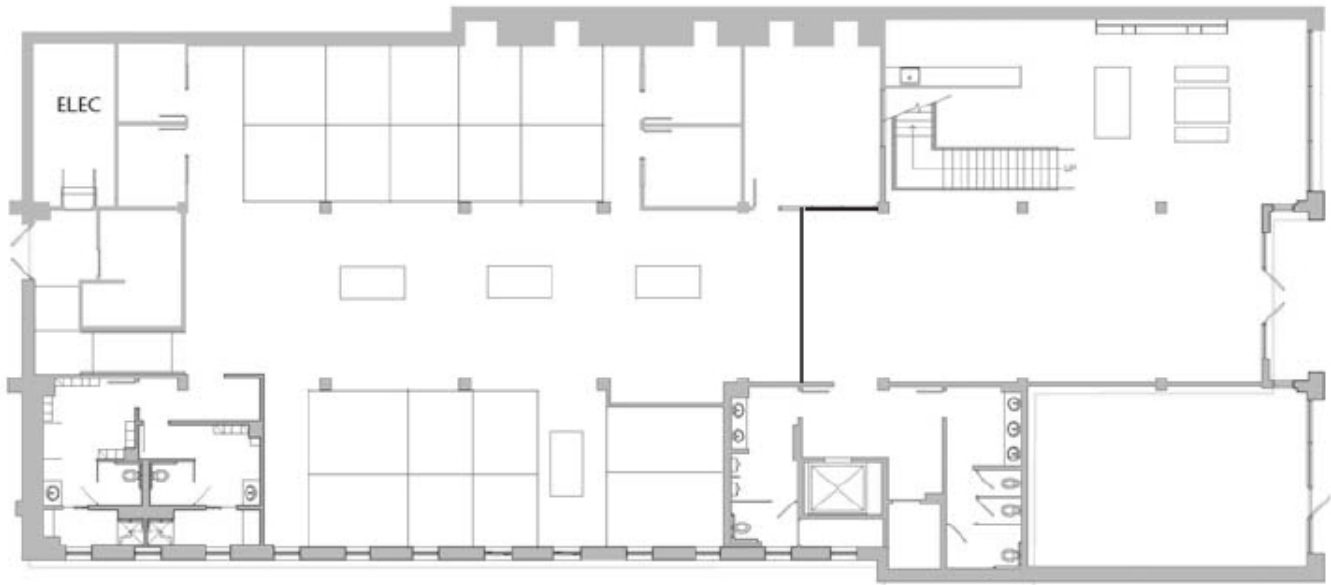
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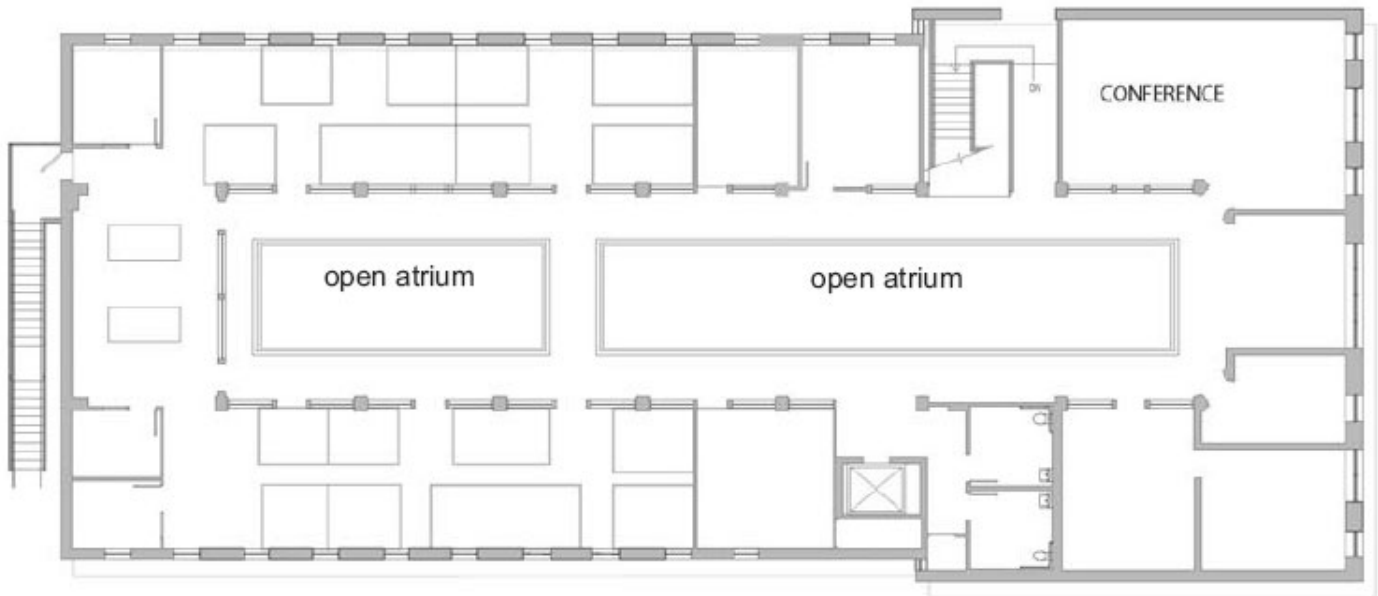
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## FLOOR PLANS



**First Floor - 8,184± SF**



**Second Floor - 6,861± SF**



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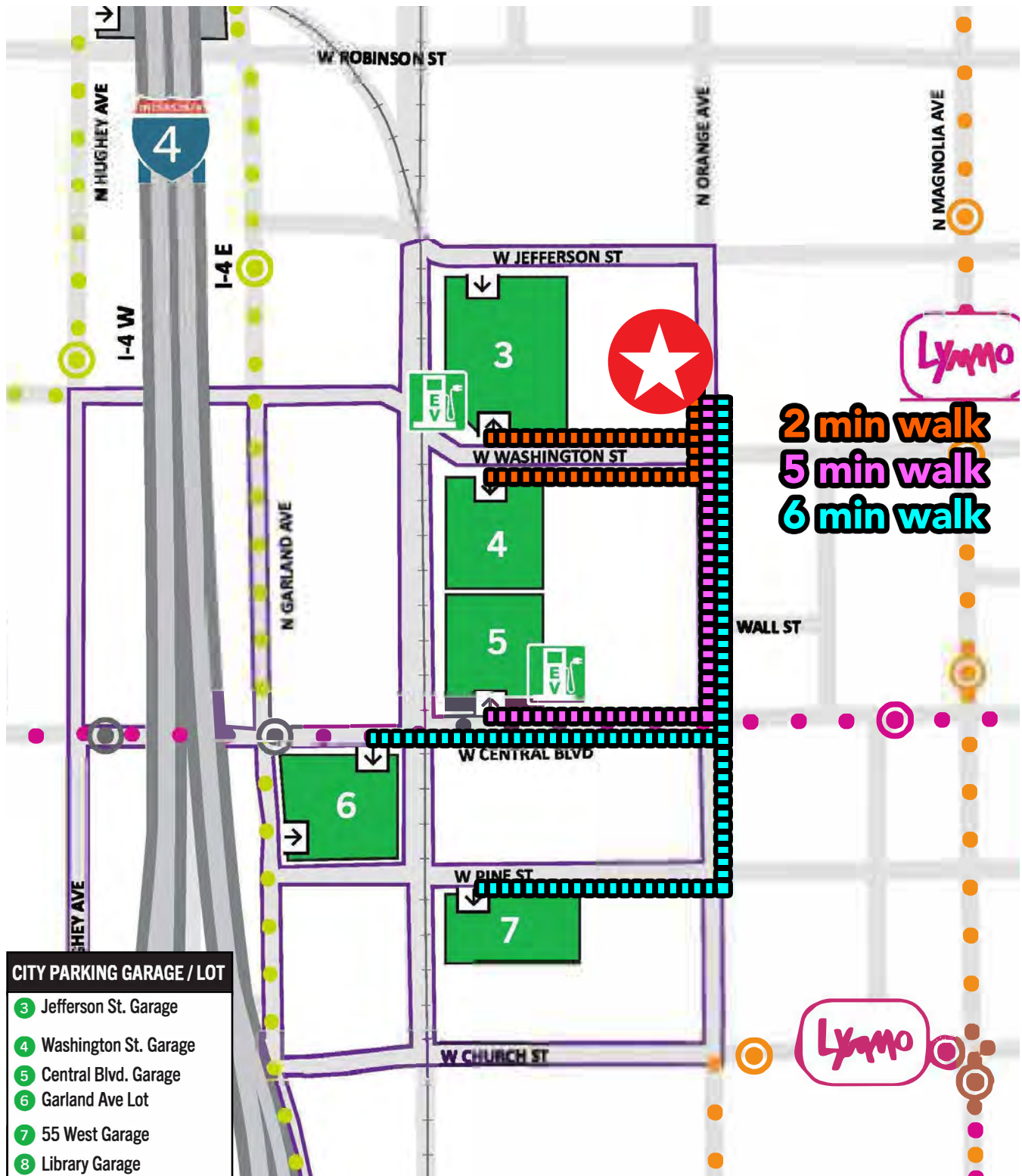
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## NEARBY PARKING



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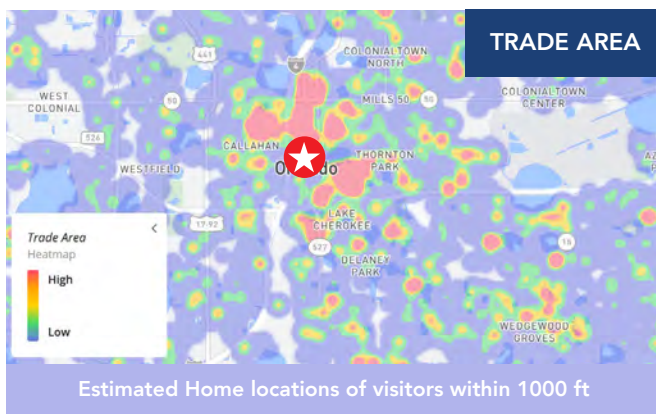
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## AREA OVERVIEW



### 12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	3.7M
Visitors	1.2M
Visit Frequency	3.07x
Avg Dwell Time	97 minutes
Visitor Income	\$69.9K Median HH Income



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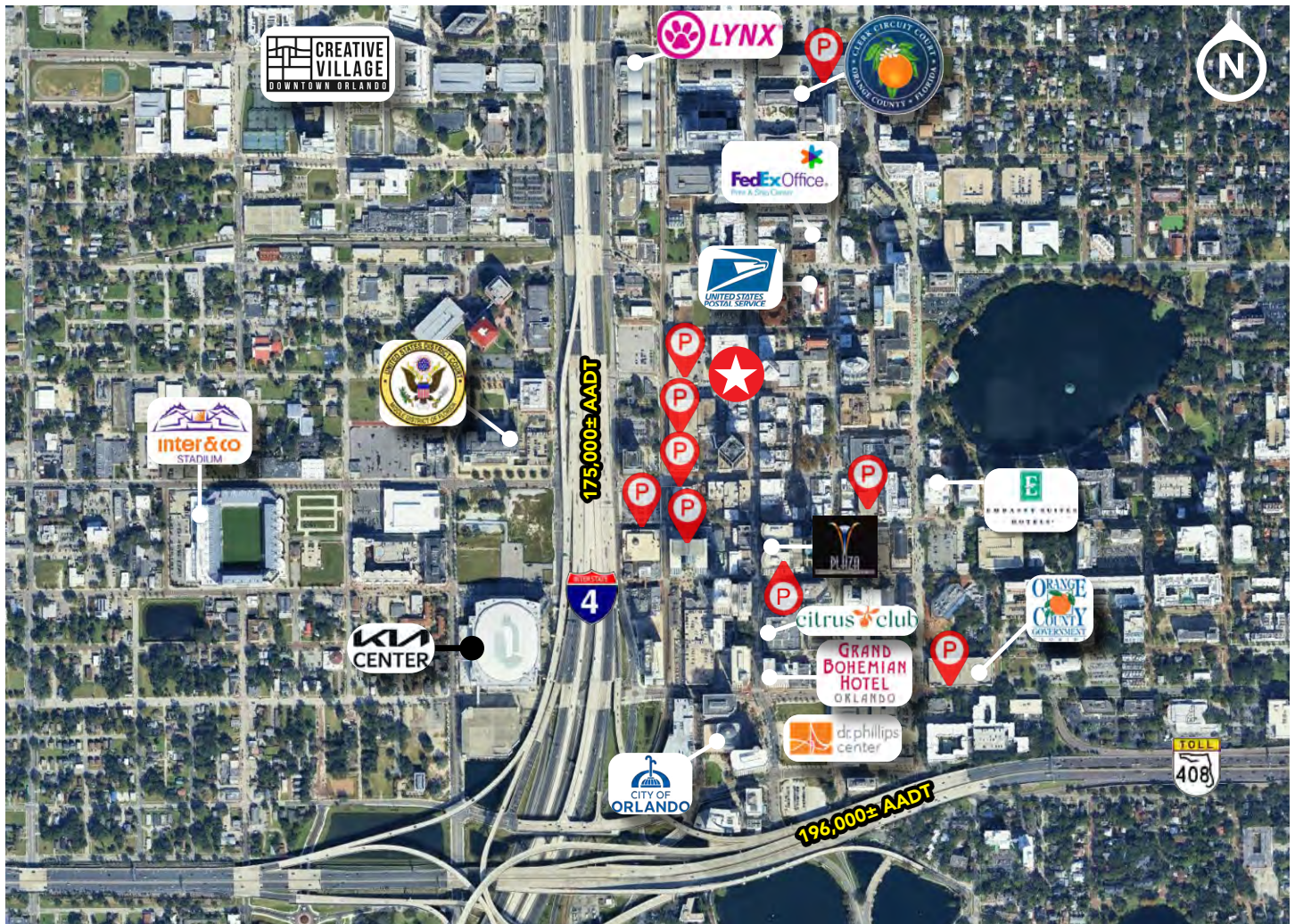
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## AREA OVERVIEW



POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
28,190	109,466	310,073	50,320	114,117	221,943	\$124,509	\$132,601	\$115,459



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