

# RETAIL SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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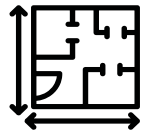
## The Historic Metcalf Building



### 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 175,000 AADT on I-4 and highly visible vertical and band signage at intersection of Orange Ave and Pine Street (9,200 AADT)

Surrounded by affluent downtown residents with an average income of \$127,091 (.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 175,000  
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**



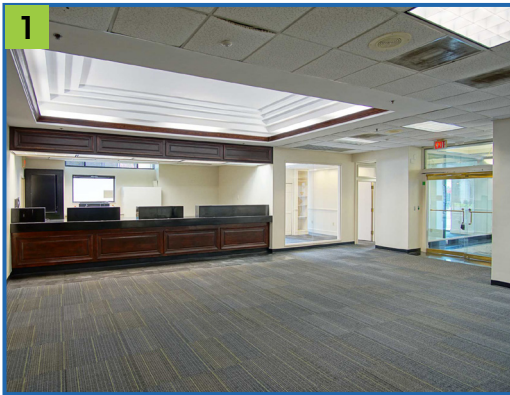
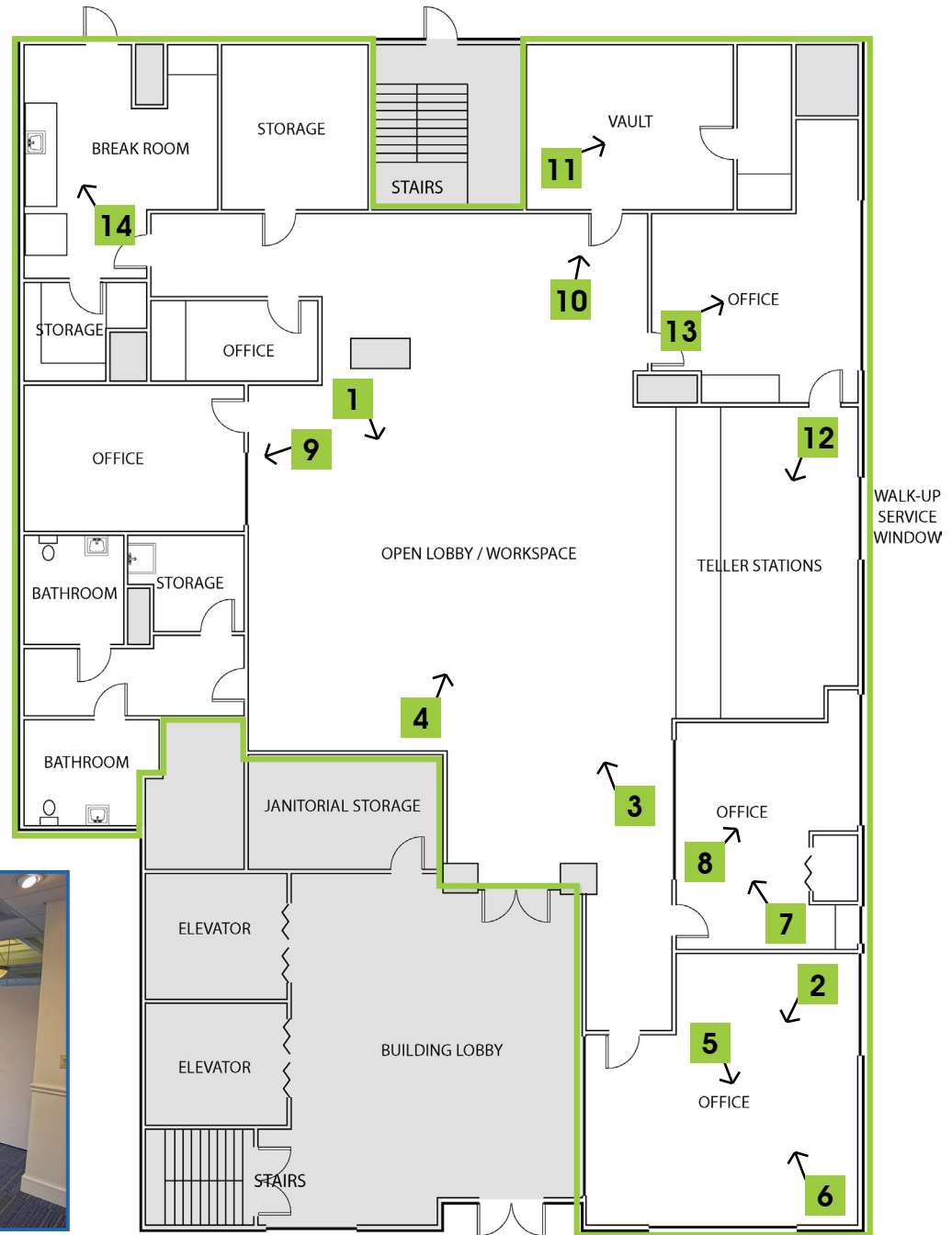
**3 LARGE  
OFFICES**



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

## SUITE FEATURES

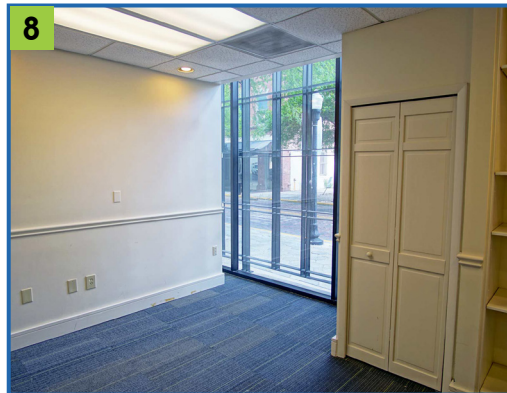
- Walk-up Service Window off of Pine Street
- In Suite Vault
- Large In Suite Lobby
- 3 Executive Offices
- 1 Junior Office
- 1 Office / Workspace adjacent to Teller Stations
- In Suite Breakroom Kitchen
- Large Windows along Orange Ave & Pine Street
- Vaulted Ceiling in Lobby Area
- Direct Access from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



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# FIRST FLOOR PHOTOS



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### DEMOGRAPHICS 0.5 Mile Radius

**48,485**  
2024 DAYTIME POPULATION

**7,221**  
2024 POPULATION

**4.93%**  
PROJECTED POPULATION GROWTH  
OVER NEXT FIVE YEARS

**9,187**  
2029 PROJECTED POPULATION

**\$127,091**  
2024 AVERAGE  
HOUSEHOLD INCOME

**4,903**  
2024 HOUSEHOLDS

**6,321**  
2029 PROJECTED HOUSEHOLDS

**★ 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  
9,200 AADT on Orange Ave

**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

**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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