

RETAIL SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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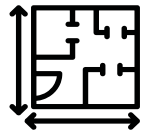
The Historic Metcalf Building



Lease Rate: Inquire for Pricing

± 3,000 SF First Floor Suite

Garage & Surface Level Parking Available



**FIRST TIME AVAILABLE
IN 15 YEARS**

First floor former bank space at busy hard corner signalized intersection with vault, and walk-up window located at Orange Ave & Pine St. in the very heart of World Class Orlando's Central Business District

Signage options include: Rear building signage visible to 136,000 AADT on I-4 and highly visible vertical and band signage at intersection of Orange Ave and Pine Street (9,800 AADT)

Surrounded by affluent downtown residents with an average income of \$117,652 (.5 miles radius)

Located within walking distance from City Hall, Court House, Kia Center, Sunrail Station, Performing Arts Center, Cafés, Restaurants, Bars, Entertainment, Hotels, Scenic Lake Eola, Creative Village, & UCF's Downtown Campus

The Historic Metcalf Building is a meticulously curated Chicago style brick building built in 1923 as one of Orlando's first trio of 'high rise' buildings. The 10-story historic building includes 9 stories of high-end full floor office suites, first floor retail & basement bar

**FIRST FLOOR RETAIL AT
DOWNTOWN'S BUSIEST
PEDESTRIAN CORNER**

**BAND SIGNAGE ON
PINE ST & ORANGE AVE
& CORNER UPRIGHT
SIGNAGE AVAILABLE**

**BUILDING SIGNAGE
VISIBLE TO 148,000
AADT ON I-4 AVAILABLE**



**ONE BLOCK FROM
SUNRAIL STATION**



**TWO BLOCKS
FROM I-4**



**THREE BLOCKS
FROM LYNX STATION**



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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FIRST FLOORPLAN



**SUITE AVAILABLE
IMMEDIATELY**



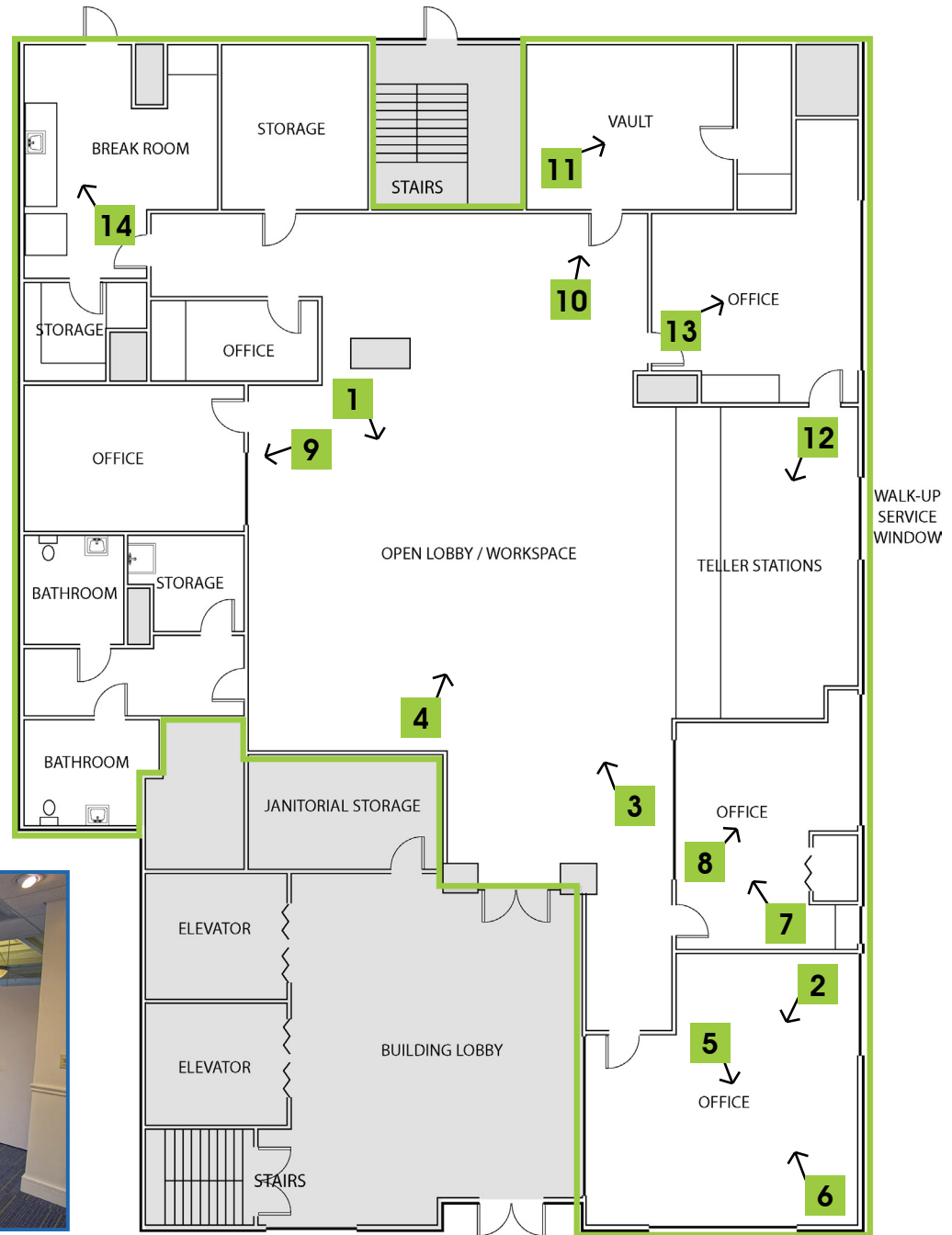
**3 LARGE
OFFICES**



**FORMER BANK WITH
WALK-UP SERVICE
WINDOW & VAULT**

SUITE FEATURES

- Walk-up Service Window off of Pine Street
- In Suite Vault
- Large In Suite Lobby
- 3 Executive Offices
- 1 Junior Office
- 1 Office / Workspace adjacent to Teller Stations
- In Suite Breakroom Kitchen
- Large Windows along Orange Ave & Pine Street
- Vaulted Ceiling in Lobby Area
- Direct Access from Building Lobby



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FIRST FLOOR PHOTOS



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★ THE HISTORIC METCALF BUILDING
 100 S Orange Ave

Located at the signalized intersection of Pine Street and Orange Avenue, the most heavily trafficked pedestrian corner in Downtown Orlando.
 11,128 Weekday Pedestrian Count
 16,546 Weekend Pedestrian Count
 9,800 AADT on Orange Ave

DEMOGRAPHICS

0.5 Mile Radius

44,010
2022 DAYTIME POPULATION

7,133
2023 POPULATION

0.93%
PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

8,133
2028 PROJECTED POPULATION

\$117,652
2023 AVERAGE
HOUSEHOLD INCOME

4,907
2023 HOUSEHOLDS

5,654
2028 PROJECTED HOUSEHOLDS

BANKS

- | | |
|--------------------------------------|-------------------------------------|
| 1 City National Bank of Florida | 10 TD Bank |
| 2 Seacoast Bank | 11 Trustco Bank |
| 3 Wells Fargo Bank | 12 Chase Bank |
| 4 Regions Bank | 13 Sunrise Bank |
| 5 Fifth Third Bank | 14 American Momentum Bank |
| 6 First Horizon Bank | 15 Seaside Bank and Trust |
| 7 SouthState Bank | 16 Truist |
| 8 State Bank of Orlando and Trust Co | 17 Cogent Bank Downtown Orlando |
| 9 PNC Bank | 18 Bank of America Financial Center |

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

FIRST CAPITAL
 Property Group, Inc.
 Commercial Real Estate Services

RESIDENTIAL

- | | | |
|-----------------------------|------------------------------------|----------------------|
| 1 Amelia Court Apartments | 14 Waverly on Lake Eola | 26 Windsor Place |
| 2 The Julian Apartments | 15 Paramount on Lake Eola | 27 Westminster Plaza |
| 3 Modera Creative Village | 16 MAA Parkside | 28 The Grande |
| 4 Central Station on Orange | 17 St. Regis Apartments | 29 Magnolia Towers |
| 5 Society Orlando | 18 Eola South | |
| 6 Radius Apartments | 19 Sanctuary Condominium | |
| 7 MAA Robinson | 20 101 Eola Condominiums | |
| 8 The Vue at Lake Eola | 21 Camden Lake Eola Apartments | |
| 9 Metropolitan at Lake Eola | 22 The Jackson | |
| 10 Aspire Luxury Apartments | 23 Osceola Brownstones | |
| 11 Mondrian on Lake Eola | 24 Star Tower Condominiums | |
| 12 The Solarie at the Plaza | 25 Camden Thornton Park Apartments | |
| 13 55 West Apartments | | |

LOCATION



#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics

#4 FASTEST GROWING U.S. CITY
Forbes, 2018

1.2 MILLION PEOPLE IN THE WORKFORCE

HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018

#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019

± 550,000 STUDENTS WITHIN A 100 MILE RADIUS

1,087 PEOPLE MOVE TO ORLANDO PER WEEK

0.99% 2022 - 2027 POPULATION GROWTH

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