

# Downtown Orlando Retail Space For Lease

150 E Central Blvd, Orlando, FL 32801

**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**CONTACT BROKER**

## LOCATION DETAILS

This space is located in the heart of Downtown Orlando, at the corner of Central Avenue and S Rosalind Avenue. It offers high walkability to various shops, restaurants, and other amenities such as Lake Eola Park, the Public Library, and CMX Cinemas. It is also a short drive/walk to Orlando City Hall, Doctor Phillips Center, Amway Center and Exploria Stadium. Less than a mile from I-4, SR 408, and the Church Street SunRail Station.



## LISTING DETAILS

- **±14,654 SF** two-story retail space in **excellent condition**
- On the 1st and 2nd floors of the Modera Central building, right below Mondrian's 350+ high-rise luxury apartments
- Mostly open layout featuring 2-story windows, a loft, lounge areas, and more
- Access to **parking garage on-site**

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	23,550	105,691	302,626
Average HH Income	\$107,031	\$110,409	\$95,583
Median HH Income	\$67,363	\$72,375	\$58,475

CONTACT FOR MORE INFORMATION

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## FIRST FLOOR (Current Build-out)

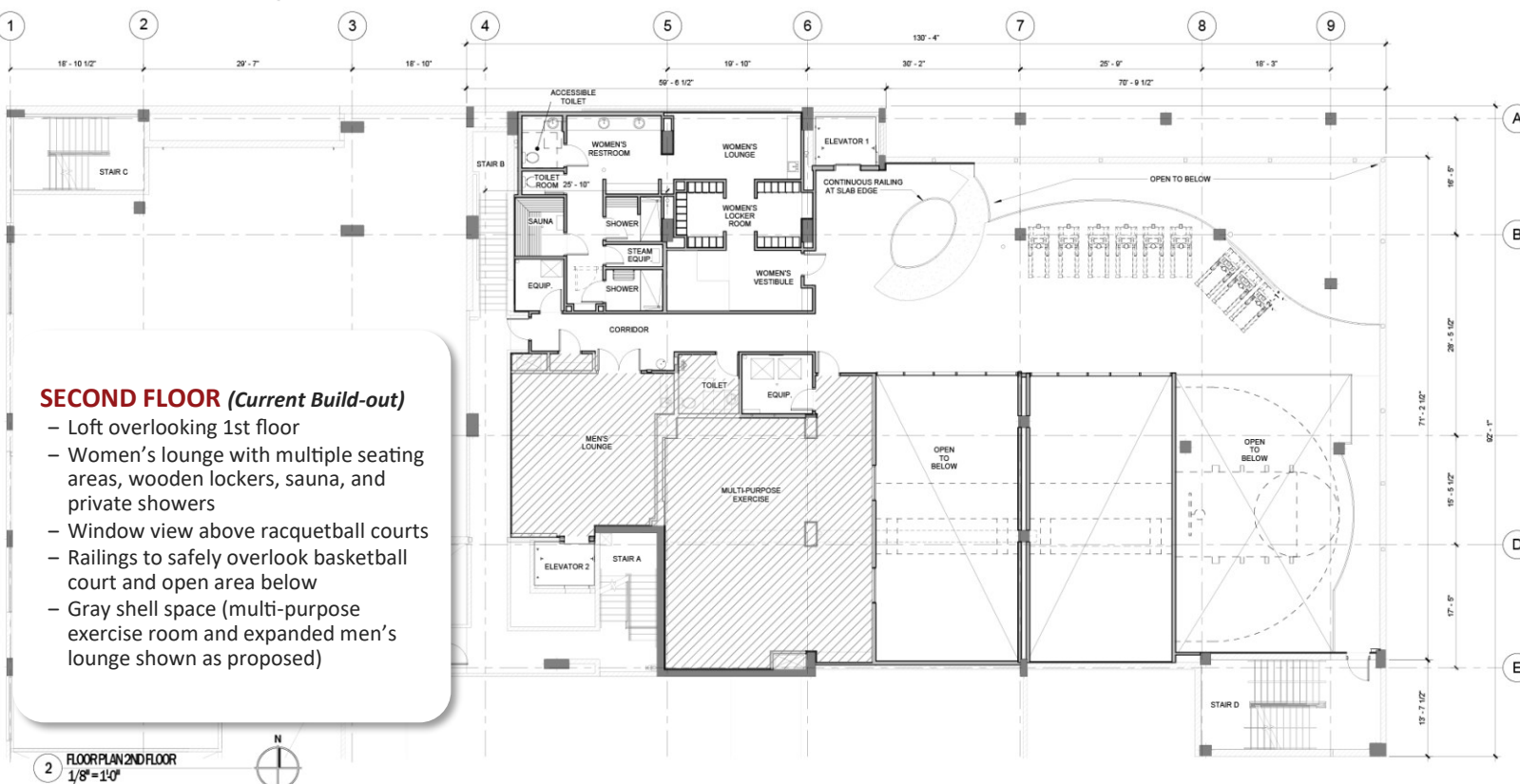
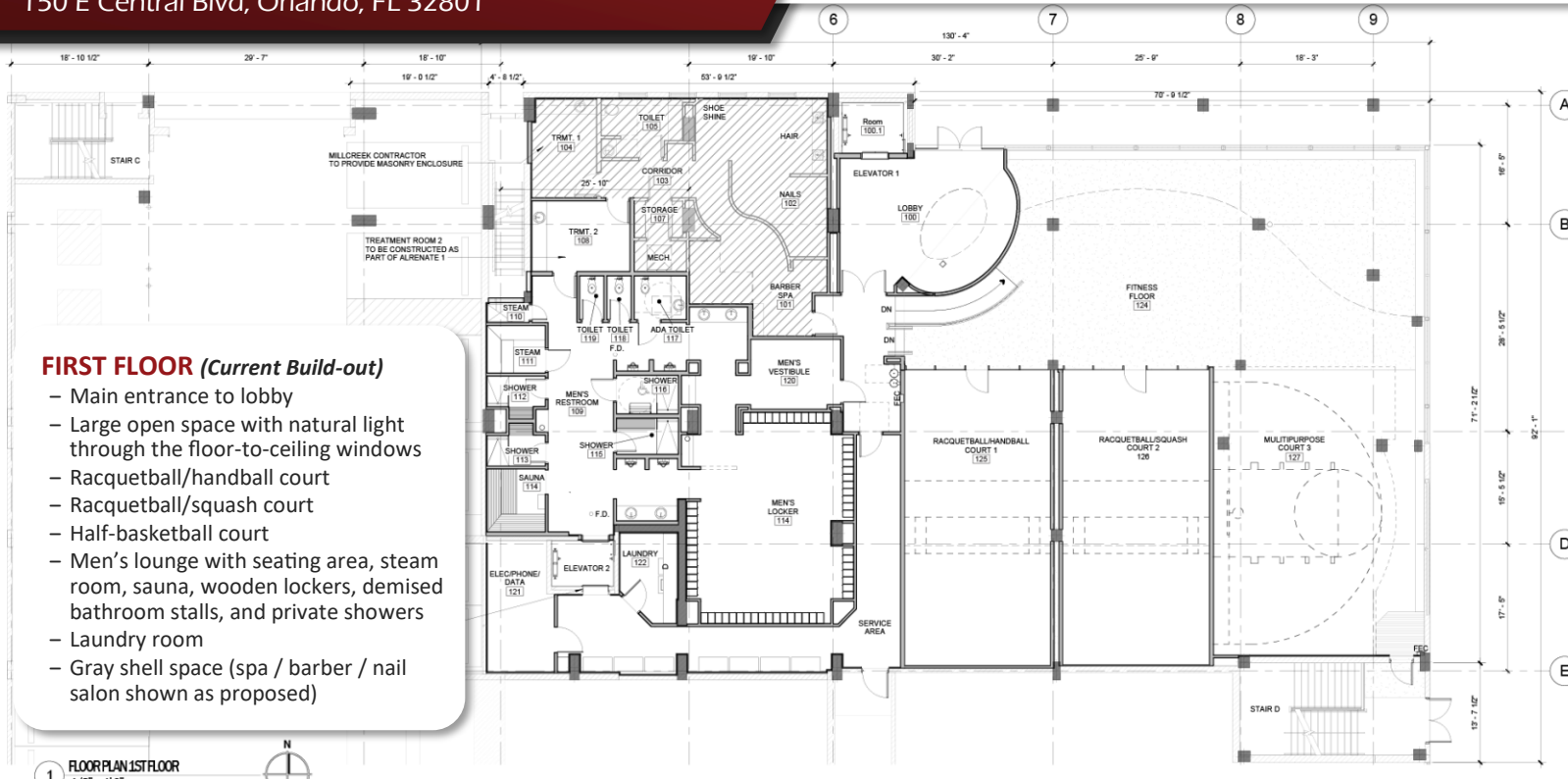
- Main entrance to lobby
- Large open space with natural light through the floor-to-ceiling windows
- Racquetball/handball court
- Racquetball/squash court
- Half-basketball court
- Men's lounge with seating area, steam room, sauna, wooden lockers, demised bathroom stalls, and private showers
- Laundry room
- Gray shell space (spa / barber / nail salon shown as proposed)

1 FLOOR PLAN 1ST FLOOR  
1/8" = 1'-0"

## SECOND FLOOR (Current Build-out)

- Loft overlooking 1st floor
- Women's lounge with multiple seating areas, wooden lockers, sauna, and private showers
- Window view above racquetball courts
- Railings to safely overlook basketball court and open area below
- Gray shell space (multi-purpose exercise room and expanded men's lounge shown as proposed)

2 FLOOR PLAN 2ND FLOOR  
1/8" = 1'-0"



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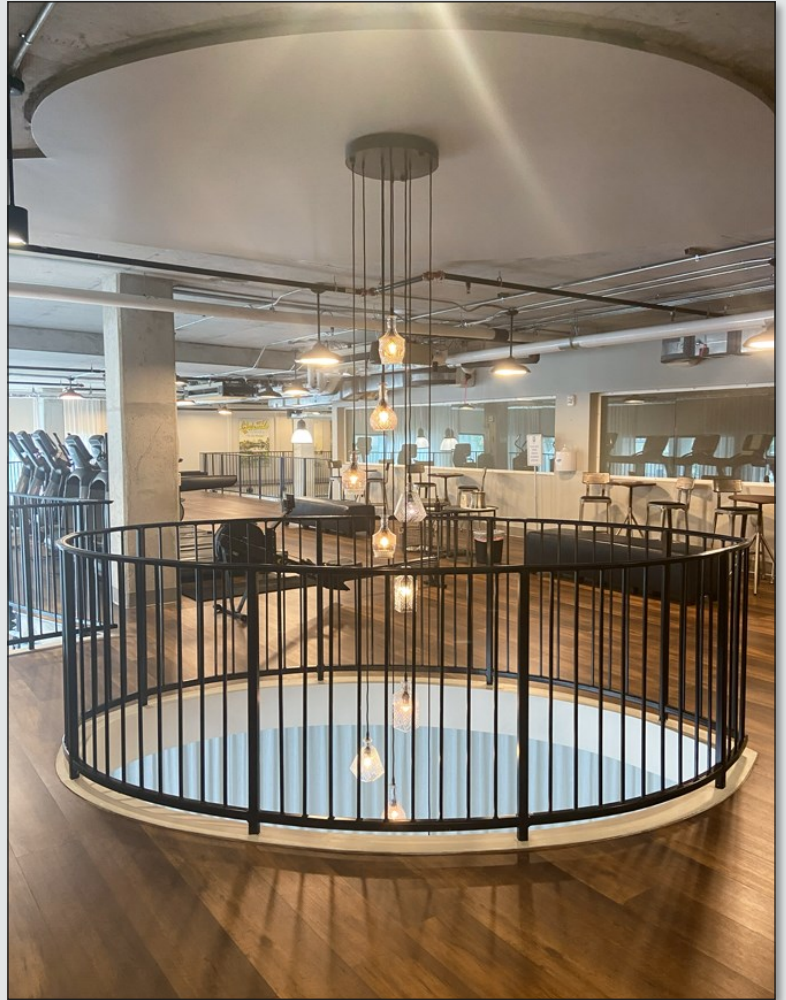
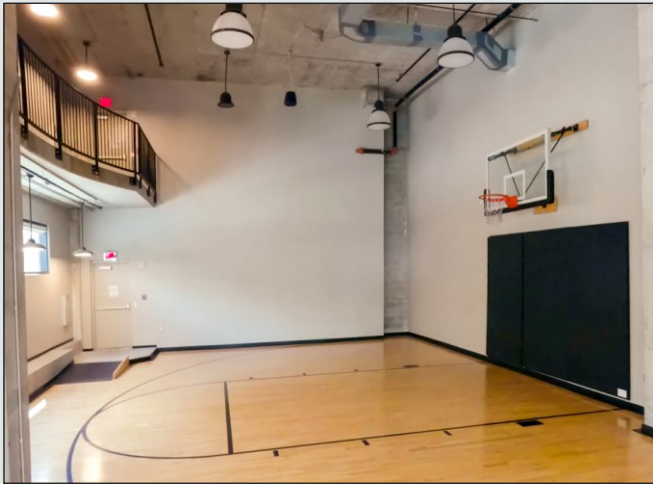
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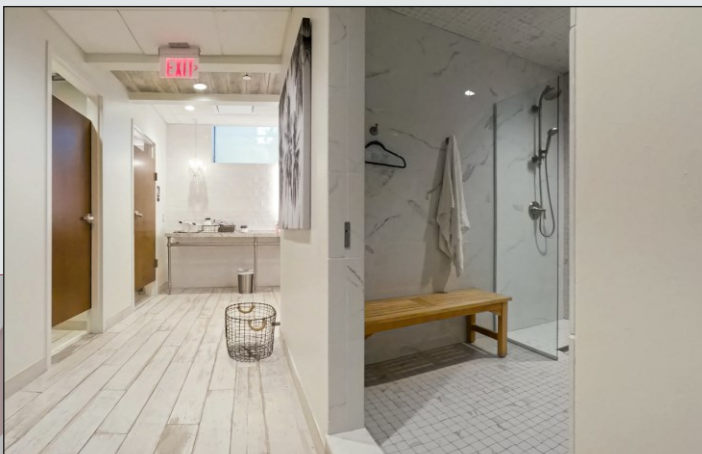
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