

2nd Generation Restaurant Opportunities Available

Located in the Central Business District of Downtown Orlando

131 N. Orange Avenue
Orlando, FL 32801
www.cbre.com/orlando

Inline and endcap spaces available for lease





Property Details Suite 104

- + Excellent opportunity to lease 2nd generation restaurant space in the Central Business District of Downtown Orlando
- + Inline space size available: $\pm 3,745$ SF
- + Complete with gas lines and 1,800-gallon grease trap
- + Located at the nearby intersection of N. Orange Avenue (9,200 AADT) & E. Jefferson Street
- + Amazing street front visibility on N. Orange Avenue
- + Situated within a densely populated area by more than 5,300 multifamily housing units and over 11,000,000 SF of office space within walking distance offering significant daytime population, pedestrian foot traffic and close proximity to many bars, eateries and more
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Just a few minute drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the Sunrail AdventHealth Station

Interior Photos | Suite 104 | ±3,745 SF

For Lease

2nd Generation Restaurant Opportunity
131 N. Orange Avenue | Orlando, FL 32801



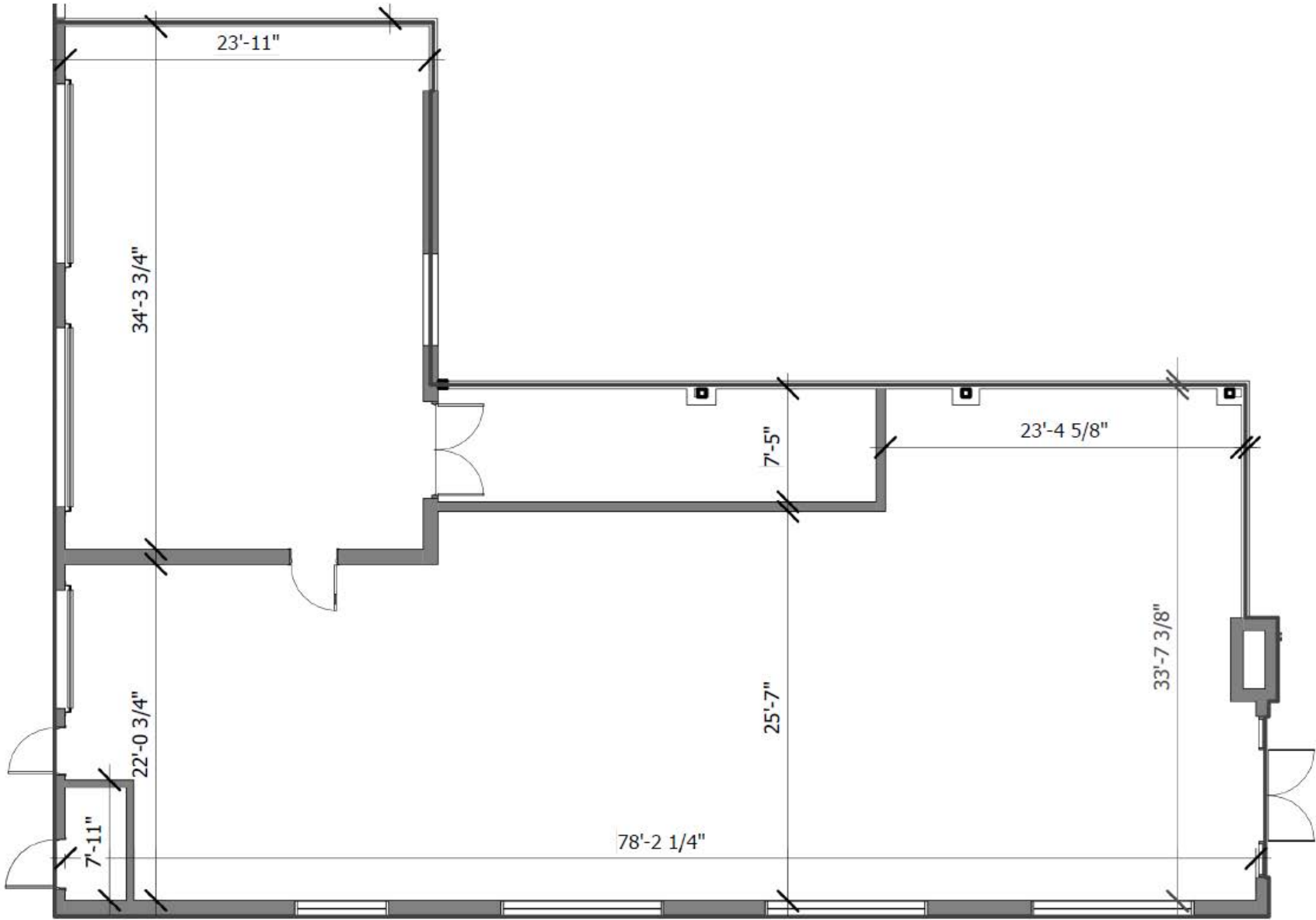


Property Details Suite 106

- + Former brewery, 2nd generation restaurant space available in the Central Business District of Downtown Orlando
- + Endcap space size available: ±3,347 SF
- + Limited-service kitchen
- + Located at the signalized hard corner of N. Orange Avenue (9,200 AADT) & E. Jefferson Street with amazing street front visibility
- + Situated within a densely populated area by more than 5,300 multifamily housing units and over 11,000,000 SF of office space within walking distance offering significant daytime population, pedestrian foot traffic and close proximity to many bars, eateries and more
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Just a few minute drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the Sunrail AdventHealth Station

Floor Plan | Suite 106 | ±3,347 SF

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N ORANGE AVE

E JEFFERSON ST

Micro Aerial



Trade Aerial

DOWNTOWN AMENITIES

- 1 Lake Eola
- 2 Creative Village
- 3 Dr Phillips Performing Arts Center
- 4 KIA Center
- 5 Inter & Co Stadium

NEW DEVELOPMENTS U/C

- 1 Westcourt
- 2 The Canopy
- 3 The Edge

NEARBY HOTELS

- 1 Hilton Garden Inn (123 keys)
- 2 Home2Suites (101 keys)
- 3 Embassy Suites (167 keys)
- 4 Marriott Orl Downtown (297 keys)
- 5 Grand Bohemian Orlando, Autograph Collection (247 keys)
- 6 AC Hotels by Marriott Bonvoy (180 keys)



For Lease

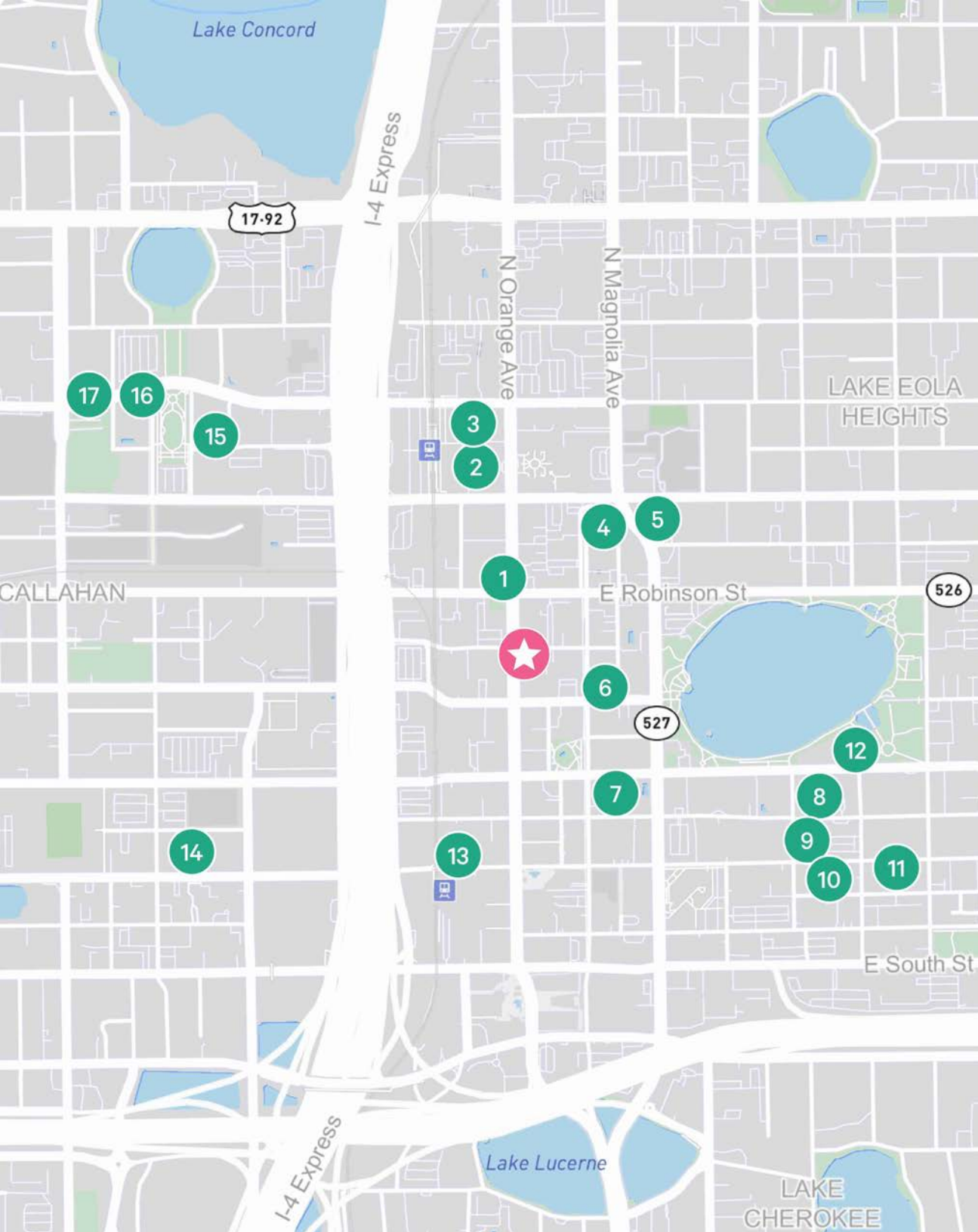
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131 N. Orange Avenue | Orlando, FL 32801

Multifamily Overview



131 N Orange Ave

- 1 MAA Robinson (369 units)
- 2 Society Orlando (462 units)
- 3 Central Station (279 units)
- 4 SkyHouse (320 units)
- 5 Radius (389 units)
- 6 Aspire (164 units)
- 7 Mondrian Lake Eola (350 units)
- 8 Paramount (313 units)
- 9 CitiTower (233 units)
- 10 Camden Thorton Park (299 units)
- 11 Camden Lake Eola (360 units)
- 12 MAA Parkside (258 units)
- 13 55 West (525 units)
- 14 City View (266 units)
- 15 Modera (292 units)
- 16 The Julian (409 units)
- 17 Amelia Court (256 units)



For Lease

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Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	25,597	104,615	300,898
2025-2030 Annual Population Growth Rate	1.45%	0.84%	0.47%
Households	14,363	50,343	126,195
Average Household Income	\$112,191	\$125,647	\$112,393
Median Household Income	\$73,428	\$88,842	\$75,168
Daytime Population	84,024	258,120	471,860

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	28,038	110,123	997,097
2025-2030 Annual Population Growth Rate	1.35%	0.73%	0.51%
Households	15,532	51,083	390,799
Average Household Income	\$111,243	\$118,443	\$103,797
Median Household Income	\$75,170	\$82,821	\$73,522
Daytime Population	89,741	274,715	1,228,085

For more information, contact:

Kathy Bonini

Senior Associate

+1 407 404 5097

kathy.bonini@cbre.com

Katy Taylor

Senior Associate

+1 407 404 5071

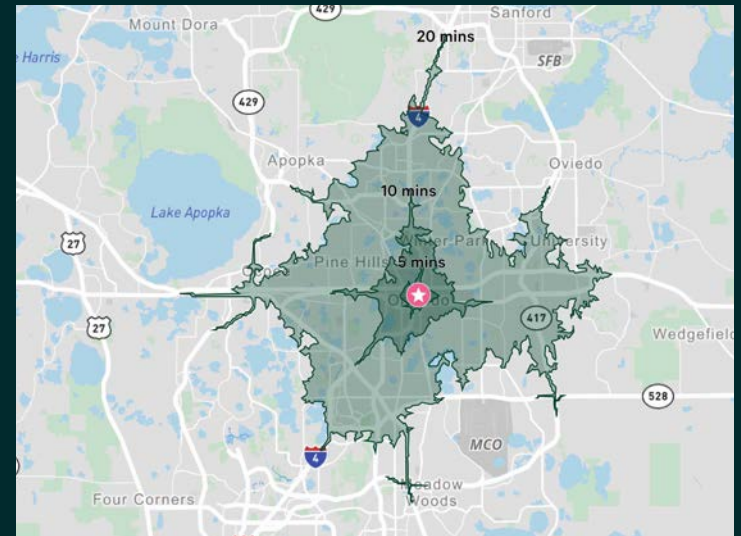
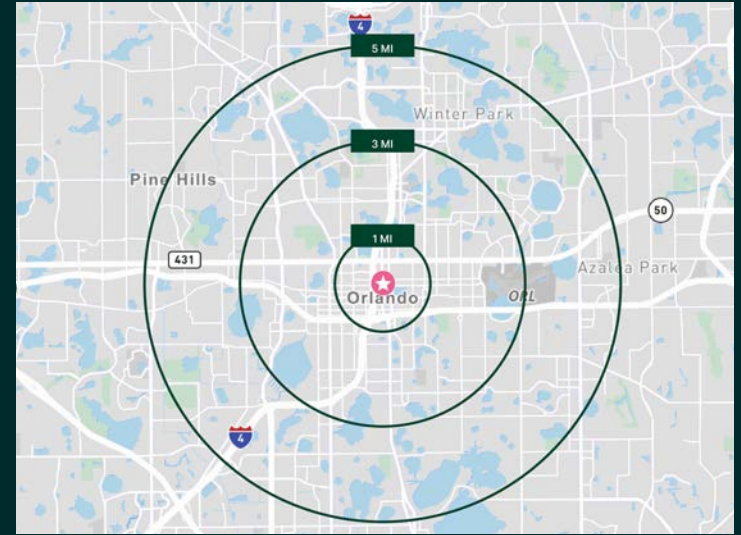
katy.taylor1@cbre.com

Cabot Jaffee

Executive Vice President

+1 407 404 5051

cabot.jaffee@cbre.com



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