

CBRE

FULCRUM

*Retail and
restaurant
on point*



29,004 SF Available



**Find foot traffic
all day and all night**

SIGNAGE OPPORTUNITY

Corner the retail / restaurant market with highly visible branding
(subject to code regulations and design approval).



UNIQUE FOOD COLLECTIVE

Fulcrum's lobby provides flexible retail and restaurant spaces to providers offering food, beverage and dry goods retail amenities for downtown Orlando residents and Fulcrum's creative office community.



ESTABLISHED FOOT TRAFFIC

Fulcrum corners the market on downtown density, offering ample foot traffic day and night.



AMPLE PARKING

Fulcrum offers plenty of on-street and adjacent deck parking with an ample 3:1,000 RSF parking ratio.



COVERED PATIOS & OUTDOOR DINING

Restaurant providers will love Fulcrum's wide sidewalks and connected patios — built to accommodate al-fresco table service and outdoor dining.



VALET READY

Fulcrum is ready to accommodate your valet service provider, with easily accessible drop off and pick up locations.

GROUND FLOOR RETAIL AT THE CORNER OF JEFFERSON & NORTH ORANGE



**Downtown is the
center of Orlando,
and Fulcrum is the
center of downtown**

36.6

YOUNG AND
PROFESSIONAL -
MEDIAN AGE
IN A
5-MILE RADIUS

124,415

HOUSEHOLDS
IN A
5-MILE RADIUS

\$111,588

AVERAGE
FAMILY INCOME
IN A
1-MILE RADIUS

20,000+

CARS PER DAY
TRAVEL PAST
THE FULCRUM
LOCATION ON
N. ORANGE

#1

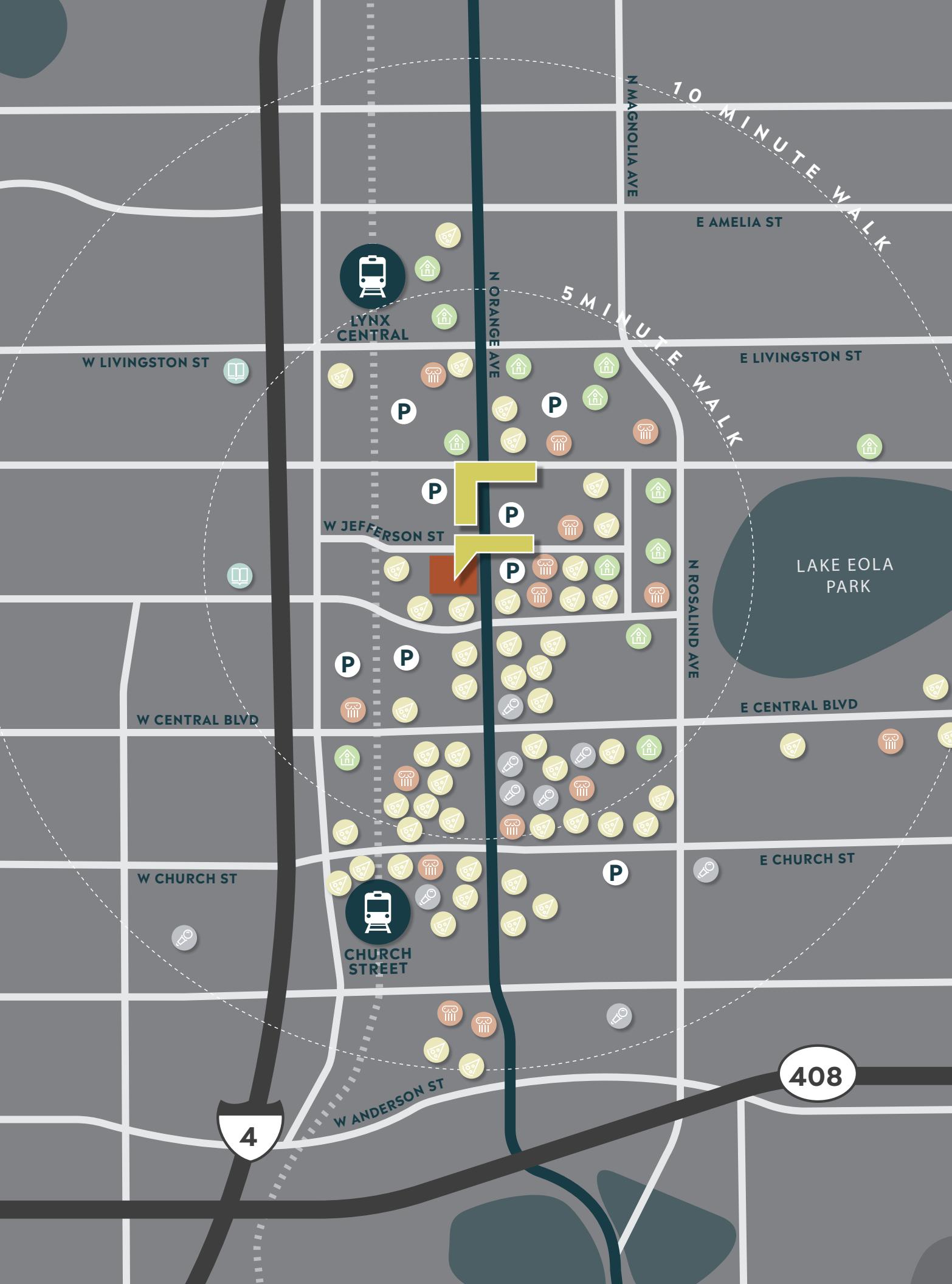
FASTEST
GROWING
METRO IN
THE NATION

288,961

DAYTIME
POPULATION
IN A
5-MILE RADIUS

93

WALK SCORE



Downtown Orlando.

A well-established and walkable market.



COMMUNITY

- Orlando Public Library
- US Post Office
- Regions Bank
- Wells Fargo Bank
- Chase Bank
- Bank of America ATM
- Suntrust
- Valley National Bank
- Fairwinds Credit Union
- Downtown Orlando City Hall
- FedEx
- Avis Car Rental
- Publix at The Paramount
- Lake Eola Park
- Walgreens
- 7-Eleven
- Seacoast Bank
- Fifth Third Bank & ATM
- PNC Bank



FOOD & DRINK

- Ace Café Orlando
- Empire Szechuan
- Tropical Smoothie Café
- Super Rico Colombian Restaurant & Bar
- Wall Street Cantina
- Ember
- Hamburger Mary's
- Chela Tequila & Tacos
- Solita Tacos & Margaritas
- Church Street Station
- Insomnia Cookies
- Thai Cafe
- Lizzy McCormack's Irish Pub
- The Woods
- Tin & Taco
- Avenue Gastrobar
- The Monkey Bar
- Irish Shannon's Pub
- Native Social Bar
- Downtown PourHouse
- Mathers Social Gathering
- 310 Lakeside
- World of Beer
- Amura Downtown Japanese Restaurant
- Artisan's Table
- The Corner Pizza
- Dunkin'
- Kres Chophouse
- Starbucks
- Bento
- Latin Square Cuisine
- Eden's
- 4 Rivers Smokehouse
- Nature's Table
- New York Deli



RESIDENTIAL

- Modera Central
- 55 West
- Solaire at the Plaza
- Skyhouse
- Magnolia Mixed-Use (proposed)
- Zoi House Orlando (proposed)
- Central Station
- X Orlando (proposed)
- Orange & Robinson (proposed)
- Park Lake Towers
- The Met at Lake Eola
- Aspire
- Reeves



EDUCATION

- UCF Downtown Campus
- FAMU Law

P PARKING

408

4



6,536 TOTAL NEARBY UNITS

93 WALK SCORE



RESIDENTIAL

| | |
|--|-------------|
| Modera Central | 350 units |
| 55 West | 363 units |
| Solaire at the Plaza | 306 units |
| Skyhouse | 320 units |
| Radius (under construction) | 389 units |
| Magnolia Mixed-Use (proposed) | 40 units |
| Zoi House Orlando (proposed) | 300 units |
| Central Station | 279 units |
| Society Orlando (under construction) | 889 units |
| Orange & Robinson (under construction) | 325 units |
| Park Lake Towers | 165 units |
| The Met at Lake Eola | 129 units |
| Aspire | 164 units |
| Reeves House | 39 units |
| Creative Village Residential | 2,867 units |

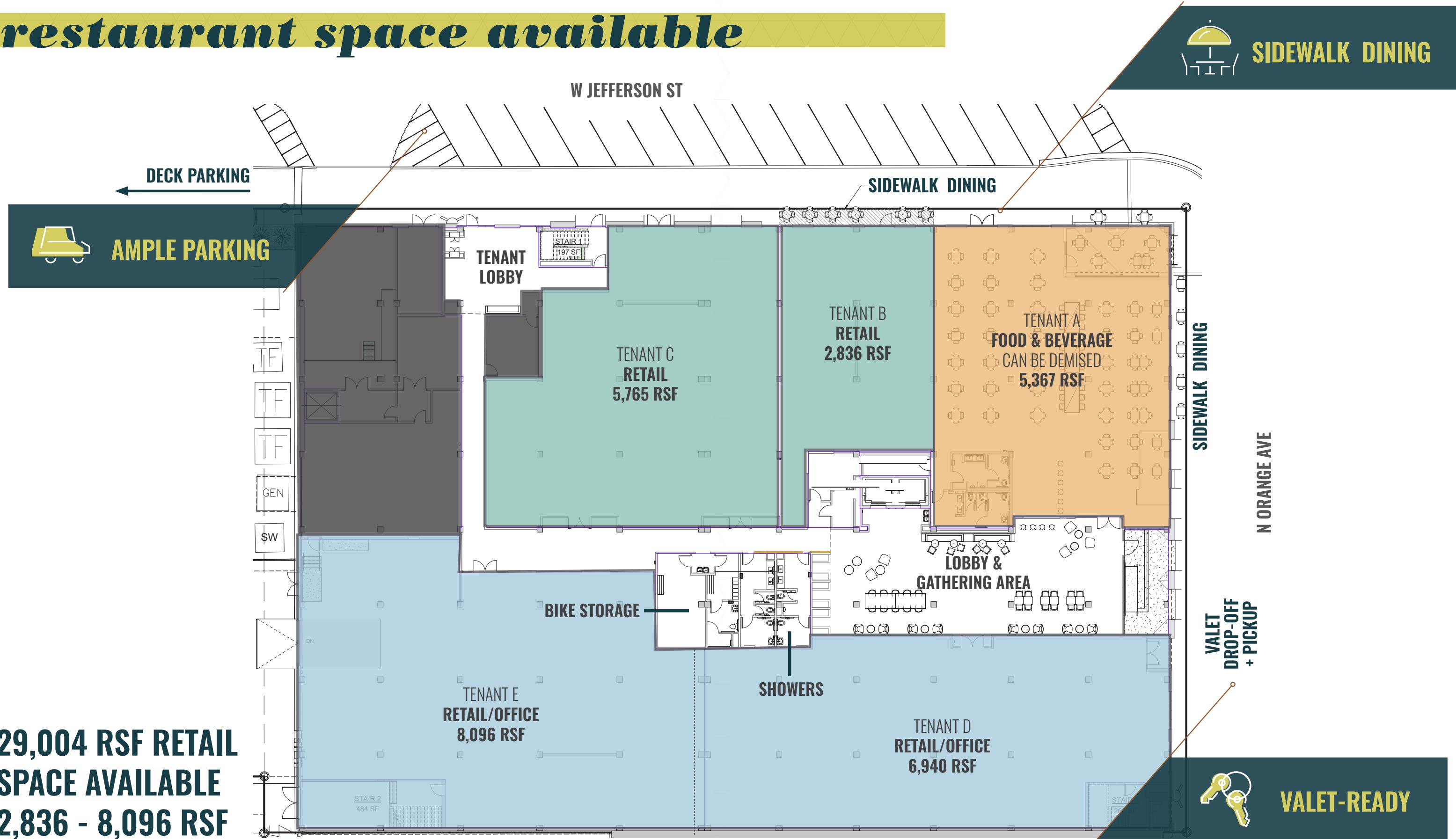


FREE SURFACE
PARKING

*At the center of free
parking & work-from-
home residents.*

Connected retail &

restaurant space available



Reach out to inquire about retail leasing at Fulcrum

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