

Downtown Orlando Retail Space For Lease

150 E Central Blvd, Orlando, FL 32801

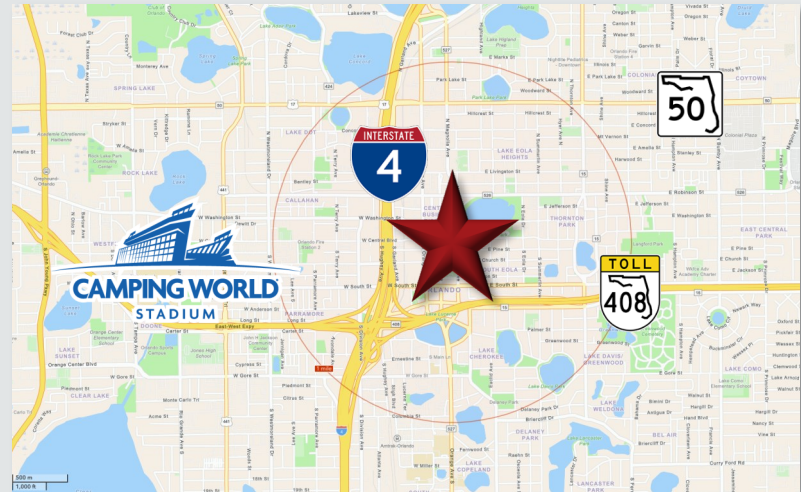
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



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)

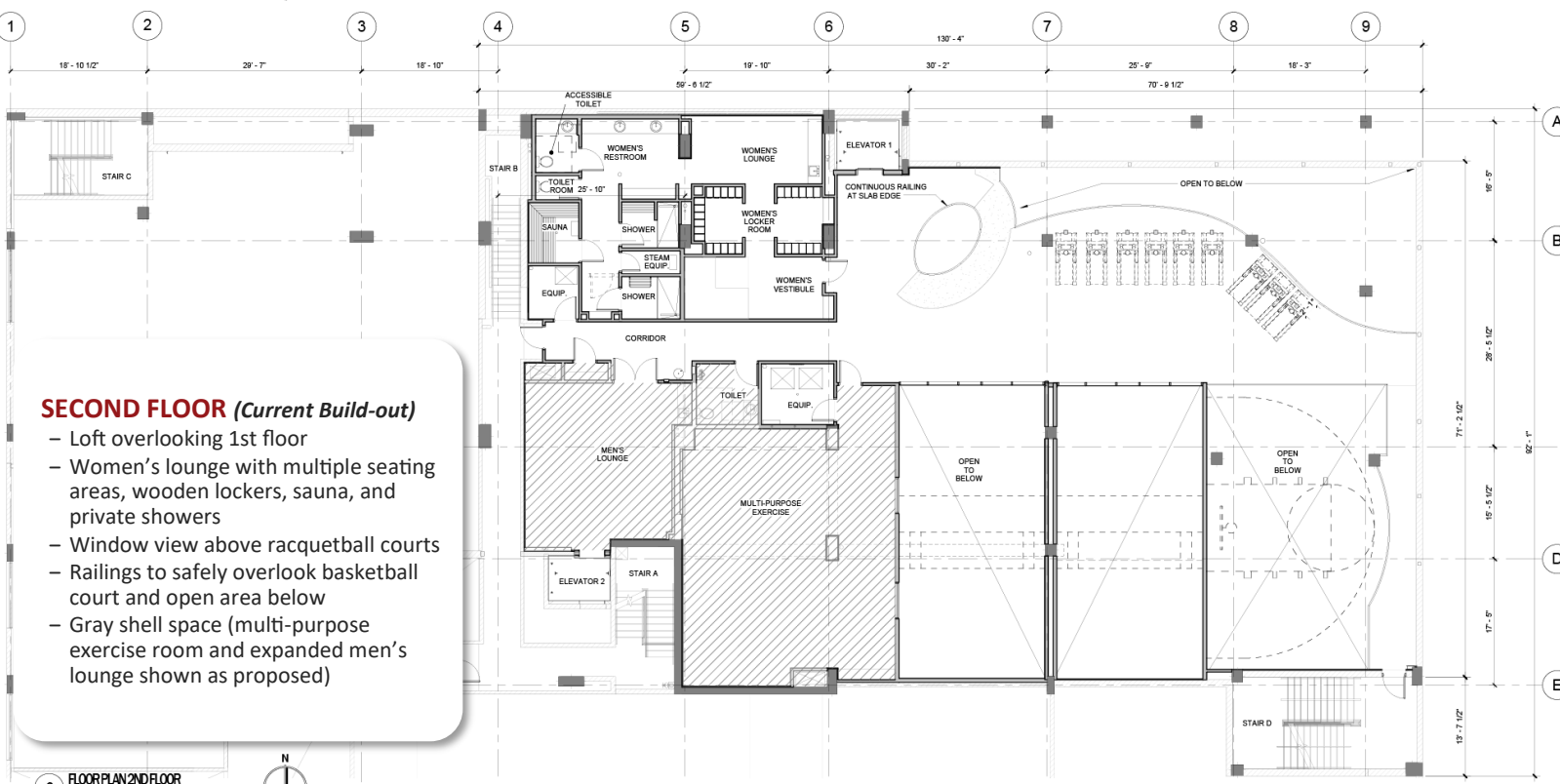
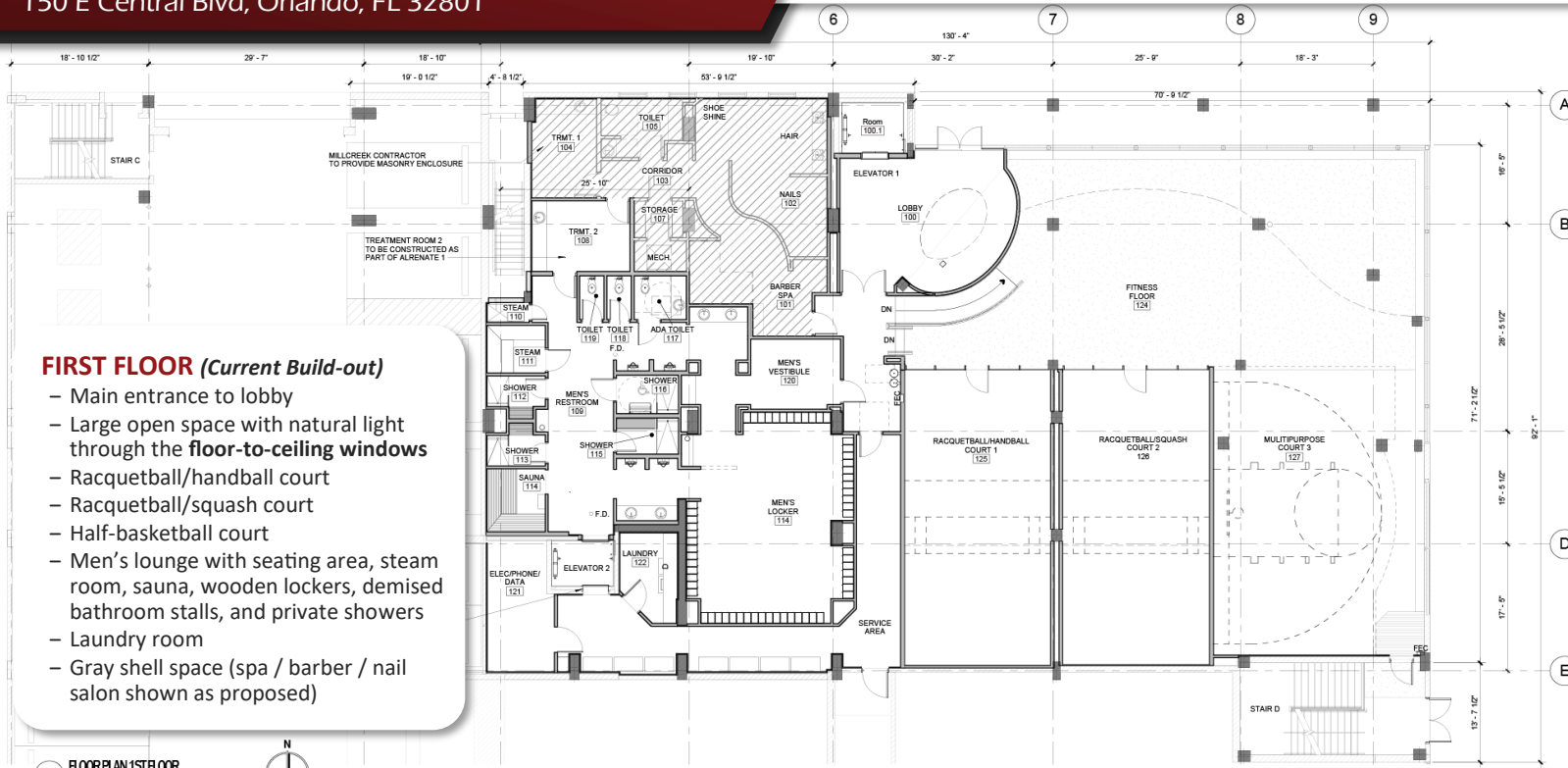
- Main entrance to lobby
- Large open space with natural light through the floor-to-ceiling windows
- Racquetball/handball court
- Racquetball/squash court
- Half-basketball court
- Men's lounge with seating area, steam room, sauna, wooden lockers, demised bathroom stalls, and private showers
- Laundry 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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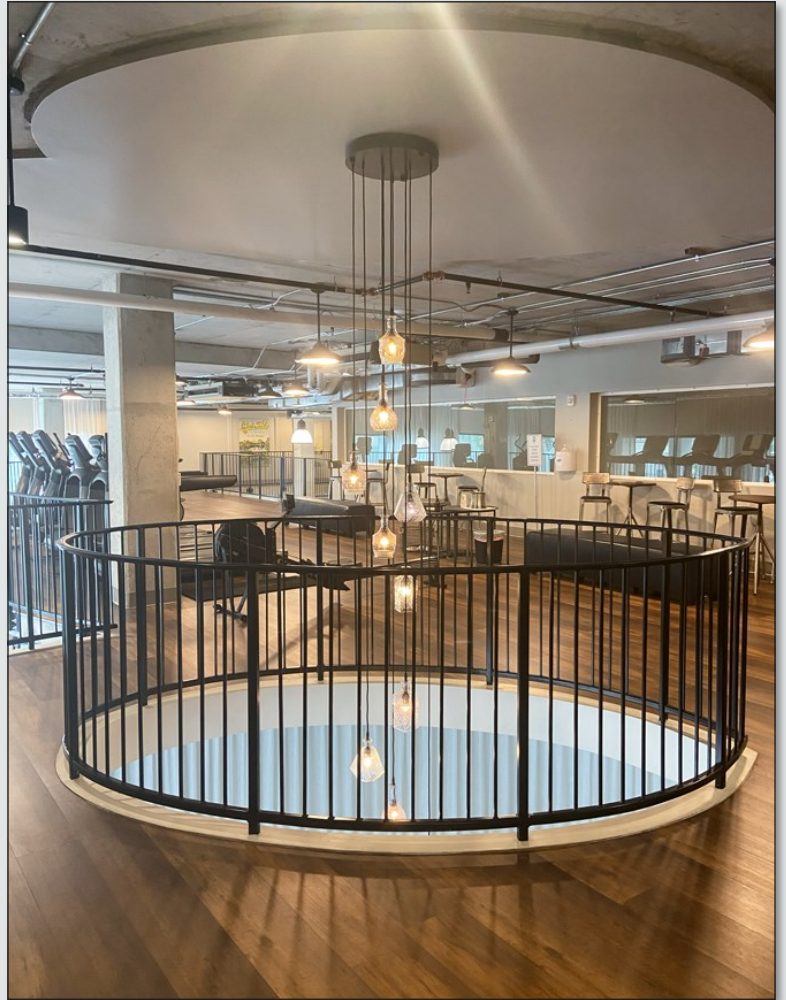
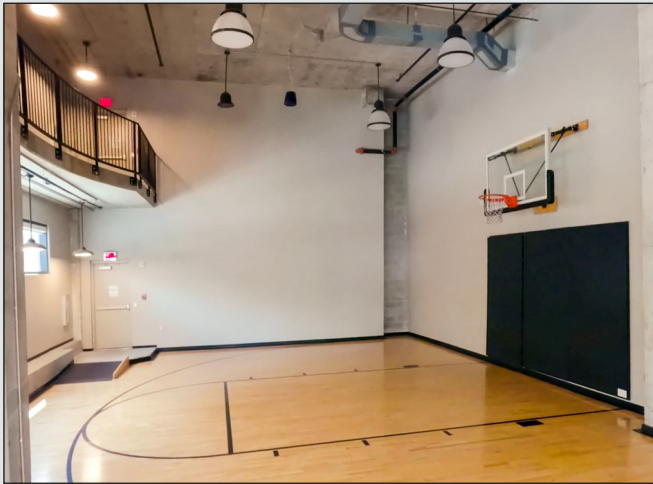
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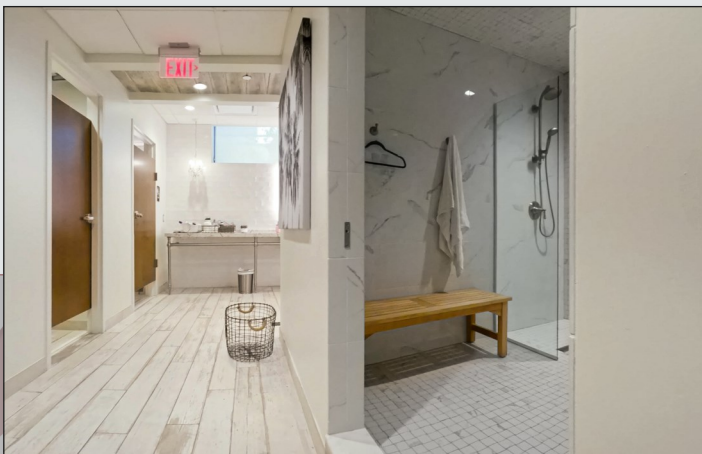
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