

49 N. Orange Avenue

Orlando, FL 32801

For Sale



AVISON
YOUNG

Incredible downtown location



Downtown Retail Building

- **Building Size:** ±4,380 SF
- **Year Built:** 1923
- **Property Type:** Retail
- **Zoning:** AC-3A/T/HP
- **Sale Price:** **\$2,900,000 (\$662/SF)**

Property highlights



Incredible location, positioned in the heart of Downtown Orlando with direct Orange Avenue exposure.



Excellent walkability to numerous restaurants, retail, and premier entertainment.



Quick access to major thoroughfares such as Interstate-4, SR 408, Orange Blossom Trail, and Colonial Drive.



Two tenants (The Woods and La Rosa) occupy the building with leases set to expire in April 2025.

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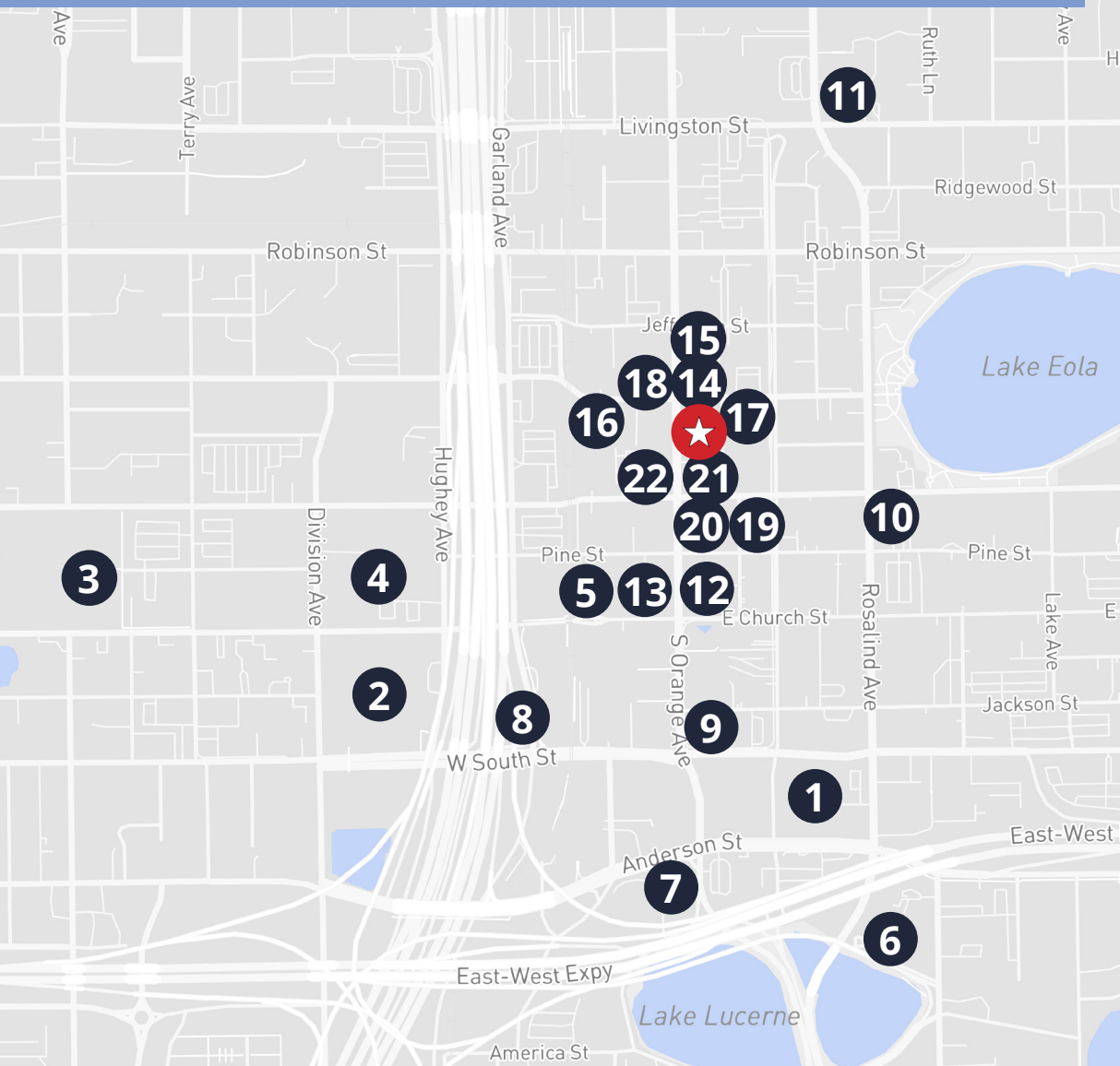
Nathan Eissler, CCIM, SIOR

Principal

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Points of interest



Entertainment

1. Dr. Phillips Performing Arts Center
2. Kia Center
3. Inter&Co Stadium
4. Westcourt Orlando
5. SAK Comedy Lab

Hotels

6. The Wellborn
7. Aloft Orlando
8. AC Hotel by Marriott
9. Grand Bohemian Hotel
10. Embassy Suites by Hilton
11. Home2Suites by Hilton

Restaurants/Retail

12. Plaza Retail (Corona Cigar, Debonair, etc.)
13. Kres Chophouse
14. Schmankerl Stub'n
15. Moterworks Brewing
16. Tin & Taco
17. Gringos Locos
18. Elixir
19. Mathers
20. Robinson Cocktail Room
21. Bellhop
22. Mercatos Bakery + Cafe



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