

TURNKEY SPORTS BAR AND DOG PARK

Central Business District | 317 N. Orange Avenue, Orlando, FL 32801

FOR LEASE



PROPERTY OVERVIEW

- » Space available for lease: 4,130 SF
- » Turnkey sports bar and indoor/outdoor dog park
- » Located on N. Orange Avenue, just north of E. Robinson Street in Orlando's Central Business District
- » Immediately surrounded by more than 5,300 multifamily housing units
- » Within walking distance of Lake Eola, UCF Downtown, Creative Village, and the Orange County Courthouse
- » Nearby retailers include Kava Culture, Stemma Craft Coffee, Craft & Common, and Huey Magoo's
- » Convenient access to I-4 (175,000 AADT), SR 408 (196,000 AADT), and Colonial Drive (43,000 AADT)

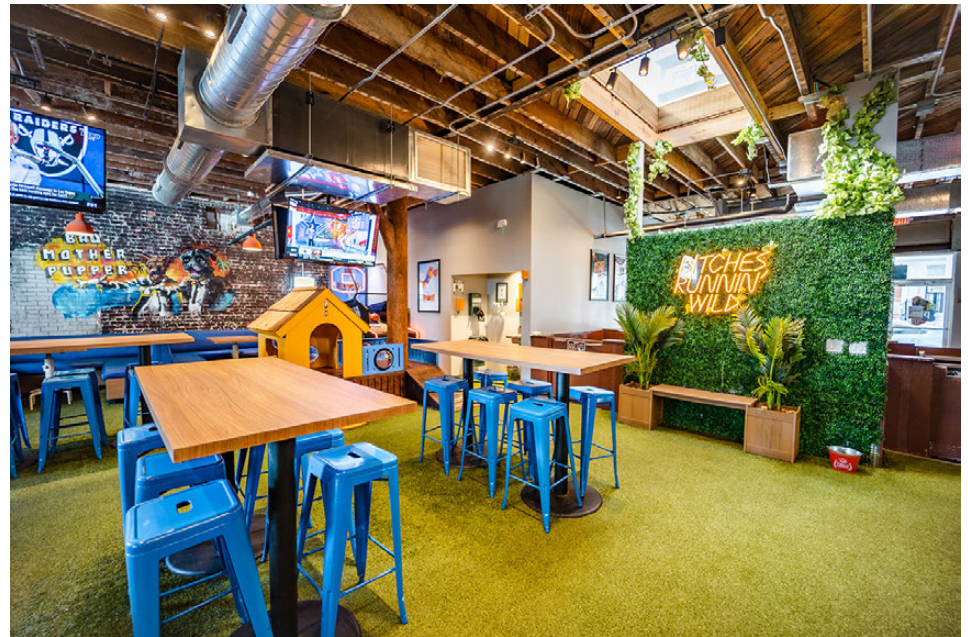
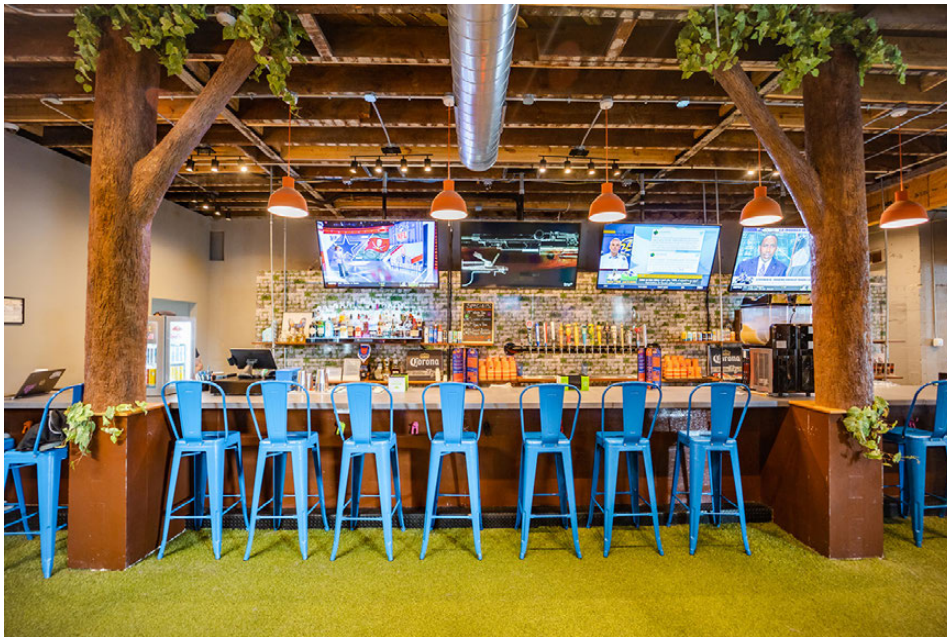


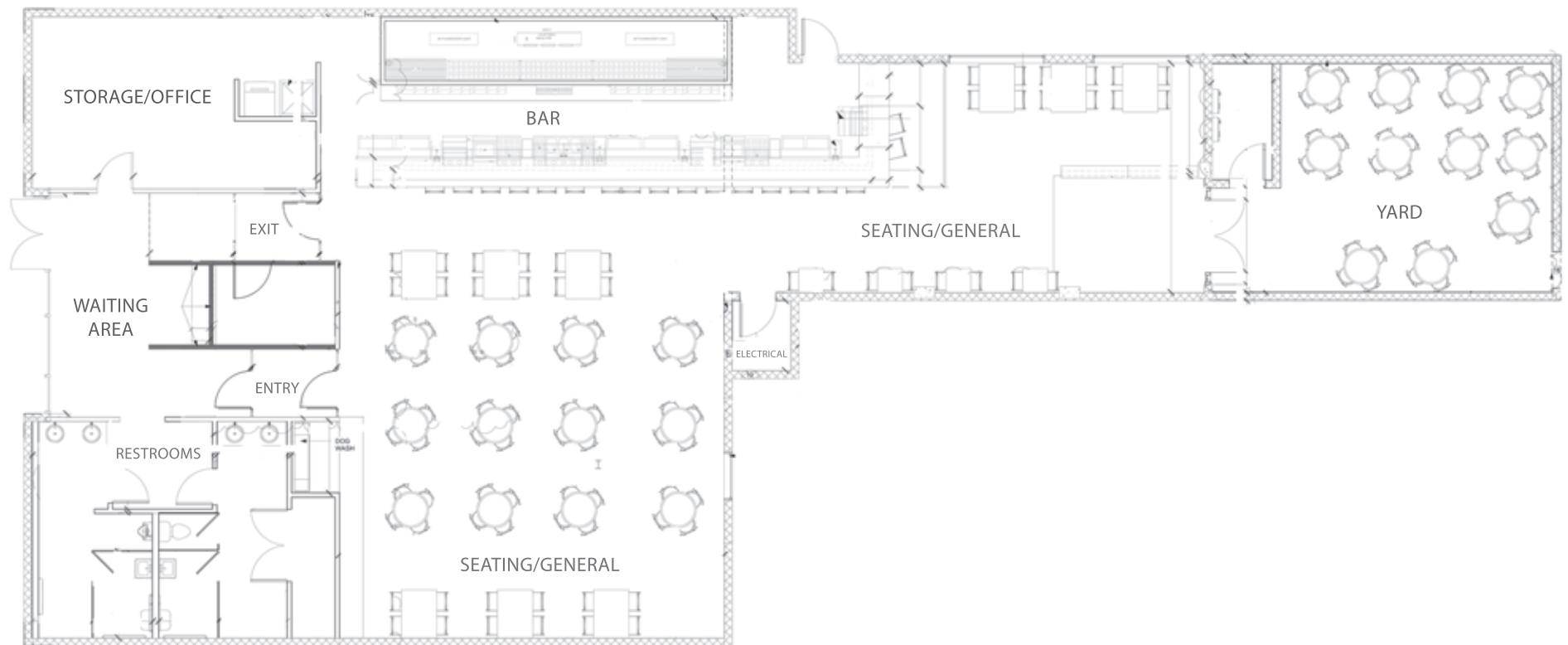
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,542	105,220	303,778
Households	14,176	51,846	132,253
Daytime Pop.	55,446	139,016	303,051
Ave. HH Income	\$141,502	\$139,012	\$118,162

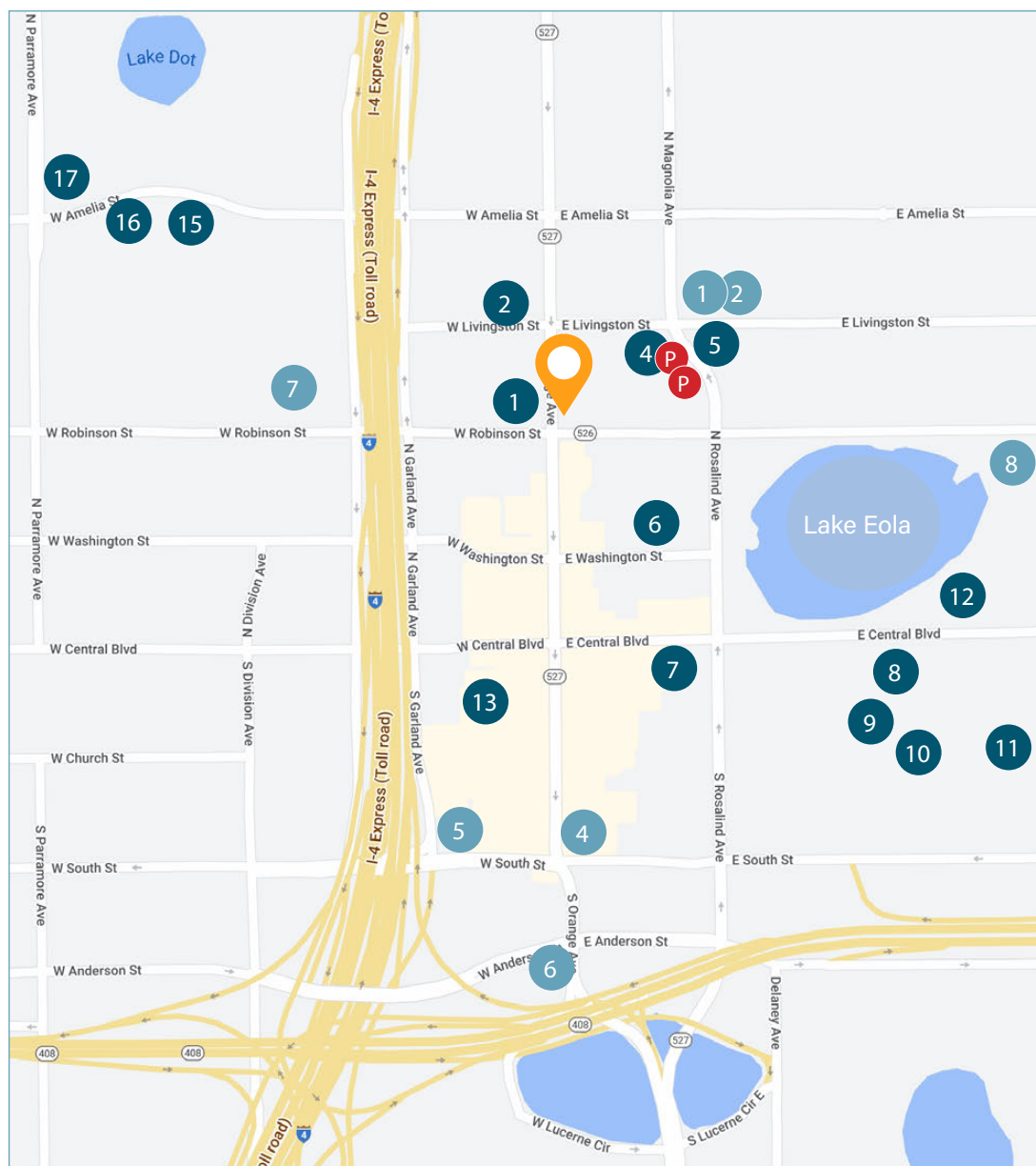
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PHOTOS





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317 N. Orange Avenue

MULTIFAMILY

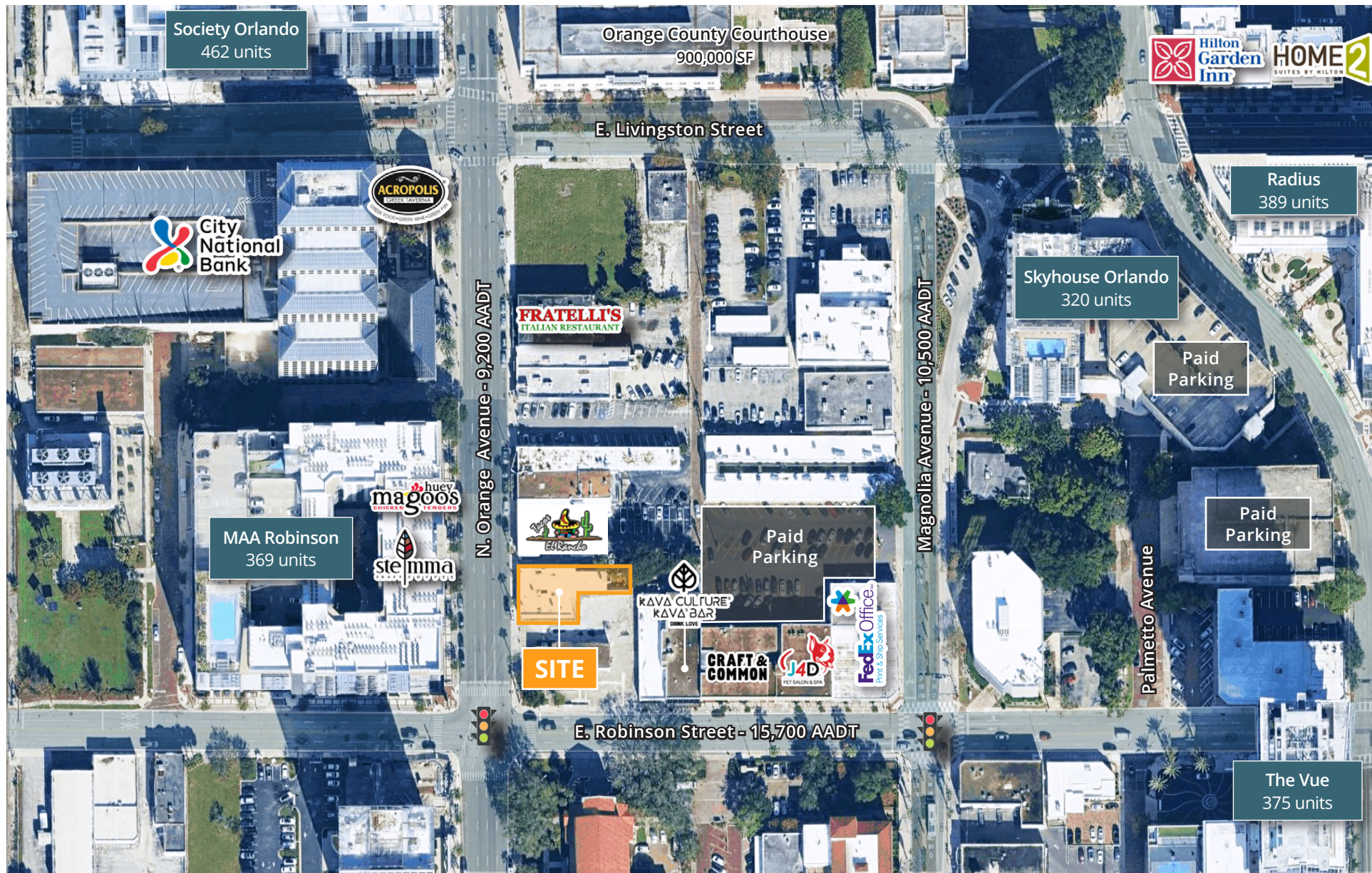
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|-----------------------------------|-------------------------------------|
| 1. MAA Robinson (369 units) | 9. CitiTower (233 units) |
| 2. Society Orlando (462 units) | 10. Camden Thorton Park (299 units) |
| 3. Central Station (279 units) | 11. Camden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

HOSPITALITY

- | | |
|---------------------------------|-------------------------------------|
| 1. Hilton Garden Inn (123 keys) | 5. AC Marriott (180 keys) |
| 2. Home2Suites (101 keys) | 6. Aloft Orlando (118 keys) |
| 3. Embassy Suites (167 keys) | 7. Marriott Orl Downtown (297 keys) |
| 4. Grand Bohemian (247 keys) | 8. EO Inn (21 keys) |



Paid parking is available in both the Skyhouse parking garage and the adjacent stand-alone garage located off Palmetto Ave.



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LOCATION OVERVIEW

