



7,100 SF with outdoor patio

# Lakefront 2nd Gen Restaurant

Capital Plaza Two | 301 E. Pine Street | Orlando, FL



# Why Downtown Orlando?

Discover the pulse of Downtown Orlando’s retail and dining scene, where innovation meets flavor in a tapestry of fresh experiences. Dive into a retail landscape that seamlessly blends independent shops and cutting-edge boutiques, offering a diverse array of treasures waiting to be uncovered.



## Downtown Restaurant Program

Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed **\$400,000**.

## Downtown Restaurant Program

*Igniting Culinary Growth Through the DTO Restaurant Program*

- Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed \$400,000.
- Non-full-service restaurants in a focus area can receive up to **\$50 per square foot**, not to exceed \$100,000.
- Restaurants that add or improve outdoor seating areas can receive an additional **\$5 per square foot** not to exceed \$25,000.
- Rent abatement payments are available for qualifying restaurants up to **\$50,000 during the first year**.

[\(Click Here to Learn More\)](#)

## Downtown Stats



87,200+  
*Downtown Workforce  
Population*

8,000+  
*College Students in  
Downtown Orlando*



12+ Million  
*Rentable SF*

790,00+ SF  
*SF in Office  
Space Development Activity*



21,000+  
*Residents Living in  
Downtown Orlando*

6,013+  
*Apartments, with  
58% Built After 2015*



1,300,000  
*Rentable SF*

231,051 SF  
*Retail Development Activity*



1,162  
*Hotel Rooms*

\$133.33  
*Average Daily Rate*

Source: [Downtownorlando.com](#)





## Property Highlights

- Lakefront 2nd Gen Restaurant Space
- Located in the heart of Orlando's Central Business District
- Part of a two-building complex on the shores of Lake Eola Park
- 15-story building with over 300,000 SF of premium office space 95% leased
- Walking distance to 1,162 hotel rooms, numerous restaurants, and world-class entertainment venues. (Kia Center, Exploria Stadium, Dr. Phillips Center and Walt Disney Amphitheater)
- Fronting Central Boulevard
- Monument sign on Central Boulevard



**INTERIOR BAR**



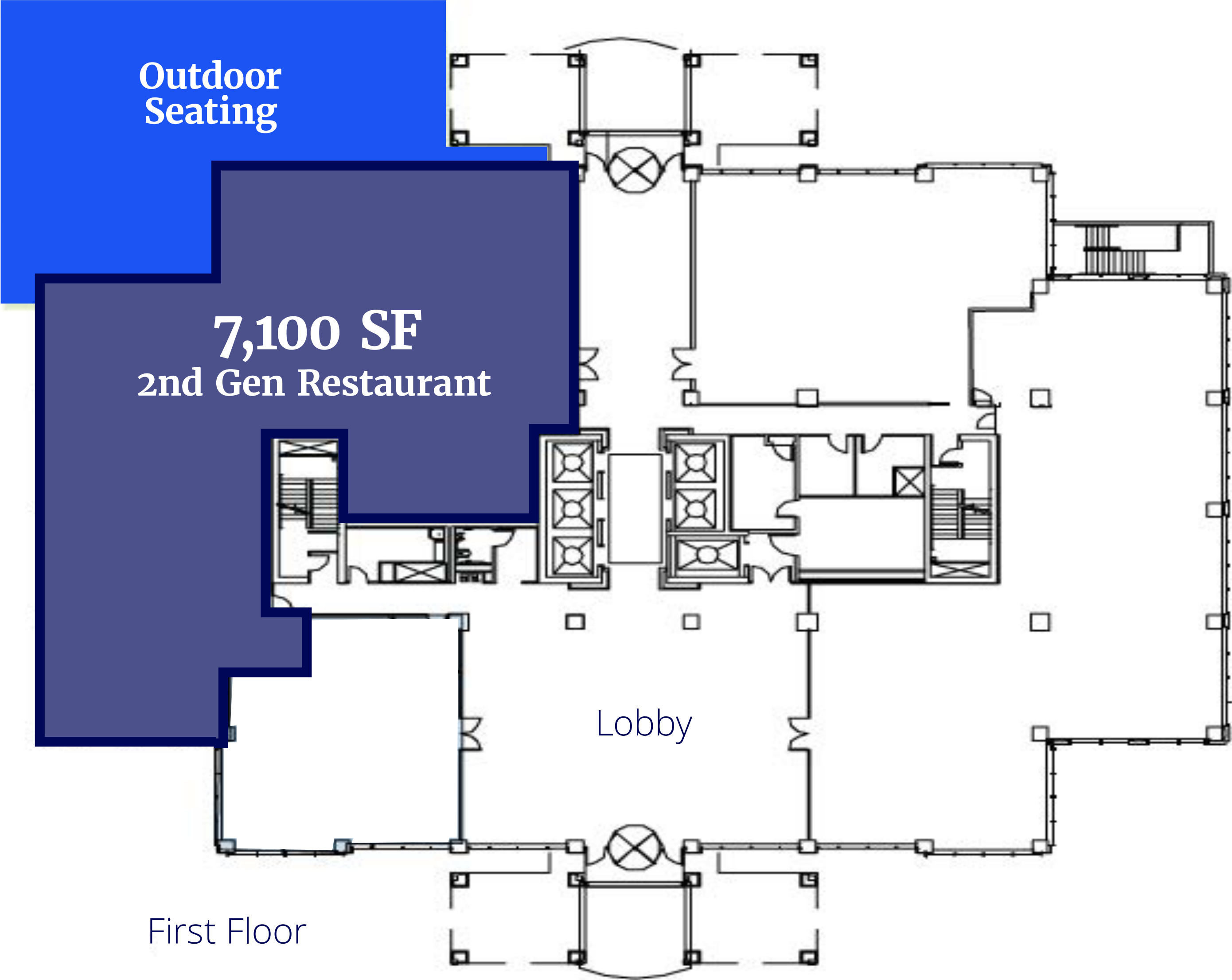
**INTERIOR SEATING**



**EXTERIOR SEATING**



Site Plan







## Demographics



### Population

1-Mile: 22,481  
3-Mile: 107,782  
5-Mile: 300,904



### Daytime Population

1-Mile: 88,982  
3-Mile: 255,366  
5-Mile: 460,674



### Households

1-Mile: 12,636  
3-Mile: 50,988  
5-Mile: 126,162



### Average HH Income

1-Mile: \$123,133  
3-Mile: \$123,863  
5-Mile: \$106,767



# Market Aerial

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44
- 107 Hillcrest

409 North Magnolia
- 520 East

800 North Orange
- 811 East Washington

Ace Cafe
- Cambria Suites Hotel

Camden North Quarter
- Camden Thorton Park

Camping World Stadium
- Central Station

Church Street Plaza
- City Tower

Creative Village - Ameilia Court
- Creative Village - Central Park

Creative Village - Dr. Phillips Academic Commons
- Creative Village - EA Headquarters

Creative Village - Modern
- Creative Village - The Julian

Creative Village - Union West
- Division Central (DXV)

Dr. Phillips Center - Phase I/II
- Eola North

Exploria Stadium
- Fountain VU 5

Irving on Park
- Lexington Court

Kia Center
- Marriott Orlando Downtown

Men's Service Center
- Modera Central by Mill Creek

Novel Lucerne
- OCPS Academic Center for Excellence

Orange and Robinson Apartment
- Orlando Health Corporate Office Building

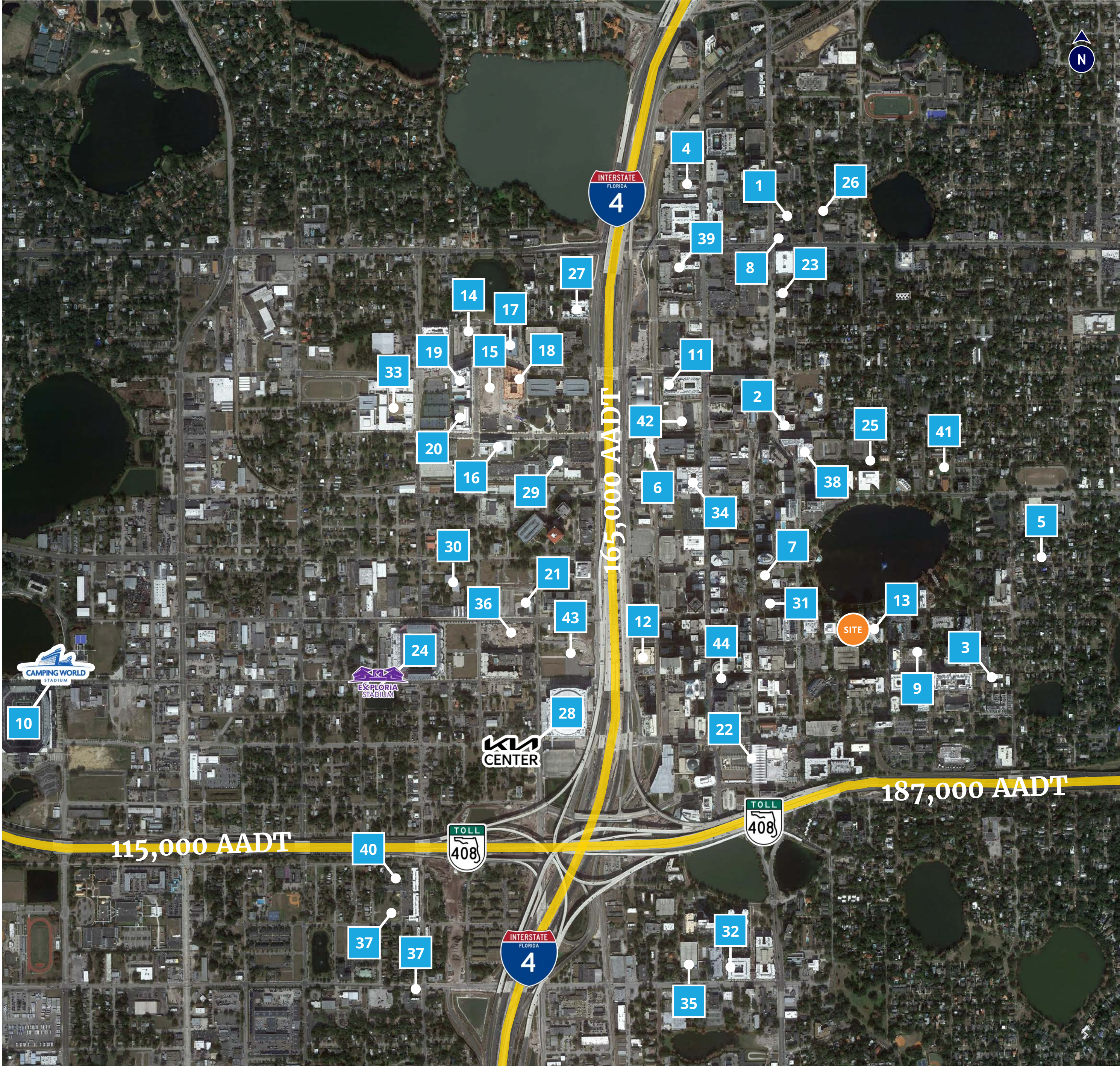
Orlando Magic Training Facility
- Parramore Oaks - Phase 1 & 2

Radius Apartment Tower
- Residence Inn Orlando Downtown

Richard Allen Gardens ( Homes)
- Samsara

Society Orlando
- Sports Entertainment District

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Contact us

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