

For Lease

CBRE

Excellent Freestanding Retail Opportunity

in the Central Business District of Downtown Orlando

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





Property Details

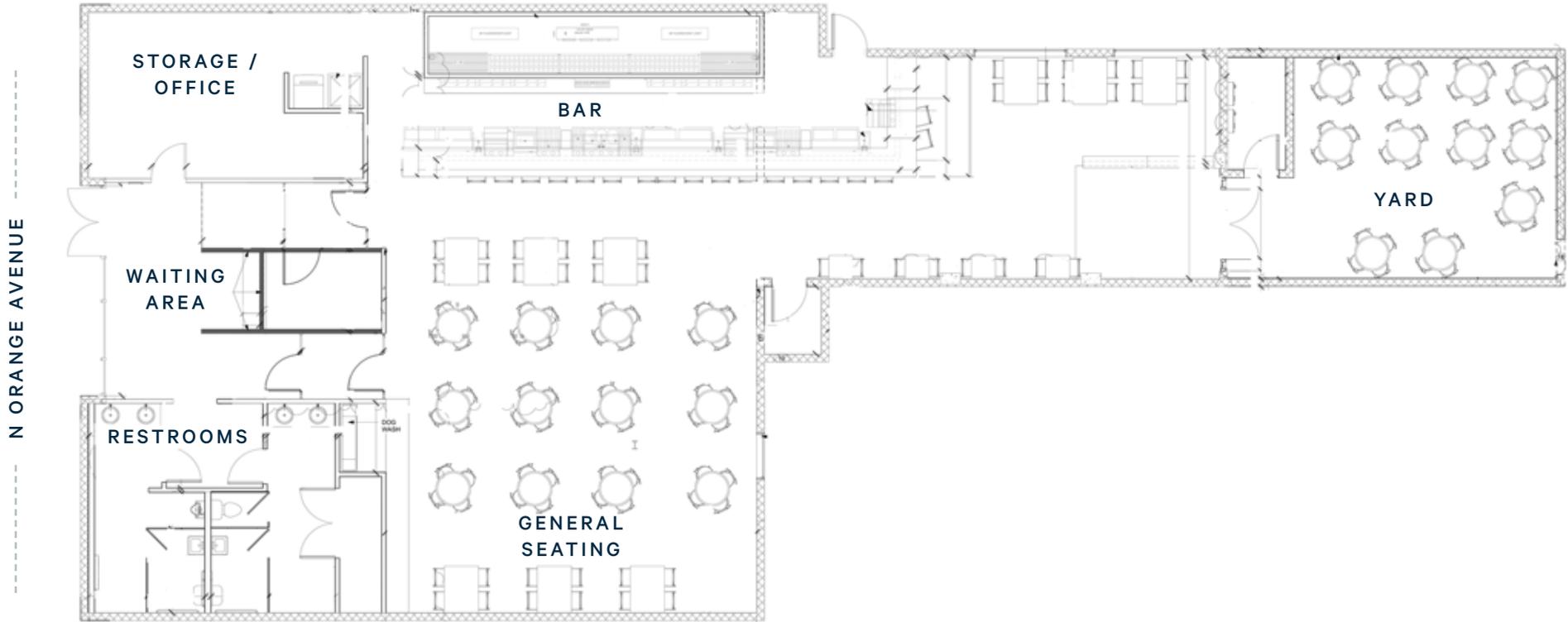
- + Excellent opportunity to lease a street-front retail space in the thriving Central Business District of Downtown Orlando
- + Freestanding Space Size Available: ±4,130 SF + outdoor yard area
- + Located at the nearby intersection of N. Orange Avenue (9,200 AADT) & E. Robinson Street (14,800 AADT)
- + Amazing street-front visibility on N. Orange Avenue
- + Ideal for a dog park lounge, bar and/or an entertainment-oriented business such as recreational or leisure establishments
- + Situated within a densely populated area by more than 5,300 multifamily housing units offering significant daytime population, pedestrian traffic and close proximity to many central district businesses, bars, eateries and more
- + Just a few minutes' drive to Interstate 4 (424,000 AADT) and the SR-408 Exchange (198,000 AADT)
- + 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
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the SunRail AdventHealth Station

For Lease

Excellent Freestanding Retail Opportunity

317 N. Orange Avenue | Orlando, FL 32801

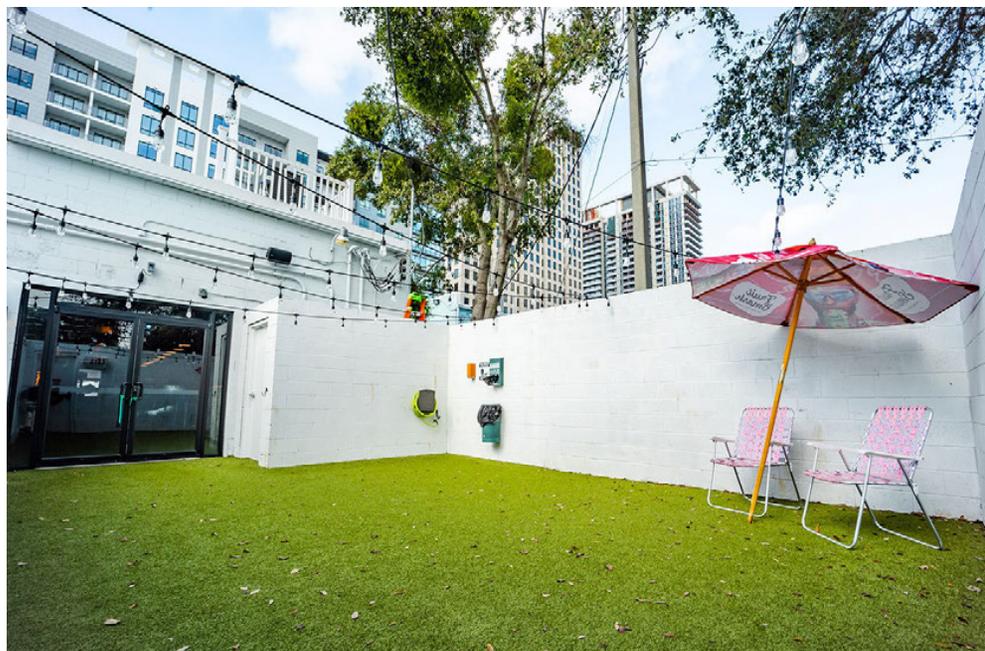
Floorplan



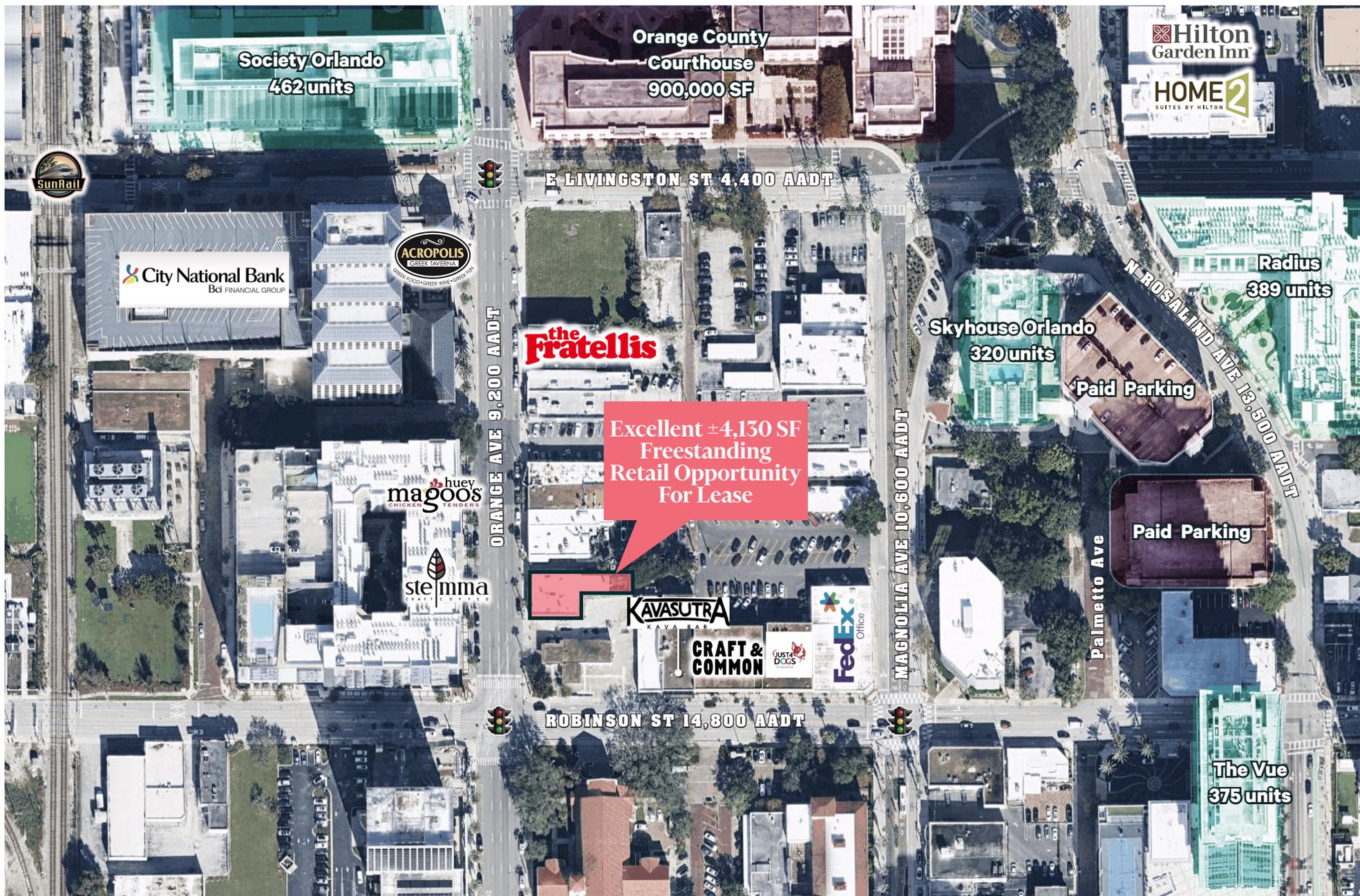
For Lease

Excellent Freestanding Retail Opportunity

317 N. Orange Avenue | Orlando, FL 32801



Micro Aerial



Trade Aerial

DOWNTOWN AMENITIES

- 1 Lake Eola
- 2 Creative Viilage
- 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)

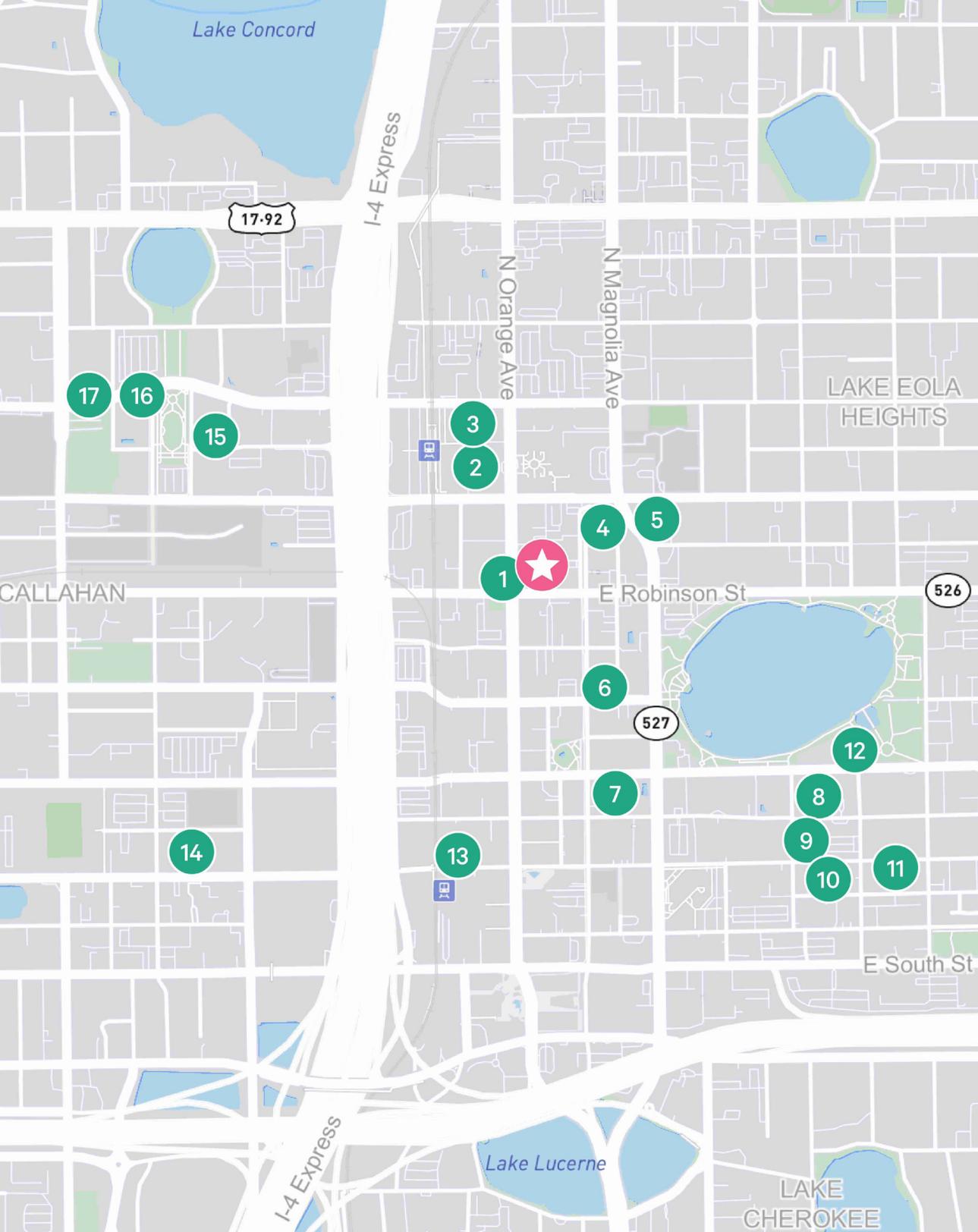


For Lease

Excellent Freestanding Retail Opportunity
317 N. Orange Avenue | Orlando, FL 32801

Multifamily Overview

-  317 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

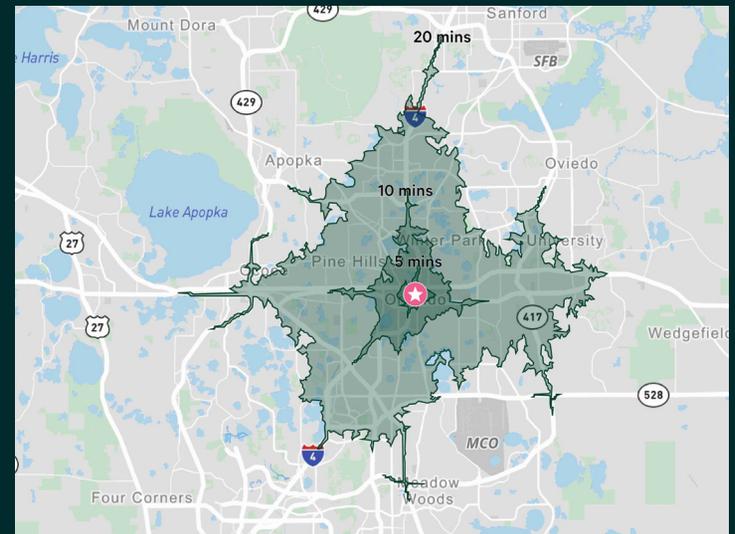
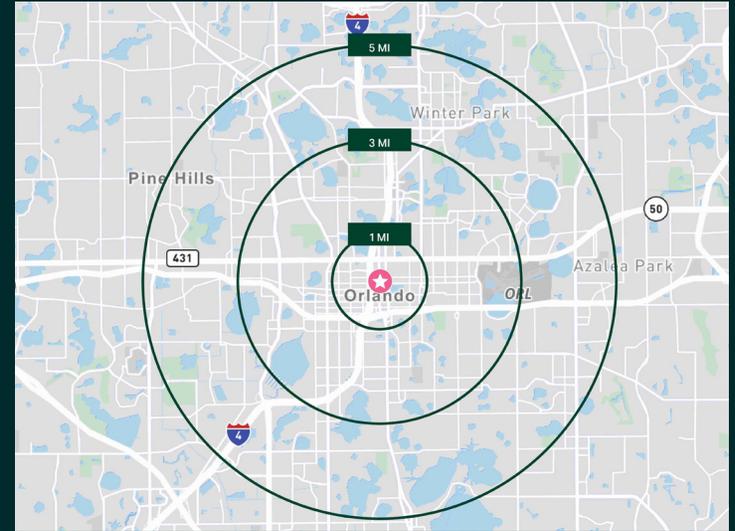
Excellent Freestanding Retail Opportunity

317 N. Orange Avenue | Orlando, FL 32801

Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	24,845	104,252	299,982
2025-2030 Annual Population Growth Rate	1.46%	0.85%	0.49%
Households	13,970	50,323	126,017
Average Household Income	\$114,581	\$126,603	\$112,439
Median Household Income	\$75,405	\$89,189	\$75,074
Daytime Population	84,277	257,778	472,757

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	27,802	108,283	938,444
2025-2030 Annual Population Growth Rate	1.35%	0.77%	0.50%
Households	101,069	276,195	1,165,769
Average Household Income	\$113,416	\$119,877	\$103,888
Median Household Income	\$76,945	\$83,559	\$73,344
Daytime Population	101,069	276,195	1,165,769



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

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE