



**REDEVELOPMENT/
SPECIALTY
ON A FULL CITY BLOCK**

142 E JACKSON STREET, ORLANDO, FL 32801

REQUEST FOR PROPOSALS

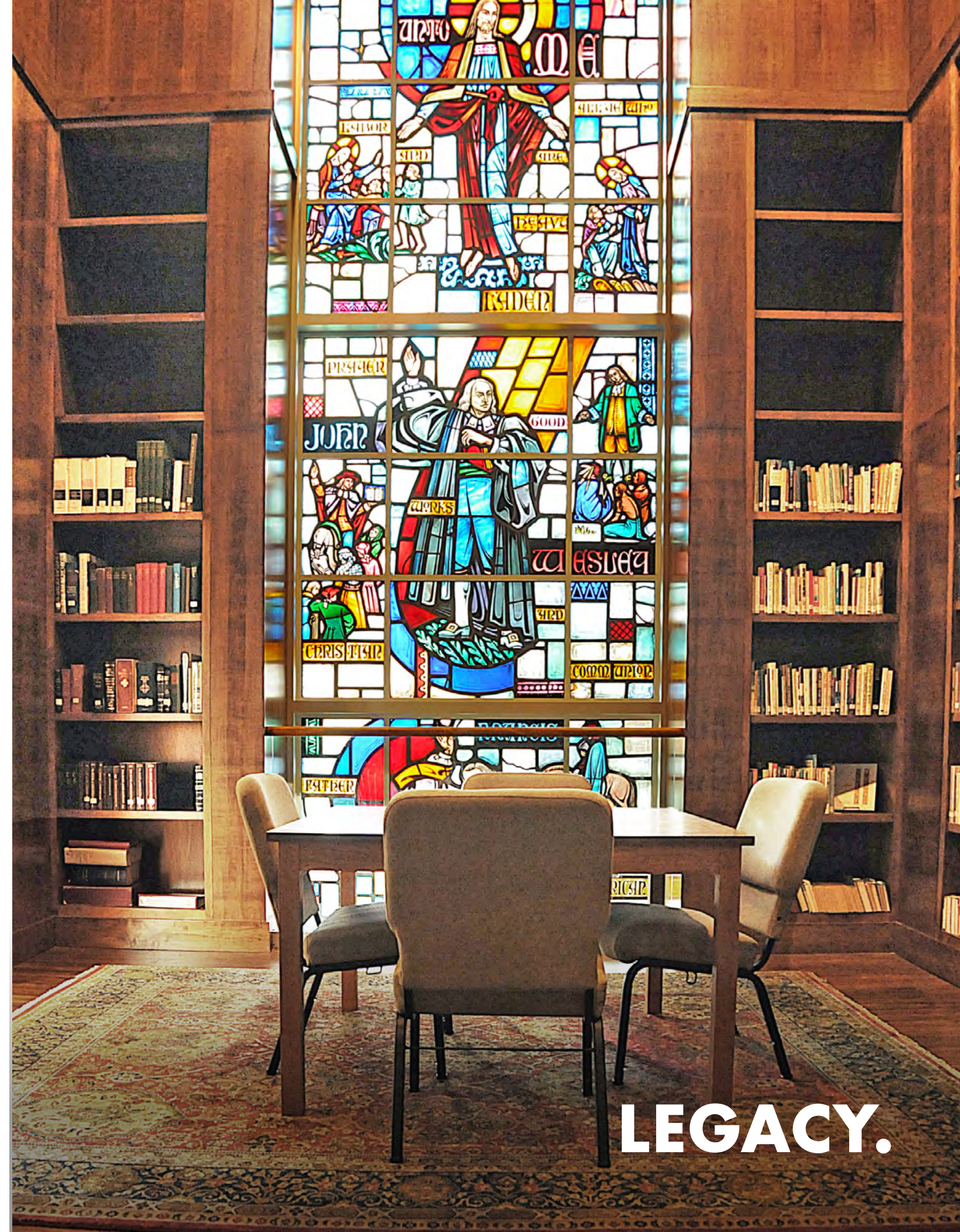
LEGACY AND MOVING FORWARD

Legacy. First United Methodist Church of Orlando has been present at this location in the heart of The City Beautiful for more than 140 years. As the city has grown, the church strives to minister and meet the needs of the community that surrounds it, not only on Sundays, but throughout the week. The church has a strong desire to continue its impact on the city with this central, downtown location.

Moving Forward. The church intends to stay on site and it is open to receiving and considering multiple types of deal structures through this exciting endeavor, including leasing. It is looking for a complementary partner who aligns with the church in its mission to impact, benefit and support the greater Orlando community.

Items that it is looking for proposals to include:

- 20,000–40,000 SF of Assembly Space for Church Services, along with Office/Support Space
- Parking for Church Use
- The Ability to Retain all or some Elements of the Sanctuary, Portico, Steeple and/or Historic Façade
- Visibility



LEGACY.



OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this premier redevelopment/specialty property in the heart of downtown Orlando, FL. Across the street from the Dr. Phillips Center for the Performing Arts and near CNL Towers and City Hall, this site is located at a central point in the growing Orlando market. Great access to the site is available through I-4 and FL-408, both a few blocks away. Other nearby amenities include Lake Eola (5± minutes away), The Kia Center (4± minutes away), Inter & Co Stadium (6± minutes away), and Orlando Regional Medical Center (7± minutes away).

1.98± acres

IN DOWNTOWN
ORLANDO

PD/T;
AC-3A/T

CURRENT
ZONING

98,556±

TOTAL BUILDING
SQUARE FOOTAGE

FULL BLOCK

JACKSON ST, SOUTH ST,
MAGNOLIA AVE,
& ROSALIND AVE

Meet 142 E Jackson Street

142 E JACKSON STREET, ORLANDO, FL 32801

COUNTY | ORANGE

PARCEL ID | 25-22-29-0107-01-001
25-22-29-0107-01-002

YEAR BUILT | 1962, 2012

BUILDING SF | 98,556 ± SF

SITE SIZE | 1.98 ± AC

ZONING | PD/T; AC-3A/T *(CLICK HERE FOR ZONING MAP)*

FUTURE LAND USE | DOWNTOWN ACTIVITY CENTER



DETAILS.



AERIAL MAP

MAGNOLIA AVENUE



UNDERGROUND PARKING

JACKSON STREET

TRADITIONAL SANCTUARY

PARCEL ID# 25-22-29-0107-01-001

PARCEL ID# 25-22-29-0107-01-002



CONTEMPORARY WORSHIP CENTER

OUTDOOR TERRACE

SOUTH STREET | 11,000 VPD

ACROSS FROM THE DR. PHILLIPS CENTER



ROSALIND AVENUE



AERIAL MAP



LOCATION.

IN THE HEART OF DOWNTOWN

The City Beautiful, Orlando. As Orlando continues to be one of the nation's fastest growing populations and employment markets, it remains an accessible city with easy access to all that downtown has to offer both for its residents and visitors. This location has a walkability score of 95 with all of life's amenities close by - grocery, schools, restaurants, sports & entertainment, hotels, outdoor spaces and nightlife are all within blocks.

Orlando continues to adapt and evolve. Click [here](#) to be directed to the Downtown Orlando Action Plan or [here](#) to be directed to the Dr. Phillips Center 5-Year Master Plan.

NEARBY

- DR. PHILLIPS CENTER
- KIA CENTER
- INTER & CO STADIUM
- LAKE EOLA
- CITY HALL
- CENTRAL BUSINESS DISTRICT
- ORANGE COUNTY COURTHOUSE
- ORANGE COUNTY ADMINISTRATION

GETTING HERE

- INTERSTATE 4
- FL-408
- ROUTE 50
- EXECUTIVE AIRPORT
- SUNRAIL
- LYNX BUS
- LYMMO BUS
- RIDE DTO
- SCOOTER SHARE
- BIKE SHARE

#1

Best Large City to Start a Business

WalletHub, 2025

96,700+

Employees Downtown

Downtown Development Board

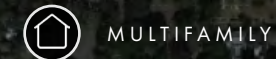
#1

Fastest-Growing Population Among Major U.S. Regions

(U.S. Census Bureau, 2024)

CREATIVE VILLAGE | IN PROGRESS

- 2000+ UNITS
- 1,500 STUDENT BEDS
- 225 HOTEL ROOMS



4 160,500 VPD

LAKE EOLA

SITE

408 106,645 VPD

OVER
1,200
ANNUAL
EVENTS

MAP.



Opened in 2014, The Dr. Phillips Center for the Performing Arts has become a national recognized icon, including being named one of *Travel + Leisure* magazine's "25 New Tourist Attractions Worth Adding to Your Bucket List". This 4,700 seat venue sits on two full blocks of Orlando and is located adjacent to the property site. The venue even includes "one of the world's most acoustically advanced theaters".

KIA CENTER

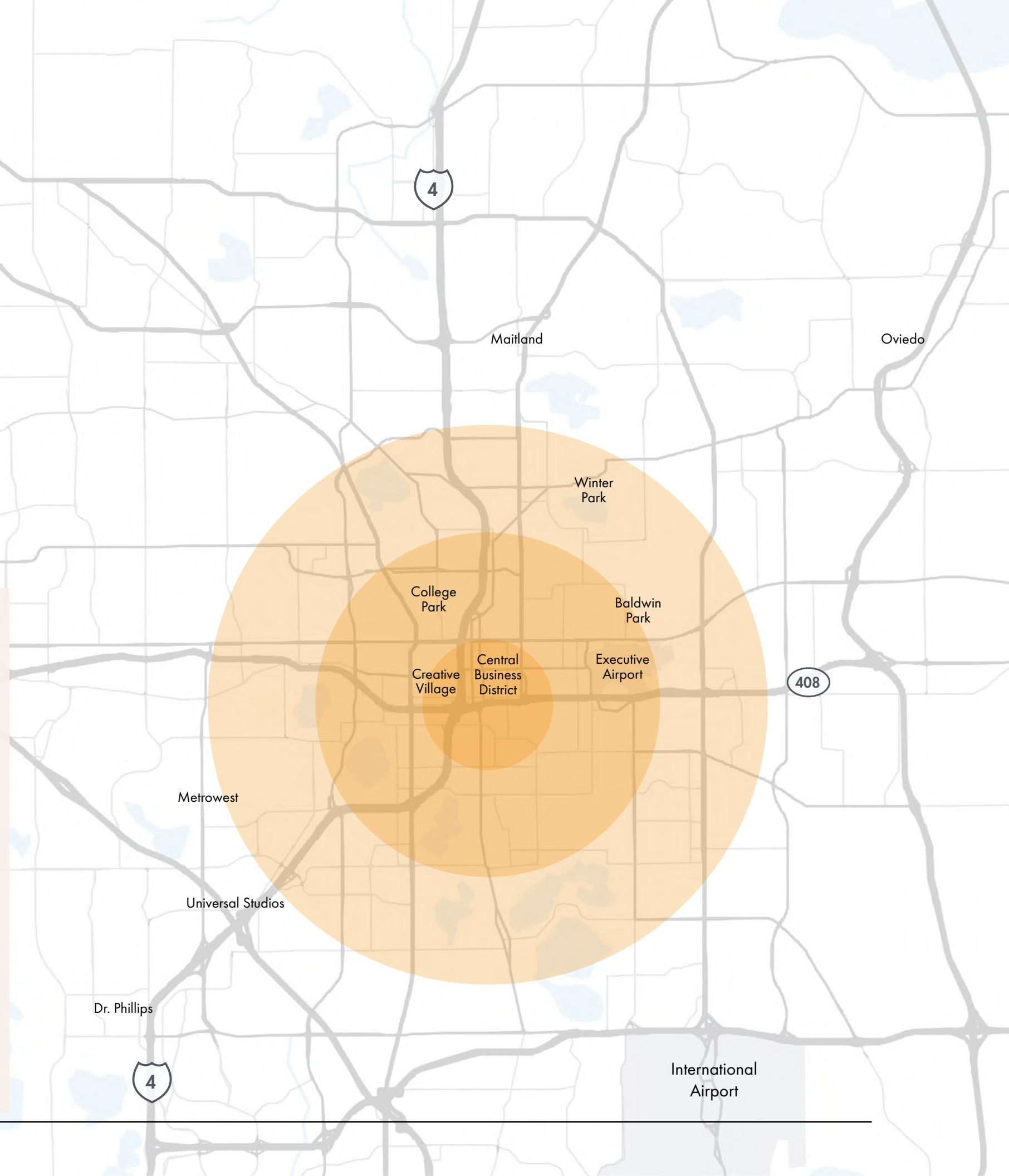
With over 225 events held annually, the Kia Center welcomes over 1.3 million patrons each year. Home to the Orlando Magic, the 875,000 SF stadium seats 18,500 fans each NBA game. Other events include concerts and hockey games.

DEMOGRAPHICS.

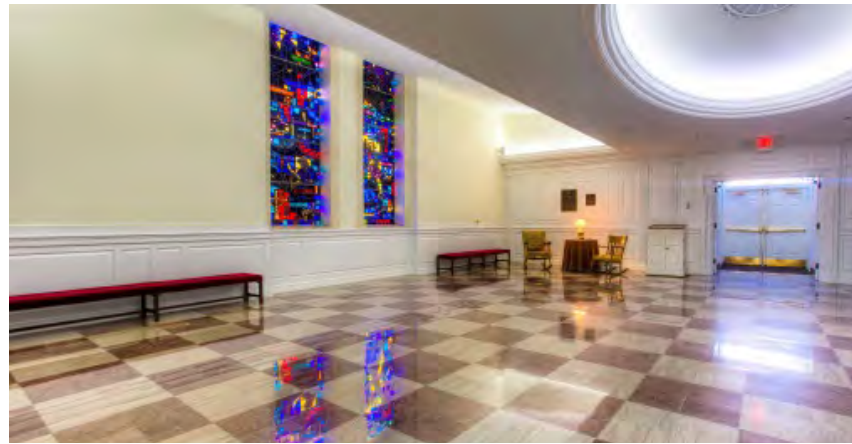
	1 MILE	3 MILE	5 MILE
POPULATION	24,855	115,525	320,596
MEDIAN AGE	38.3	38.4	37.4
AVG. HH INCOME	\$132,016	\$128,681	\$113,585
MEDIAN HOME VALUE	\$489,165	\$465,882	\$436,188
# OF EMPLOYEES	49,634	111,919	218,583

**Orlando
Is Home To
These Corporate And
Division
Headquarters**

- AdventHealth
- Bank of America Corporation
- CNL Financial Group
- Coca-Cola Bottling Company
- Darden Restaurants, Inc.
- Frito-Lay
- HD Supply, Inc.
- Jet Blue
- Mears Transportation Group
- Oracle Corporation
- Orlando Health
- Orlando Sentinel Communications
- Red Lobster
- Spectrum
- Travel and Leisure
- Truist Bank
- Tupperware Corporation
- Universal Orlando Resort
- Wells Fargo



PHOTOS.



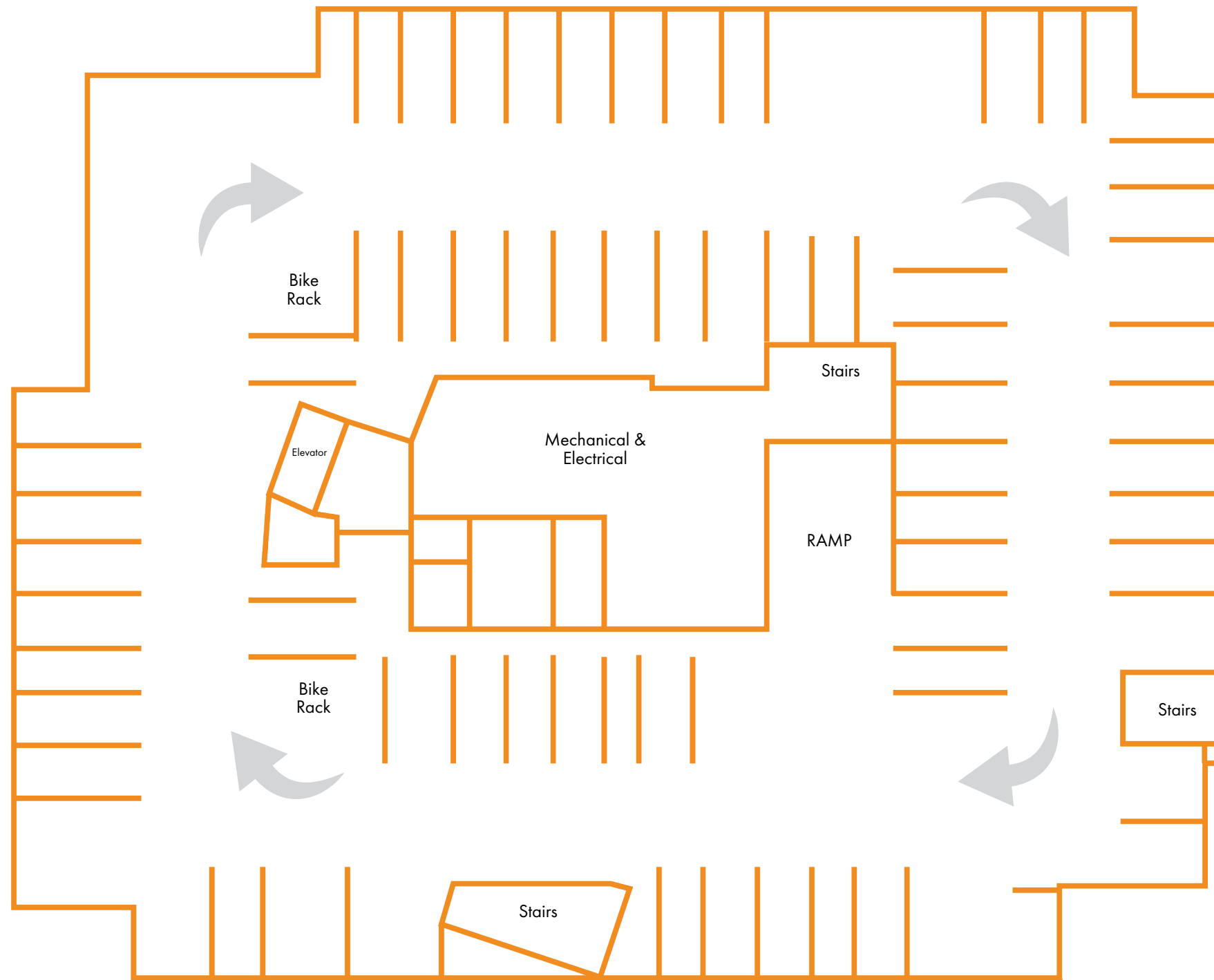
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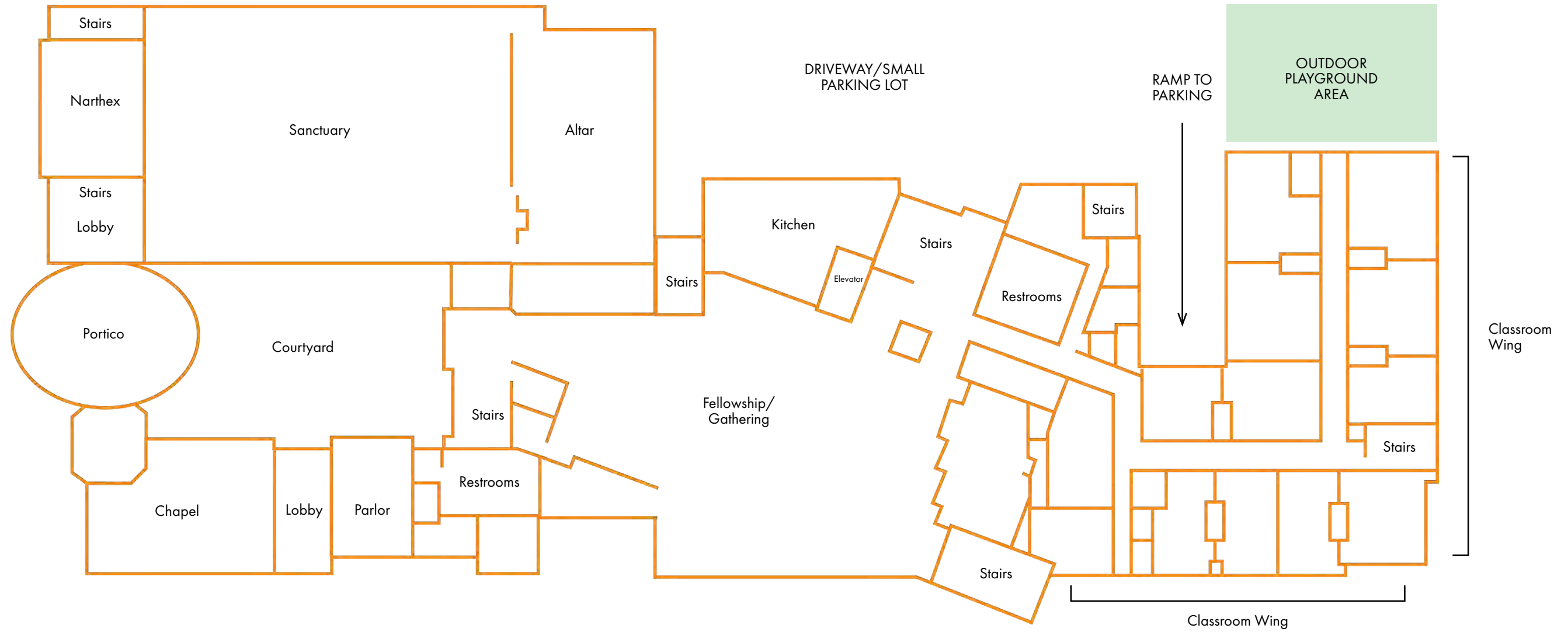
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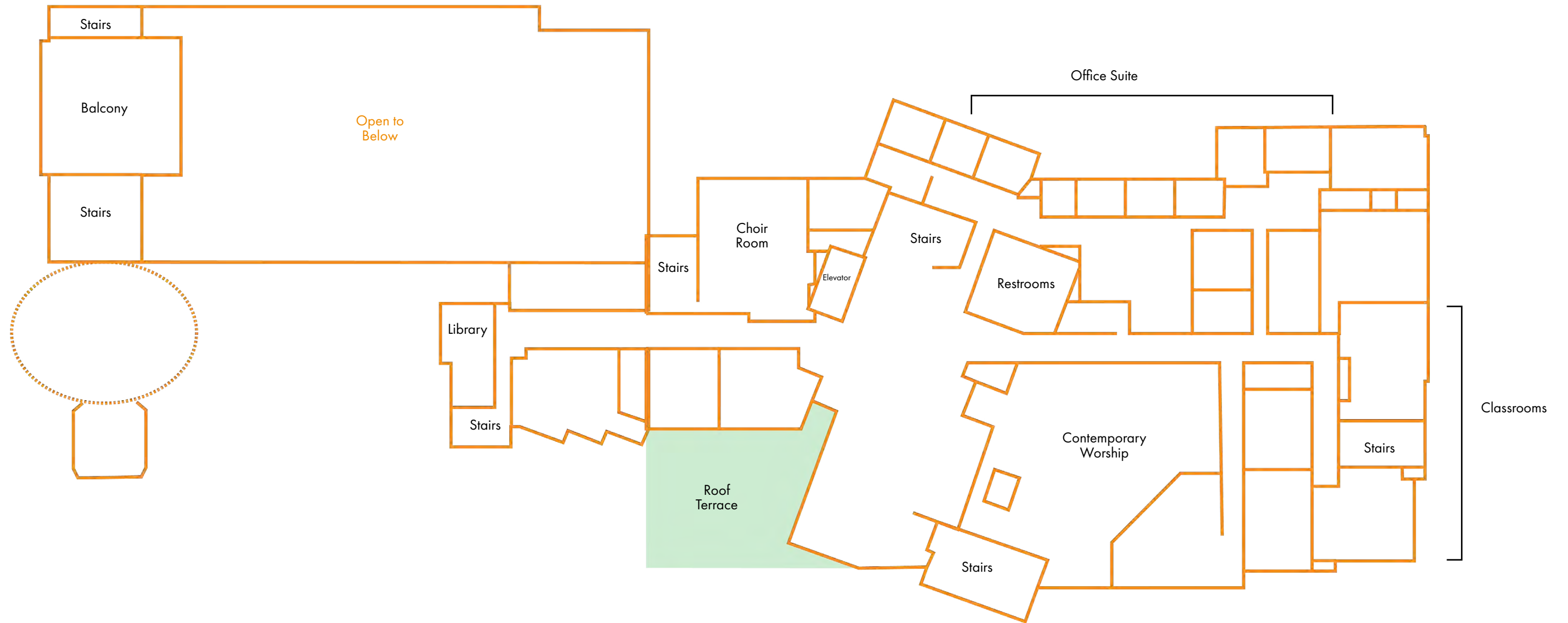
PARKING GARAGE. 70± SPACES



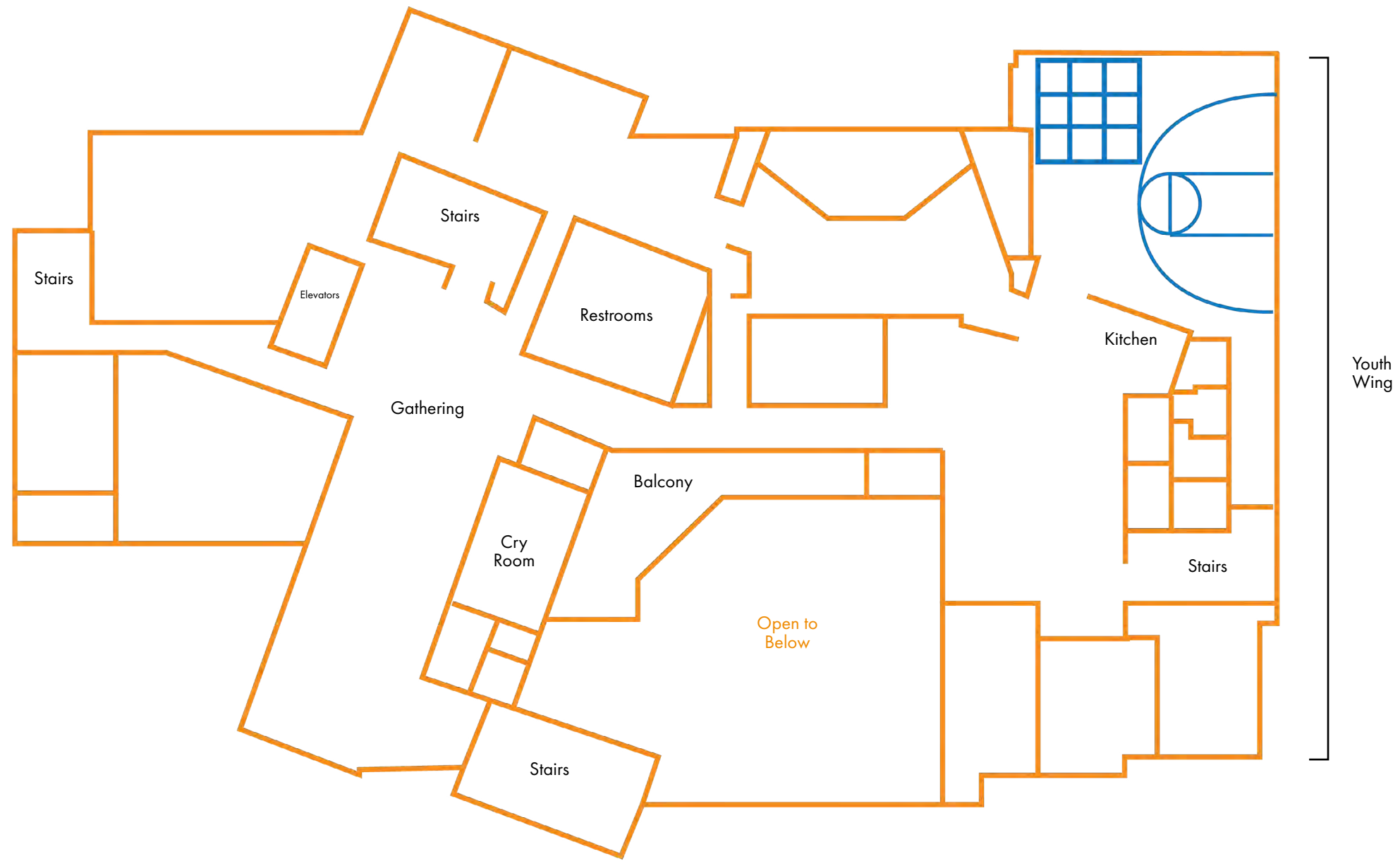
FIRST FLOOR.



SECOND FLOOR.



THIRD FLOOR.



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