

For Lease

# Downtown Retail/Restaurant Space

3,500 SF | \$30.00 / SF

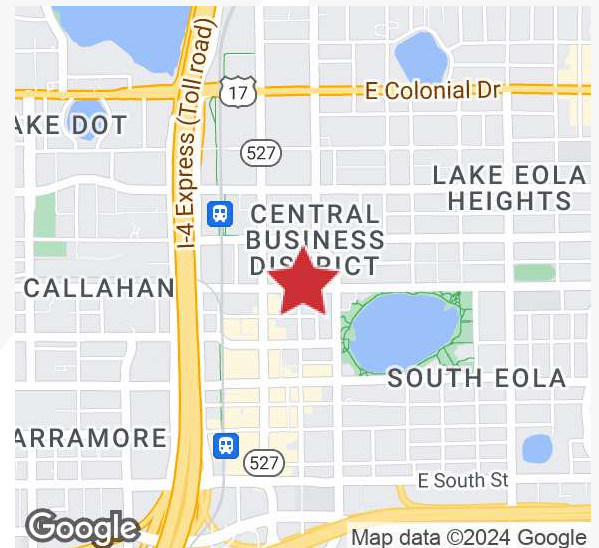


## 105 East Robinson Street

Orlando, Florida 32801

### Property Highlights

- 3,500± SF first floor space available
- Separate street entrance as well as building lobby entrance
- Former bank space - ideal for retail, restaurant, bank or office uses
- 50,000± SF, 5-story office building in the heart of Downtown Orlando
- Great location at the corner of East Robinson Street and Magnolia Avenue
- Free visitors parking lot & free covered parking for tenants
- 4 blocks from I-4 and minutes to SR 408 (East-West)
- 1/2 block from Orange County Courthouse and walking distance to Lake Eola
- Monument signage available



**Lease Rate: \$30.00 / SF NNN**

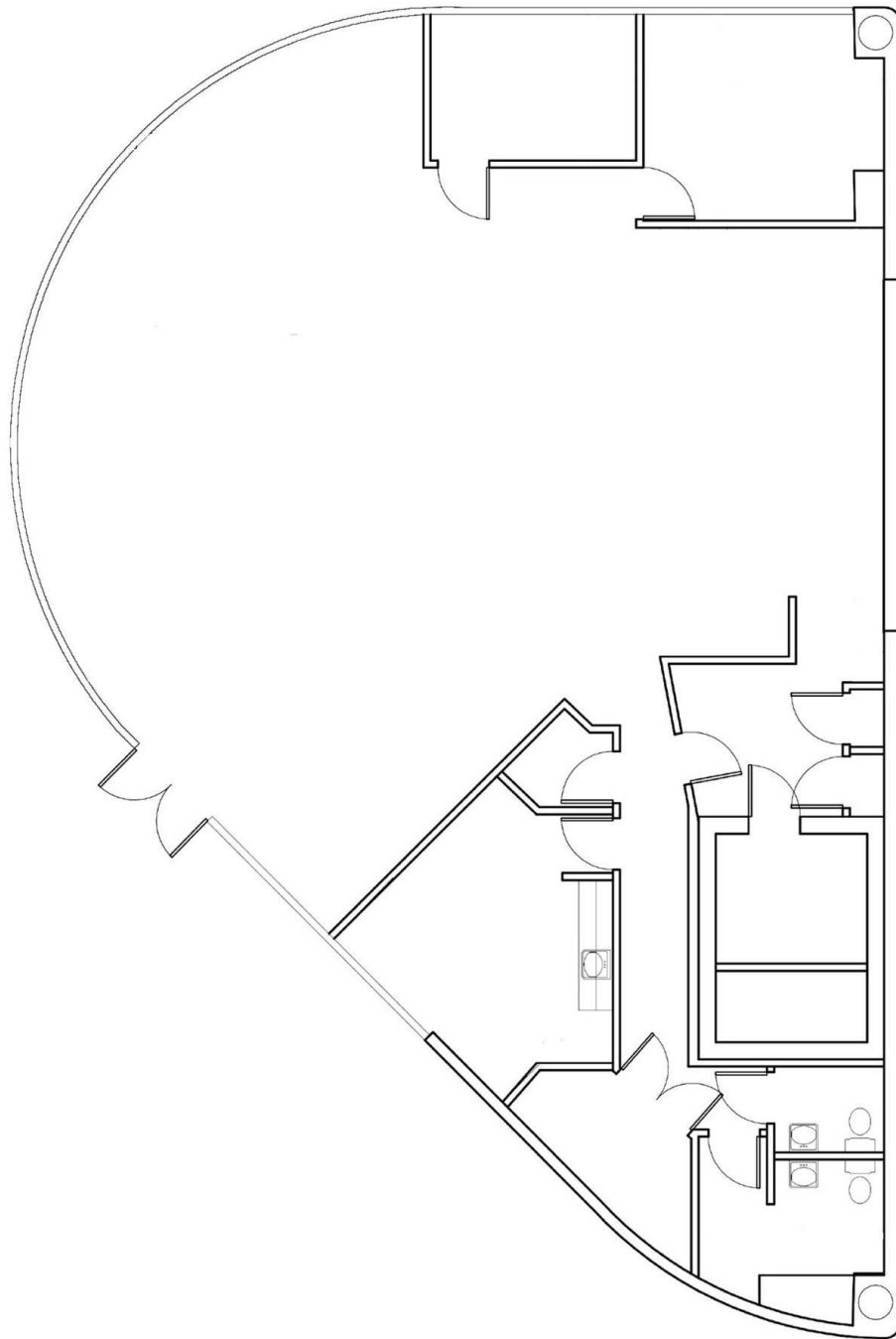
For more information

**Jeffrey Bloom, CCIM**

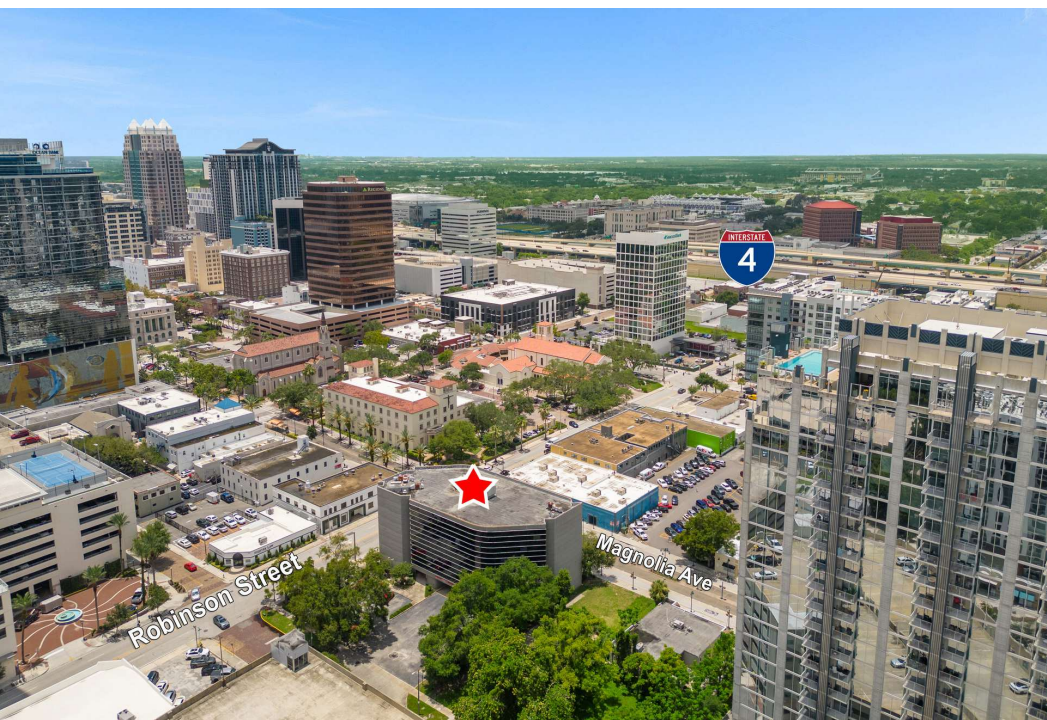
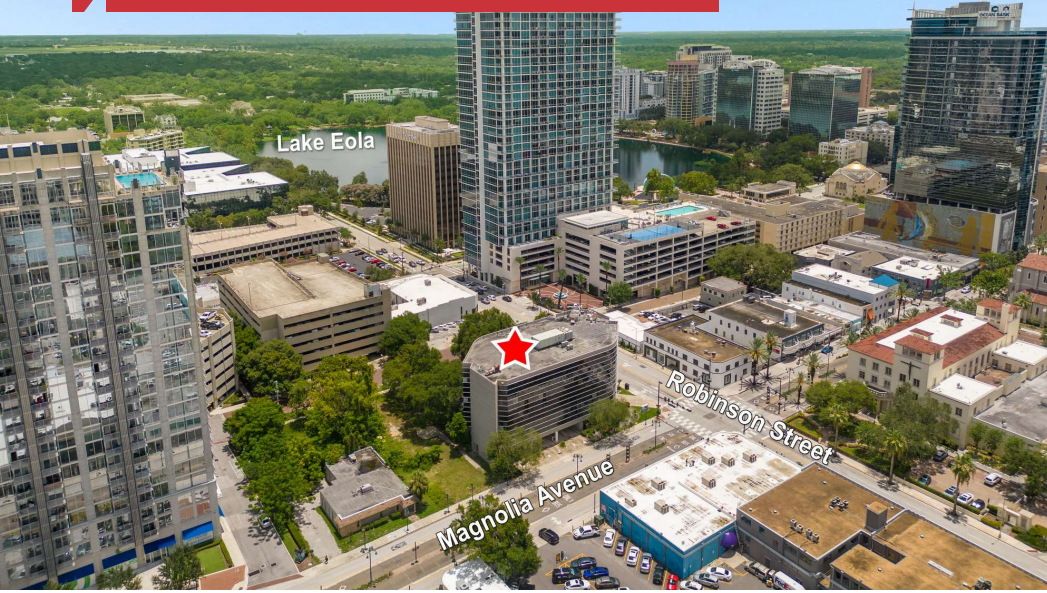
O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

# Suite 100 - 3,500± SF



# Property Photos



Park  
 Water  
 Parcel  
 Proposed/Underconstruction Project  
 School  
 Fire Station  
 Post Office  
 Parking  
 SunRail Alignment & Station  
 LYMMO Route & Stop  
 CRA Boundary

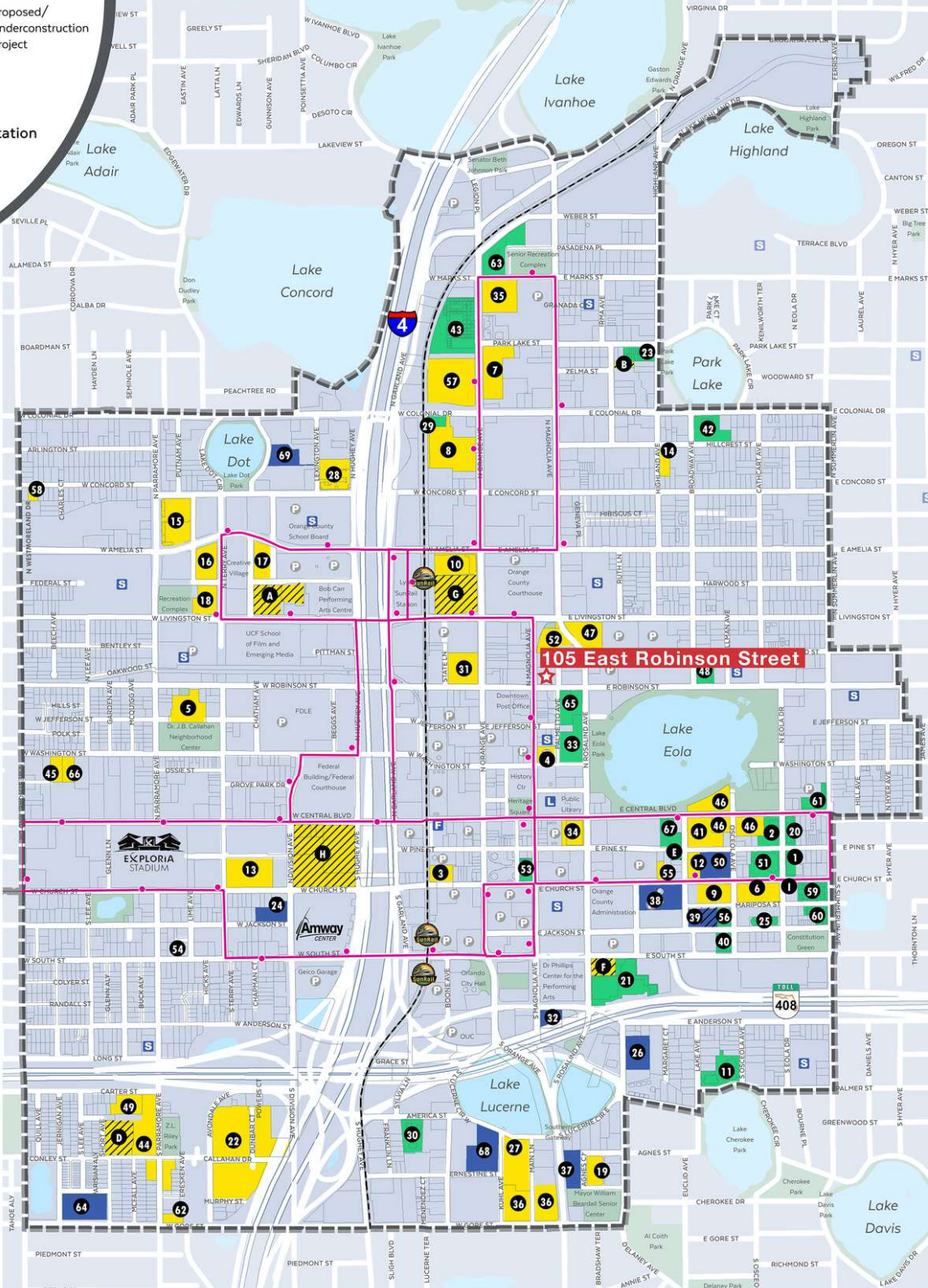
## BUILDINGS

20 Residential Units or Greater

Rank	Building Name	Units
1	101 Eola	146
2	530 East Central Condos	91
3	55 West	377
4	Aspire	164
5	Callahan Oaks	40
6	Camden Lake Eola	363
7	Camden North Quarter	335
8	Camden Orange Court	261
9	Camden Thornton Park	300
10	Central Station	279
11	Cherokee Place	20
12	Citi Tower	235
13	City View at Hughes Square	266
14	Colonial Town Garden	20
15	Creative Village - Amelia Court	256
16	Creative Village - The Julian	409
17	Creative Village - Modera	292
18	Creative Village - UnionWest	300
19	Delaney Court	32
20	Eola South	23
21	The Grande	364
22	Griffen Park	170
23	Living on Park	21
24	Jackson Court	58
25	The Jackson	52
26	Kimmerit I & II	336
27	Lake Lucerne Towers	158
28	Lexington Court	104
29	The Lofts - at China Glass Warehouse	20
30	Lucerne Oaks	39
31	MAA Robinson Apartments	369
32	Magnolia Towers	232
33	Metropolitan at Lake Eola	129
34	Mondrian on Lake Eola	350
35	NORA	246
36	Novel Lucerne	375
37	Orlando Gleiss	102
38	Orlando Lutheran Towers	304
39	Orlando Lutheran Towers/Windsor Place	107
40	Oscuela Brownstones	26
41	Paramount on Lake Eola	313
42	Park Lake Towers	129
43	Park North at Cheney Place	301
44	Paramore Oaks Phase I	120
45	Paul Owens Apartments	30
46	Post Parkside	238
47	Radius Apartment Tower	389
48	Reeves House	39
49	Richard Allen Garden Apts	30
50	The Roberts	197
51	The Sanctuary	173
52	SkyHouse	320
53	Solaire at The Plaza	306
54	South Street Apartments	21
55	St. Regis Apts	43
56	Star Tower	100
57	SteelHouse	326
58	Studio Concord Apartments	26
59	Summer Winds Townhomes	26
60	Thornton Park Brownstones	28
61	Thornton Park Central	49
62	Tip Top Apartments	24
63	Uptown Place	240
64	Villas at Carver Park	64
65	THE VUE	375
66	Washington Heights Apartments	24
67	The Waverly - On Lake Eola	230
68	Westminster Towers	264
69	William Booth Towers - Salvation Army	125

## PROJECTS

Letter	Project Name	Units
A	Creative Village - X, X-1, Y (Under Construction)	326
B	Irma Apartments (Proposed)	21
C	Mariposa Grove (Proposed)	158
D	Paramore Oaks Phase 2 (Under Construction)	91
E	Pine and Lake Mixed-Use Tower (Proposed)	129
F	The Signature (Proposed)	182
G	Society Orlando (Under Construction)	704
H	Sports Entertainment District (SED) (Proposed)	300
I	Vive on Eola (Proposed)	144



First Half, 2023



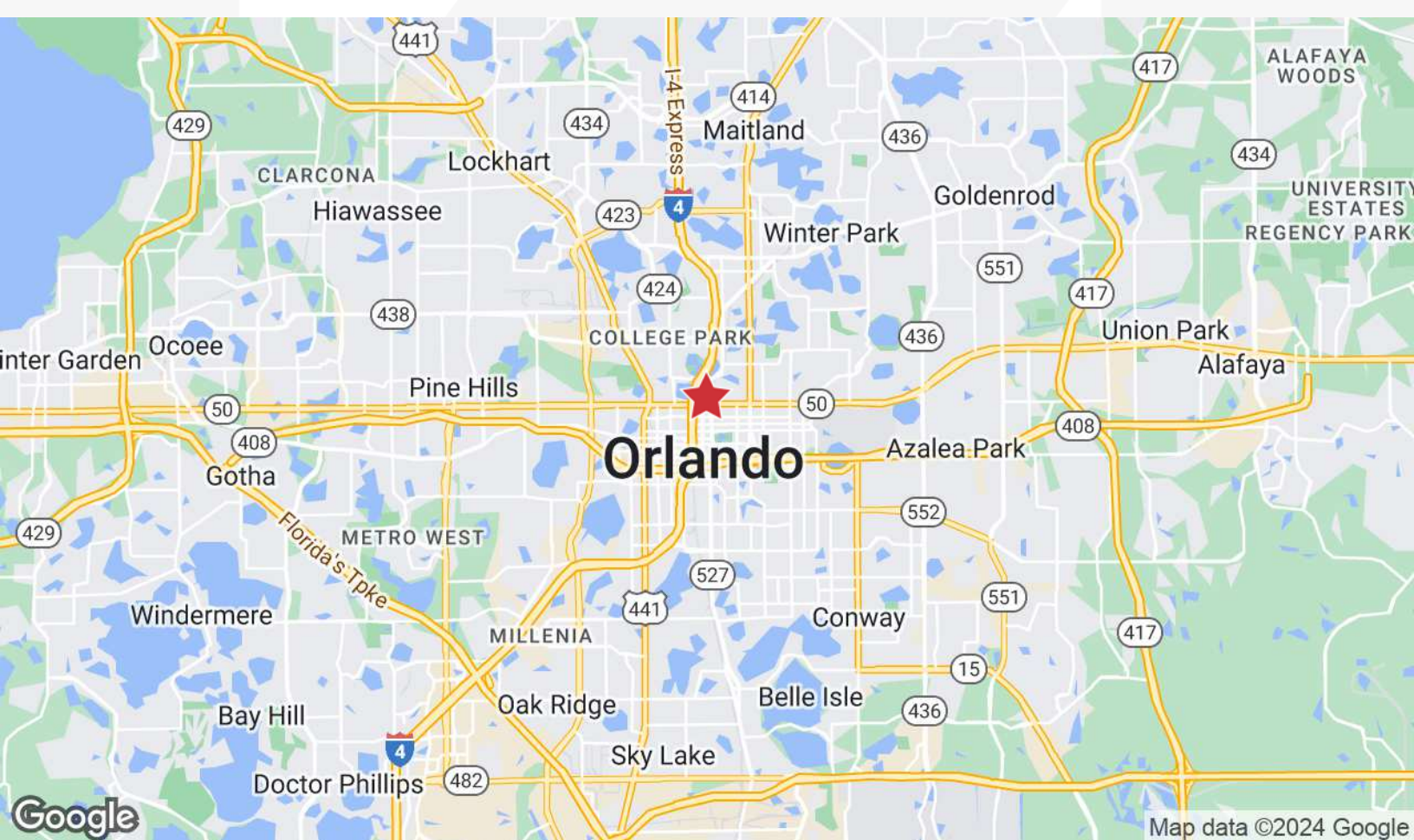
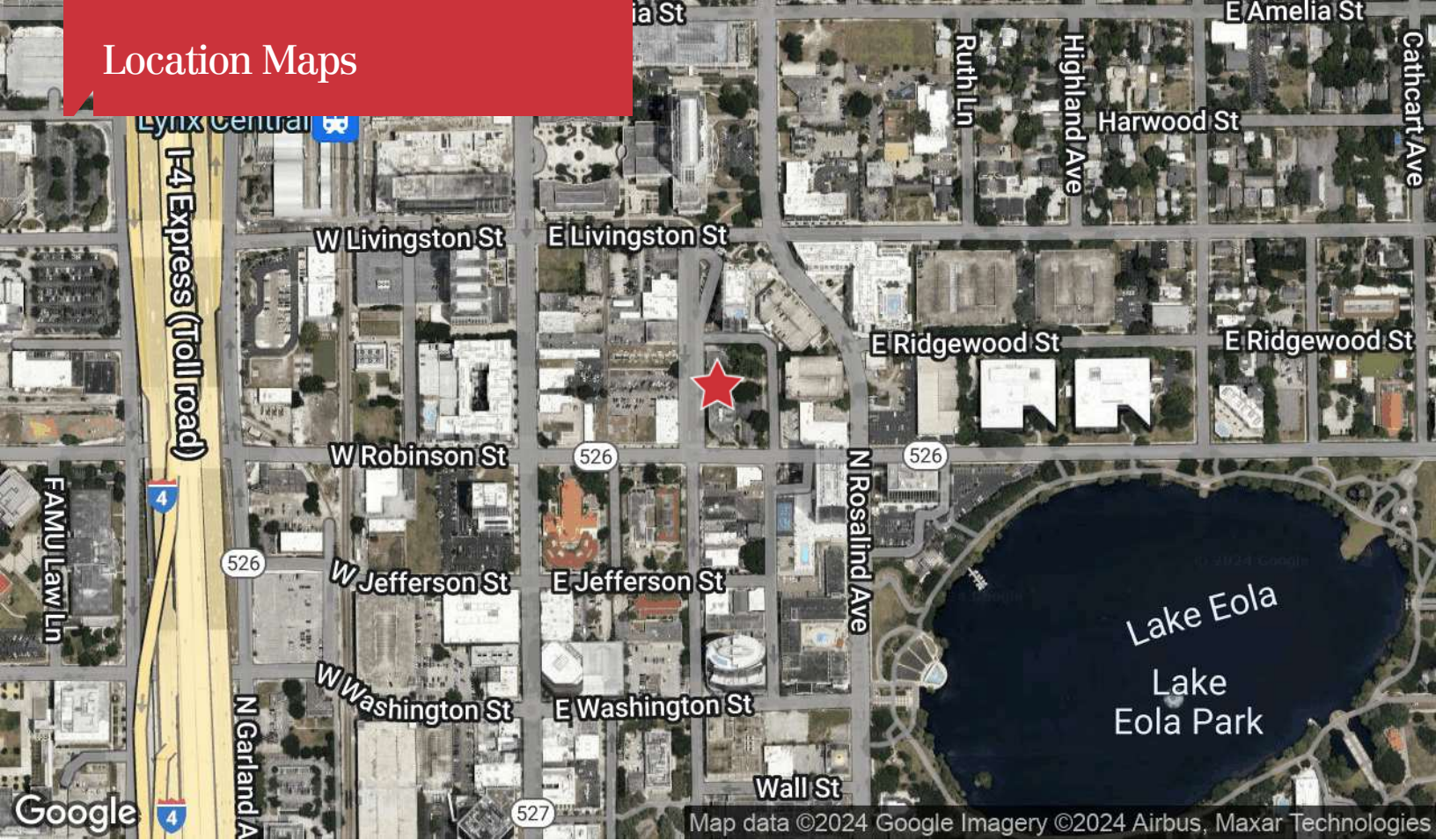
DOWNTOWNORLANDO.COM



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350  
 Orlando, FL 32810  
 407 875 9989 tel  
[nairealvest.com](http://nairealvest.com)

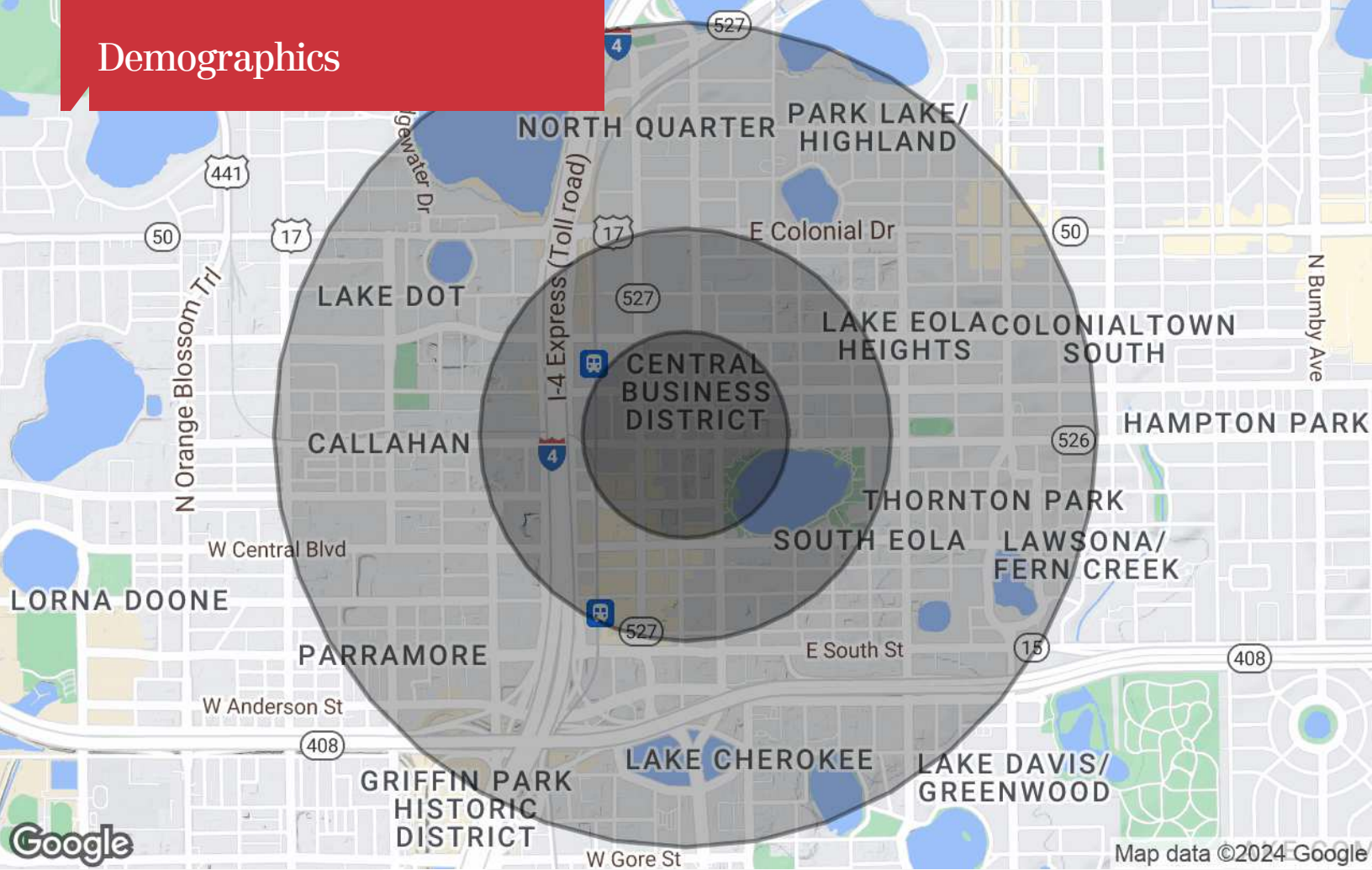
# Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350  
Orlando, FL 32810  
407 875 9989 tel  
[nairealvest.com](http://nairealvest.com)

# Demographics



## Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,264	4,903	15,915
MEDIAN AGE	34.9	34.8	36.8
MEDIAN AGE (MALE)	33.7	34.9	35.7
MEDIAN AGE (FEMALE)	38.8	36.2	37.9

## Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	1,099	4,125	12,062
# OF PERSONS PER HH	1.2	1.2	1.3
AVERAGE HH INCOME	\$97,811	\$86,655	\$79,867
AVERAGE HOUSE VALUE	\$263,059	\$241,437	\$246,866

\* Demographic data derived from 2020 ACS - US Census