

For Sale

Downtown Orlando Entertainment Complex

48,285 SF Gross / 41,932 SF Rentable | \$15,500,000

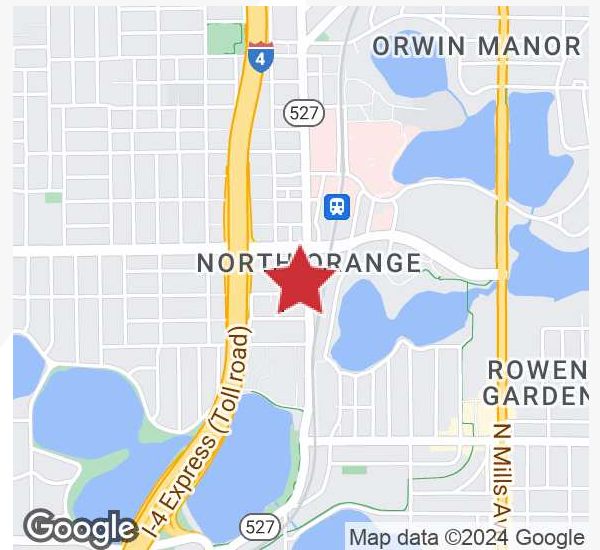


2000, 2008, 2010 North Orange Avenue

Orlando, Florida 32804

Property Highlights

- Perfect for an entertainment/retail/medical professional user or investor
- Prime location in the heart of “Health Village”
- Priced significantly under market value; great deal for investment property
- Great opportunity for owner-user with terrific upside
- Multiple uses for the property – entertainment, retail, office or multi-family
- Includes 3 separate building with direct frontage on Orange Avenue
- Buildings can purchased SEPARATELY or IN TOTAL



Sale Price: \$15,500,000

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758

ppartyka@realvest.com

Property Highlights



Property Highlights

- Prominent Orange Avenue addresses - just off Princeton Avenue
- Properties included (major renovations done in 2017 & 2022):
- 2000 North Orange Avenue & 321 East Yale Street: 29,381 SF gross; 0.57 acres
- 2008 North Orange Avenue: 6,631 SF gross; 0.20 acres
- 2010 North Orange Avenue - 5,920 SF gross; 0.20 acres
- 316 East Harvard Street: 0.15 acres
- The property includes a unique restaurant/event center: keep as entertainment; renovate to corporate use/meeting/training facility or retail
- Can be combined with other adjacent properties to make a major presence especially for the medical field or any complimentary use
- Zoning: MU-2/T/SP – Mixed Use District City Traditional Specially Planned Overlay District, FAR – 1.0; Future potential: building height allowed up to 100 feet (10 stories)
- Currently 20% occupied by 2 tenants (2nd and 3rd floors) – 8,381 SF; 10-year NNN leases
- Large, covered entrances and walkways
- Easy access to major roads including I-4, SR 50 (Colonial Drive) and US Hwy 17-92

Property Photos



2000 North Orange Avenue



2008 North Orange Avenue



2010 North Orange Avenue



Harvard Street

316 E
Harvard
Street

2010 N Orange Ave

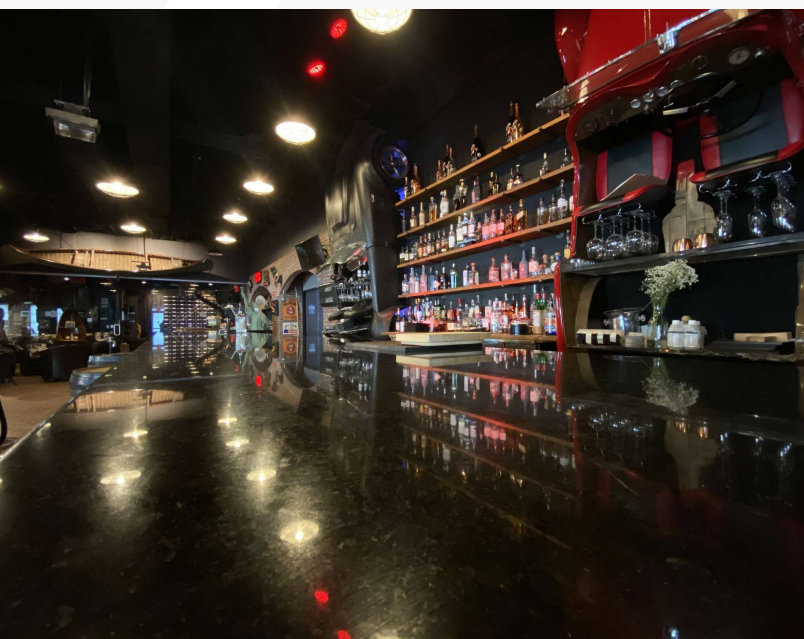
2008 N Orange Ave

2000 N Orange Ave &
321 E Yale Street

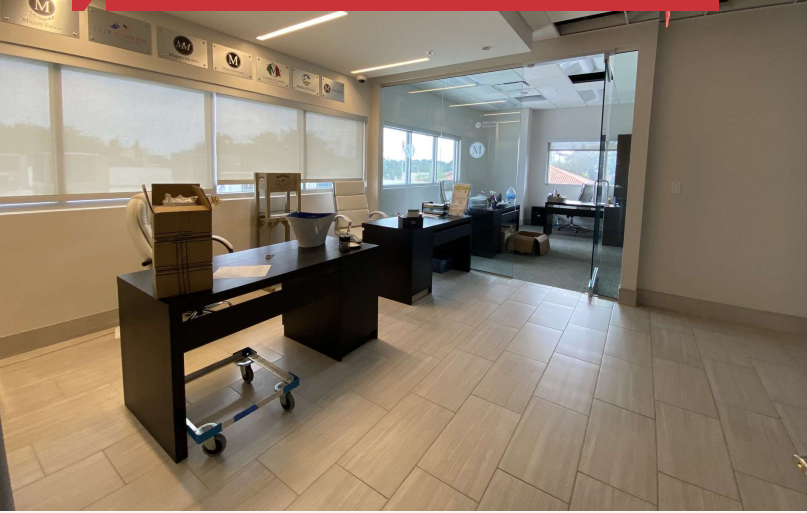
East Yale Street

North Orange Avenue

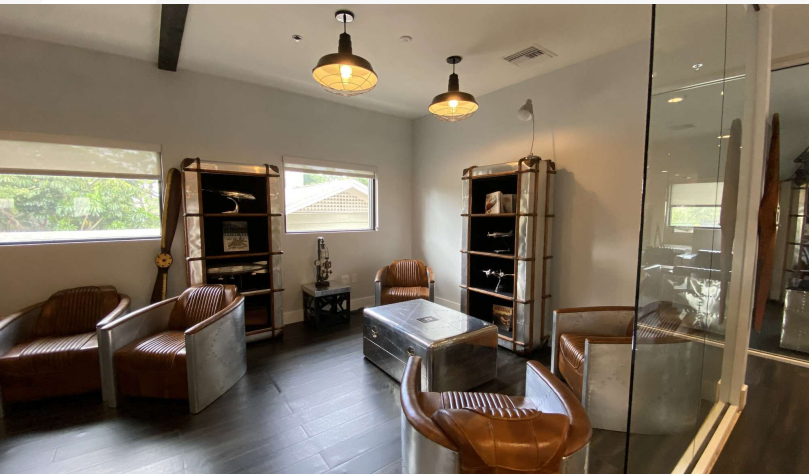
2000 N Orange - 1st Floor
(Former Buildout)



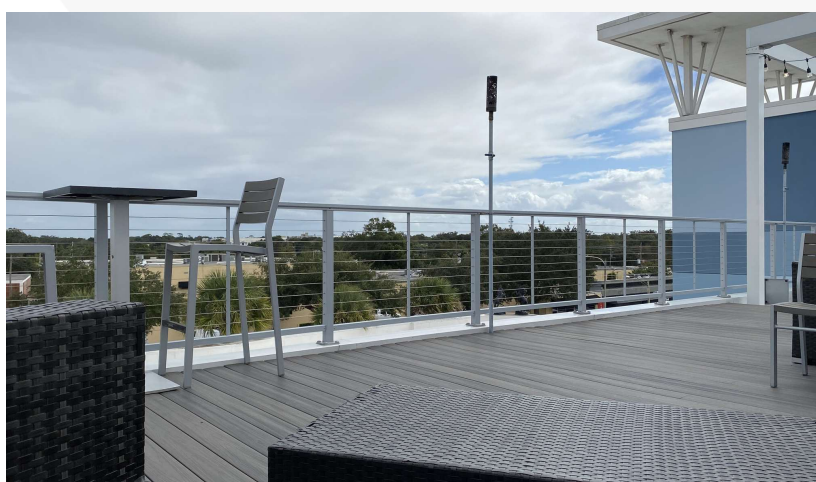
2000 N Orange - 2nd Floor
(Former Buildout)



2000 N Orange - 2nd Floor
Event Space (Former Buildout)



2000 N Orange - Rooftop
(Former Buildout)



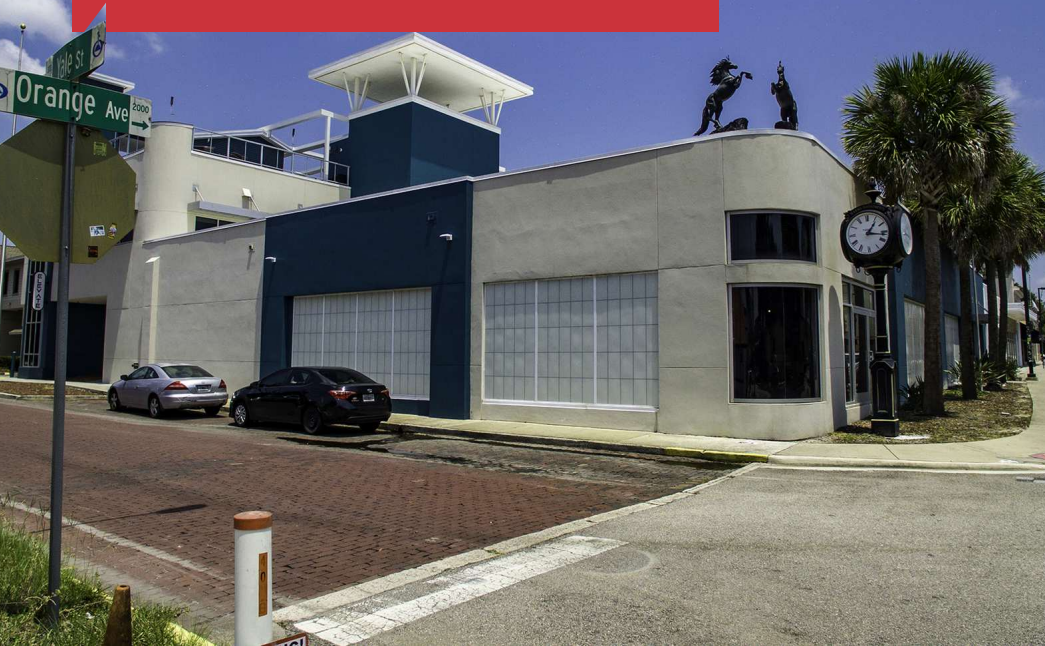
2008 N Orange - (Former Buildout)



2010 N Orange - (Former Buildout)

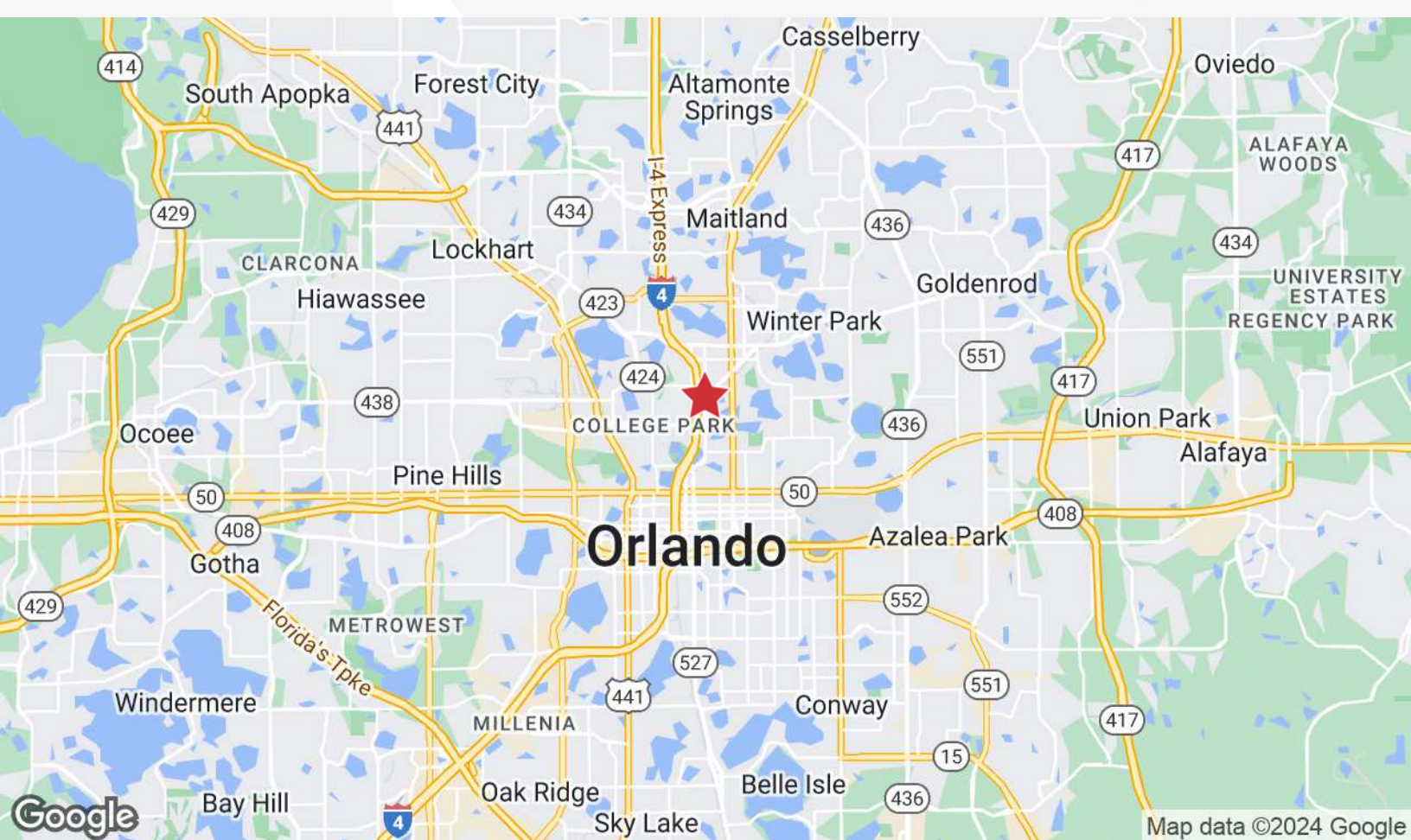
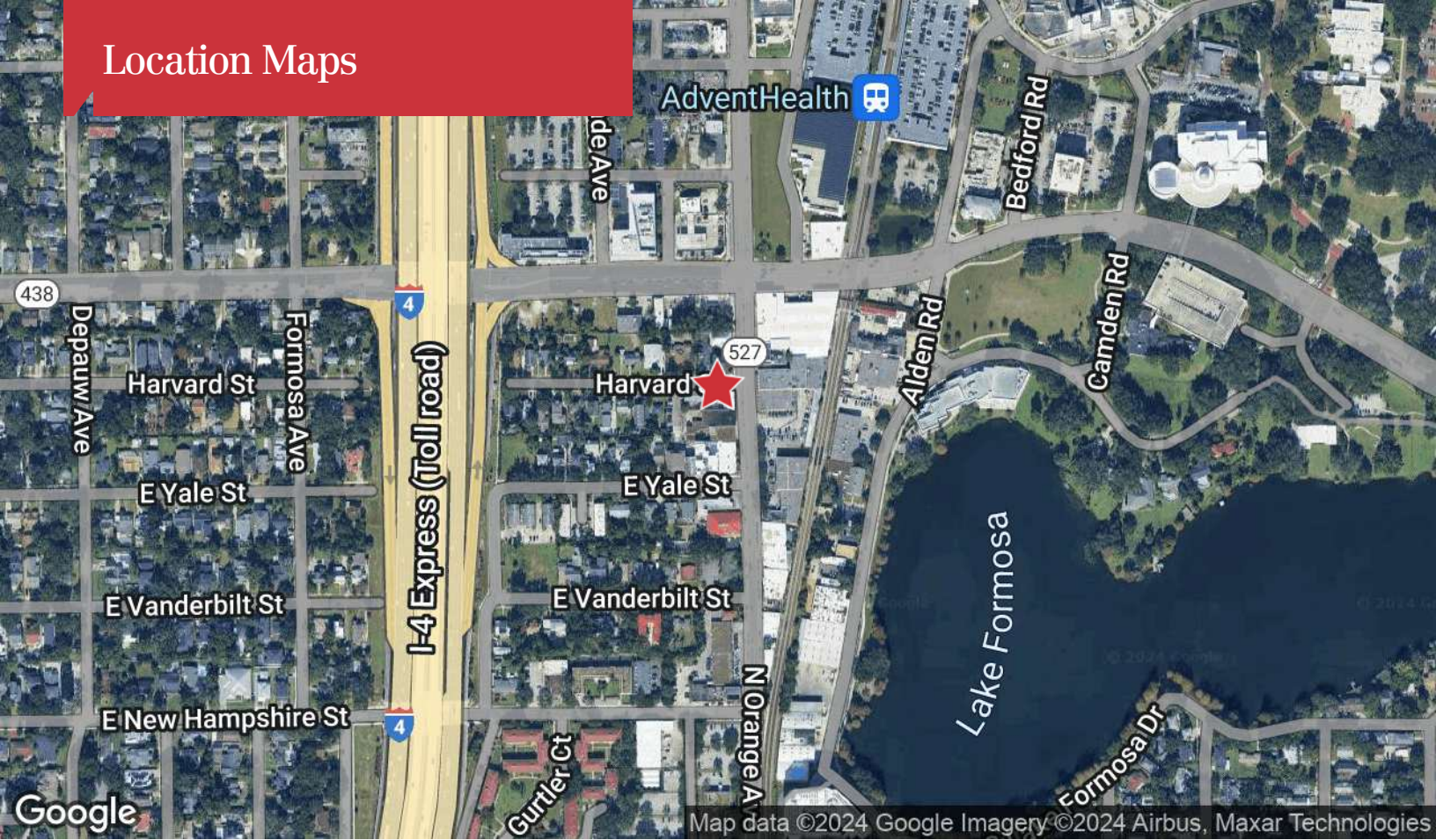


Rent Roll

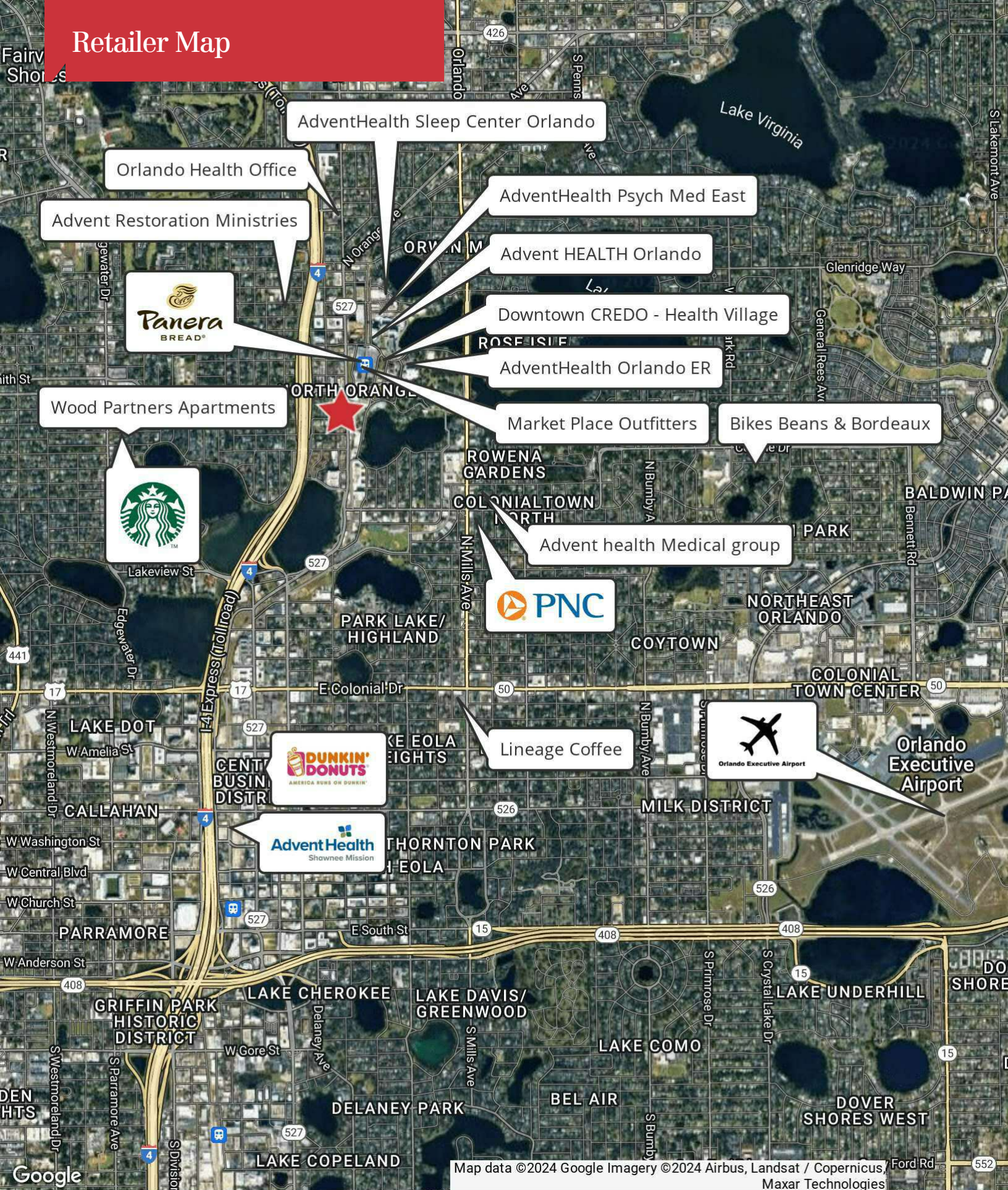


| Location | Suite | SF | Condition |
|---------------------------------|-------|--------|-----------|
| 2000 North Orange Avenue | | | |
| First Floor | 100 | 10,000 | Vacant |
| First Floor | 101 | 6,000 | Vacant |
| Second Floor - Club | 200 | 5,000 | Vacant |
| Second Floor - Office | 201 | 3,000 | Leased |
| Third Floor - Roof | 300 | 5,381 | Leased |
| | | 29,381 | |
| 2008 North Orange Avenue | | | |
| Entire Building | N/A | 6,631 | Vacant |
| 2010 North Orange Avenue | | | |
| Entire Building | N/A | 5,920 | Vacant |

Location Maps

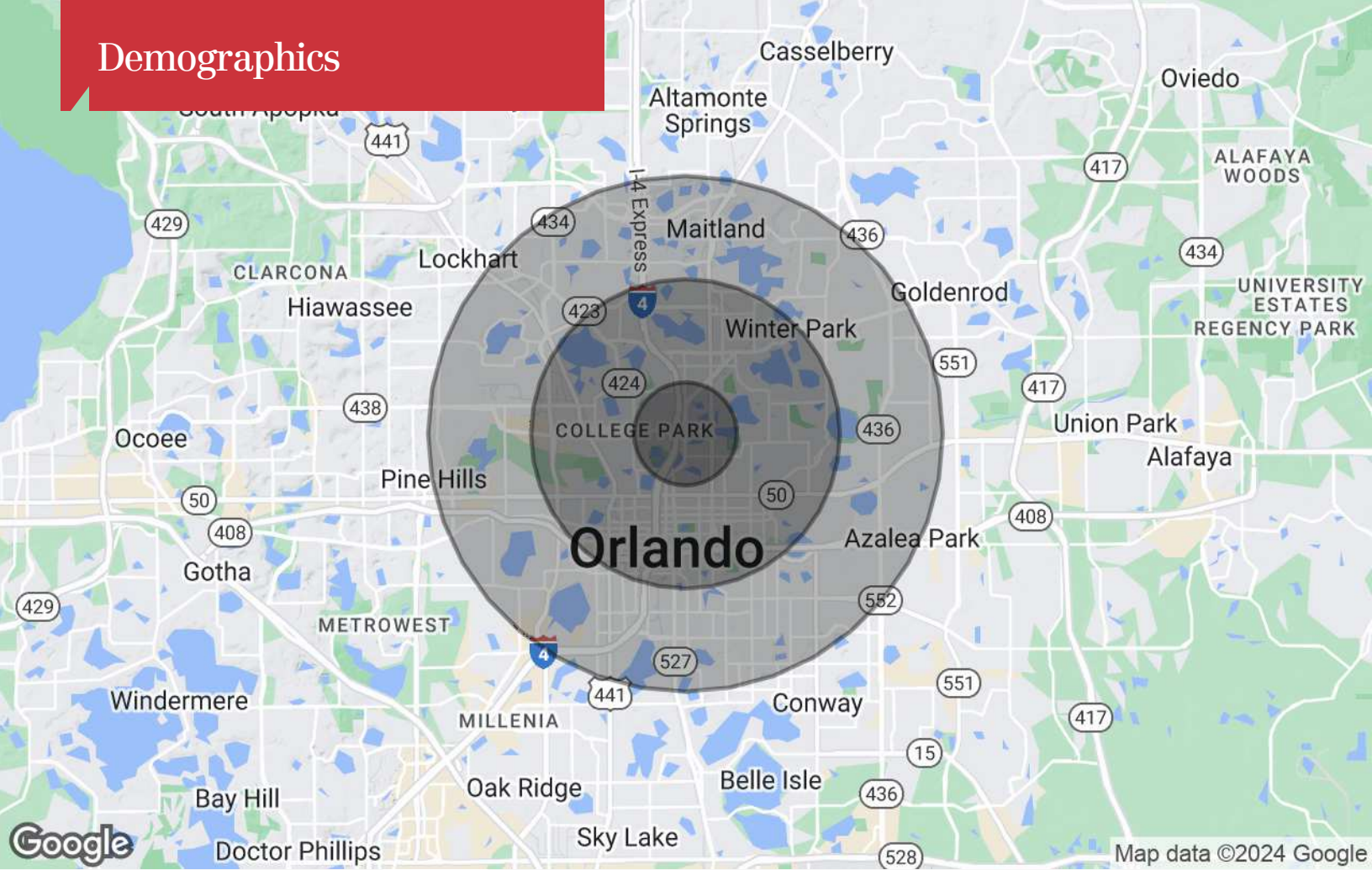


Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 11,006 | 97,945 | 275,070 |
| MEDIAN AGE | 40 | 42 | 41 |
| MEDIAN AGE (MALE) | 40 | 41 | 40 |
| MEDIAN AGE (FEMALE) | 40 | 43 | 42 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,692 | 47,978 | 118,601 |
| # OF PERSONS PER HH | 1.9 | 2 | 2.3 |
| AVERAGE HH INCOME | \$138,437 | \$132,664 | \$104,614 |
| AVERAGE HOUSE VALUE | \$589,704 | \$629,158 | \$478,158 |

* Demographic data derived from 2020 ACS - US Census