

CBRE

# FULCRUM

*Retail and  
restaurant  
on point*



**29,004 SF Available**



# Find foot traffic all day and all night



## SIGNAGE OPPORTUNITY

Corners 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***

**93**

WALK SCORE

**36.6**

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

**\$111,588**

AVERAGE  
FAMILY INCOME  
IN A  
1-MILE RADIUS

**#1**

FASTEST  
GROWING  
METRO IN  
THE NATION

**124,415**

HOUSEHOLDS  
IN A  
5-MILE RADIUS

**20,000+**

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

**288,961**

DAYTIME  
POPULATION  
IN A  
5-MILE RADIUS





# ***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



#### **ENTERTAINMENT**

Dr. Phillips Center for the Performing Arts  
Cobb Plaza Cinema Café 12  
Joysticks Arcade Lounge  
Citrus Club  
Corona Cigar Company  
SAK Comedy Lab  
Amway Center  
Aero Rooftop Bar & Lounge  
Graffiti Junktion  
Soundbar Orlando  
Tier Nightclub



#### **PARKING**



#### **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  
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

The Neighborhood Eatery  
Craft & Common Coffee  
Deeply Coffee  
Market on Magnolia  
Dapper Duck Bar  
Motorworks Brewing  
Gringos Locos  
Harry Buffalo  
The Rusty Spoon  
Napasom Thai Restaurant  
Jimmy John's  
Dovecote  
Harp & Celt Irish Pub  
Champs Deli & Bakery  
Tre Bambine  
The Pop Parlor  
Stardust Lounge



#### **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





CREATIVE  
VILLAGE  
2,867 UNITS

CENTRAL  
STATION

SOCIETY  
ORLANDO

ZOI HOUSE

SKYHOUSE

REEVES  
HOUSE

RADIUS

ORANGE &  
ROBINSON

MAGNOLIA

PARK LAKE  
TOWERS

THE MET AT  
LAKE EOLA

ASPIRE

MODERA CENTRAL

55 WEST

SOLAIRE AT  
THE PLAZA

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



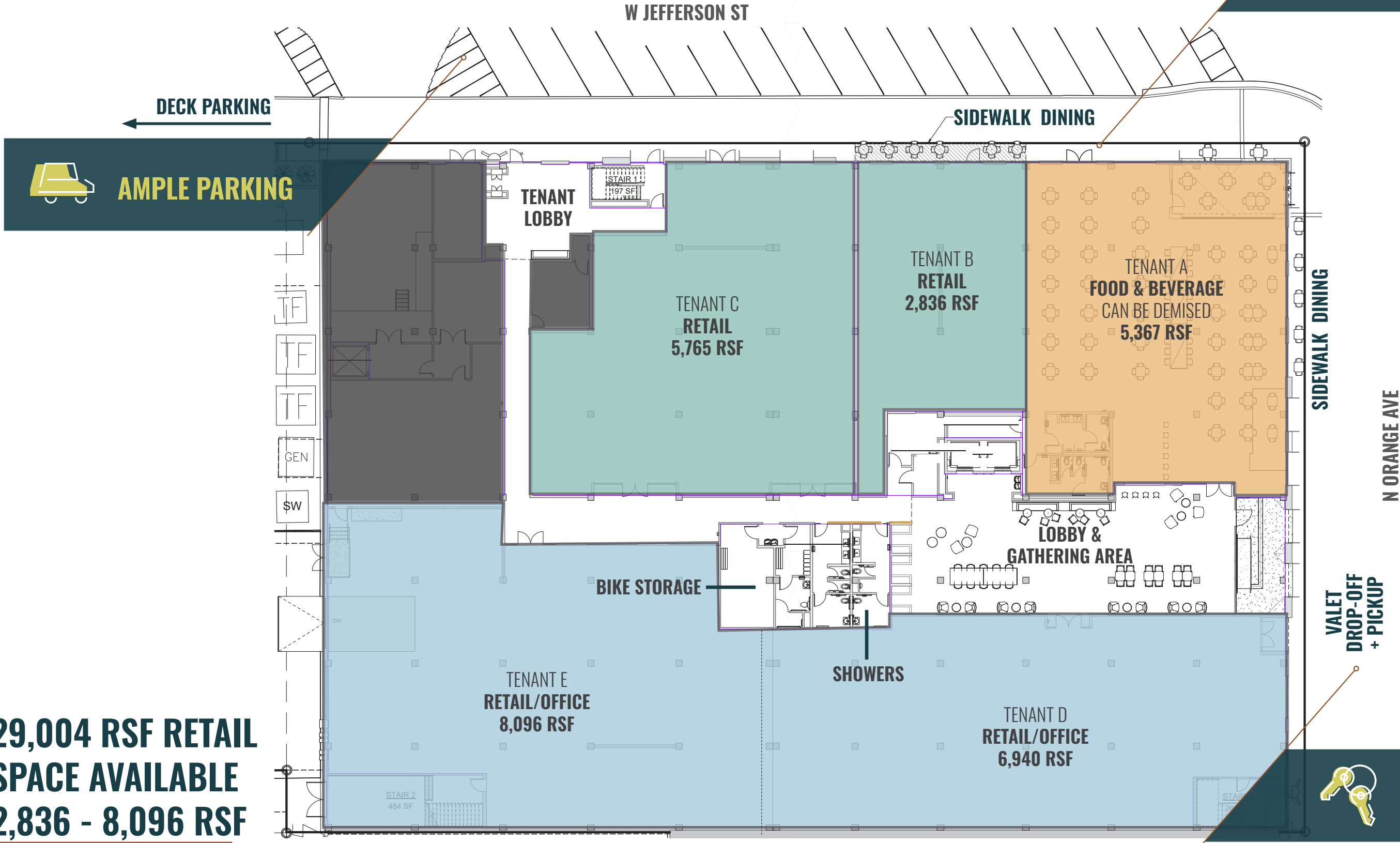
#### FREE SURFACE PARKING

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



**Connected retail &  
restaurant space available**

**SIDEWALK DINING**



**29,004 RSF RETAIL  
SPACE AVAILABLE  
2,836 - 8,096 RSF**



# *Reach out to inquire about retail leasing at Fulcrum*

## **CABOT JAFFEE**

Senior Vice President | CBRE, Inc.  
Advisory & Transaction Services Florida  
T +1 407 404 5051  
M +1 407 493 6075  
cabot.jaffee@cbre.com

## **KATHY BONINI**

Senior Associate | CBRE, Inc.  
Advisory & Transaction Services Florida  
T +1 407 404 5097  
kathy.bonini@cbre.com

## **FULCRUM**

150 North Orange Ave.  
Orlando, FL 32801



**CBRE**