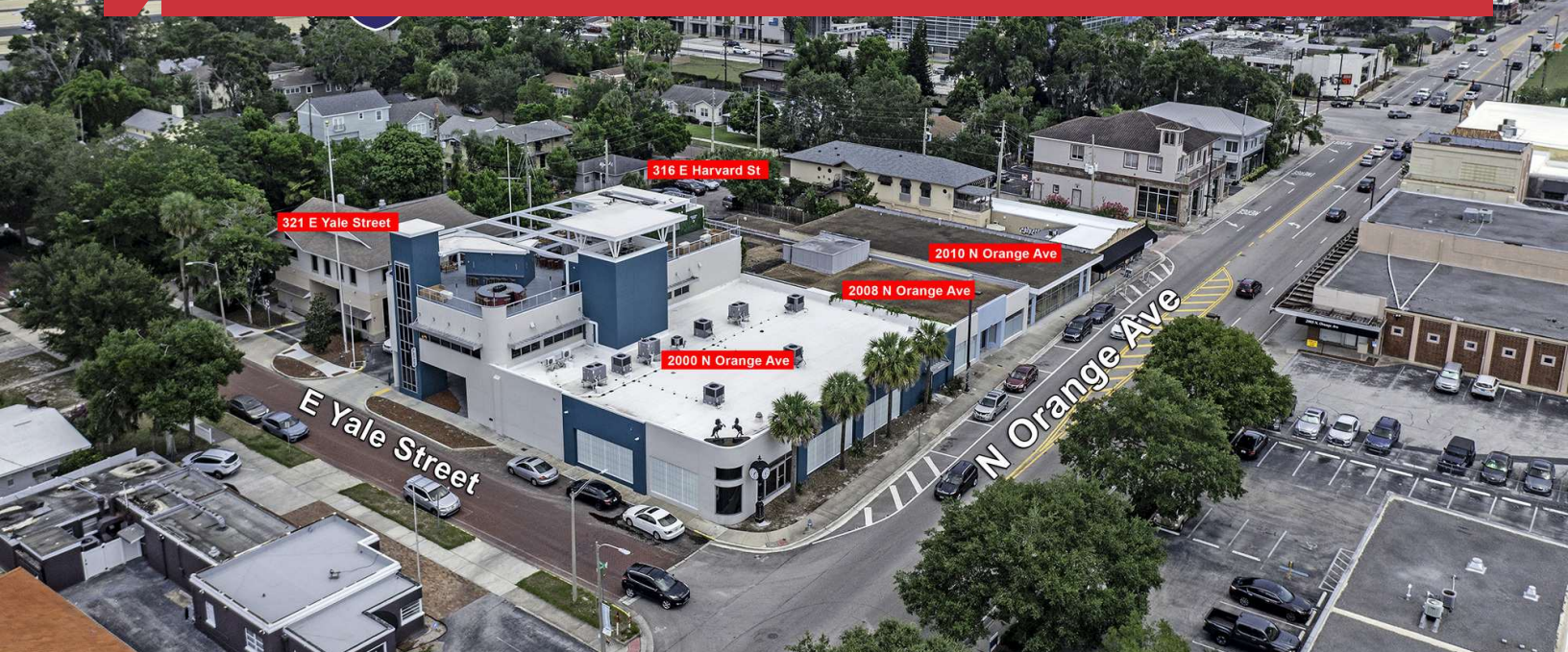


For Sale

Downtown Orlando Entertainment Complex

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

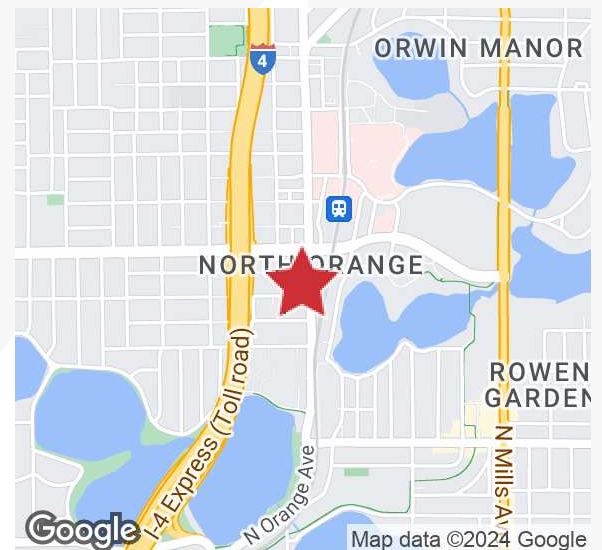


2000, 2008, 2010 North Orange Avenue

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
- Also available for lease



Sale Price: \$15,500,000

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758

ppartyka@realvest.com

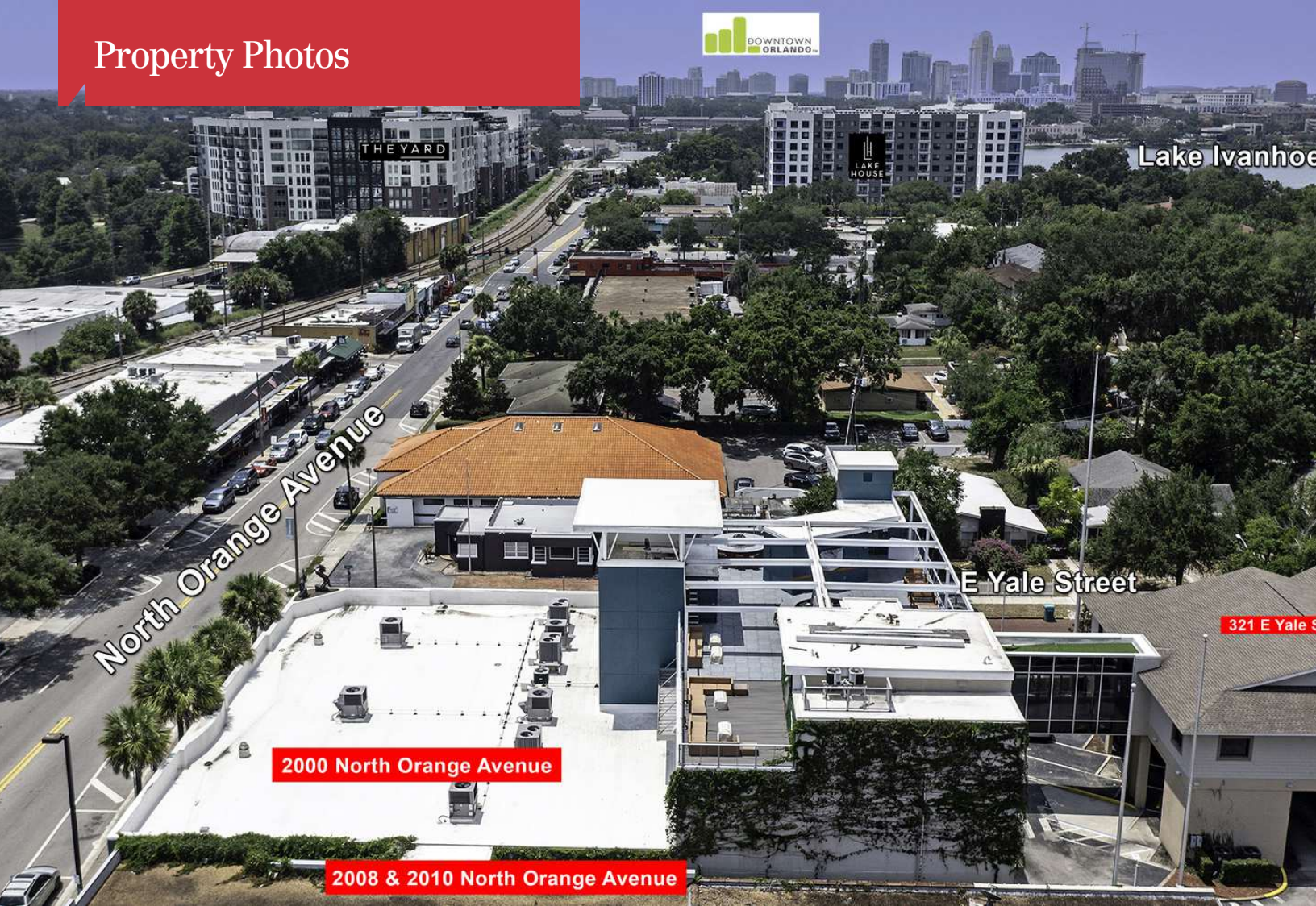
Property Details



Property Details

- 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 & 2010 North Orange Avenue





2000 N Orange Ave & 321 E
Yale Street

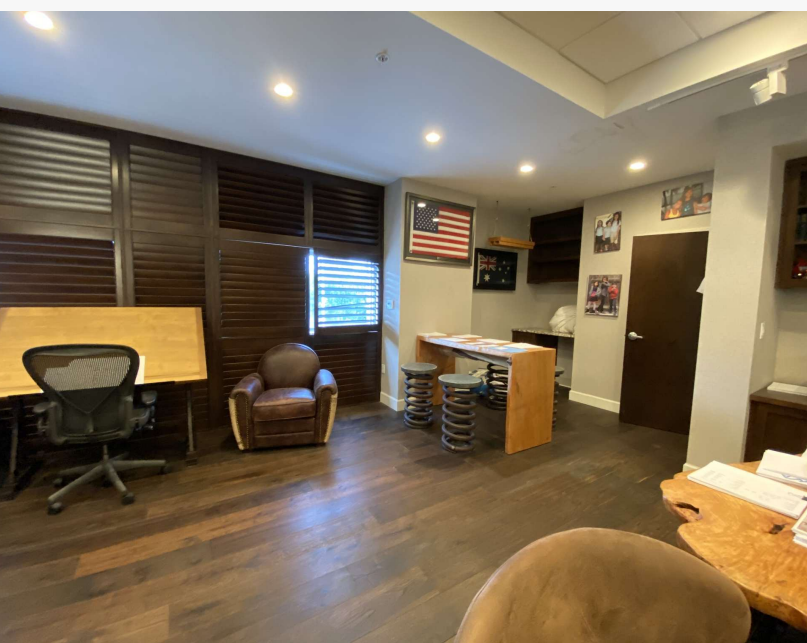


NAI Realvest[®]

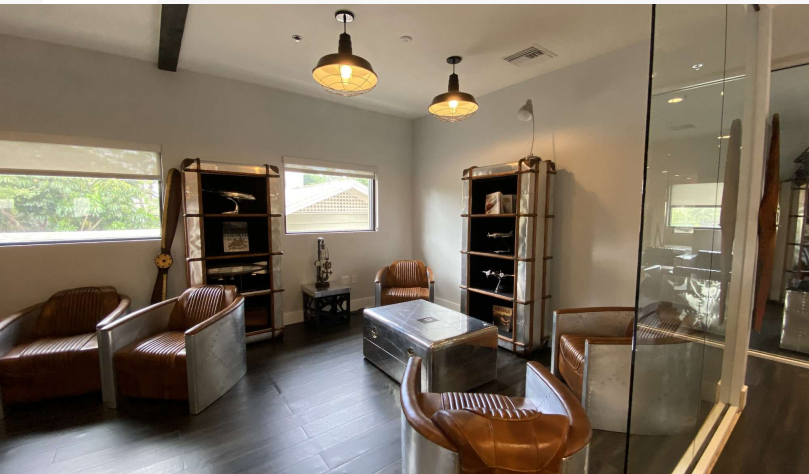
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

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 Ave

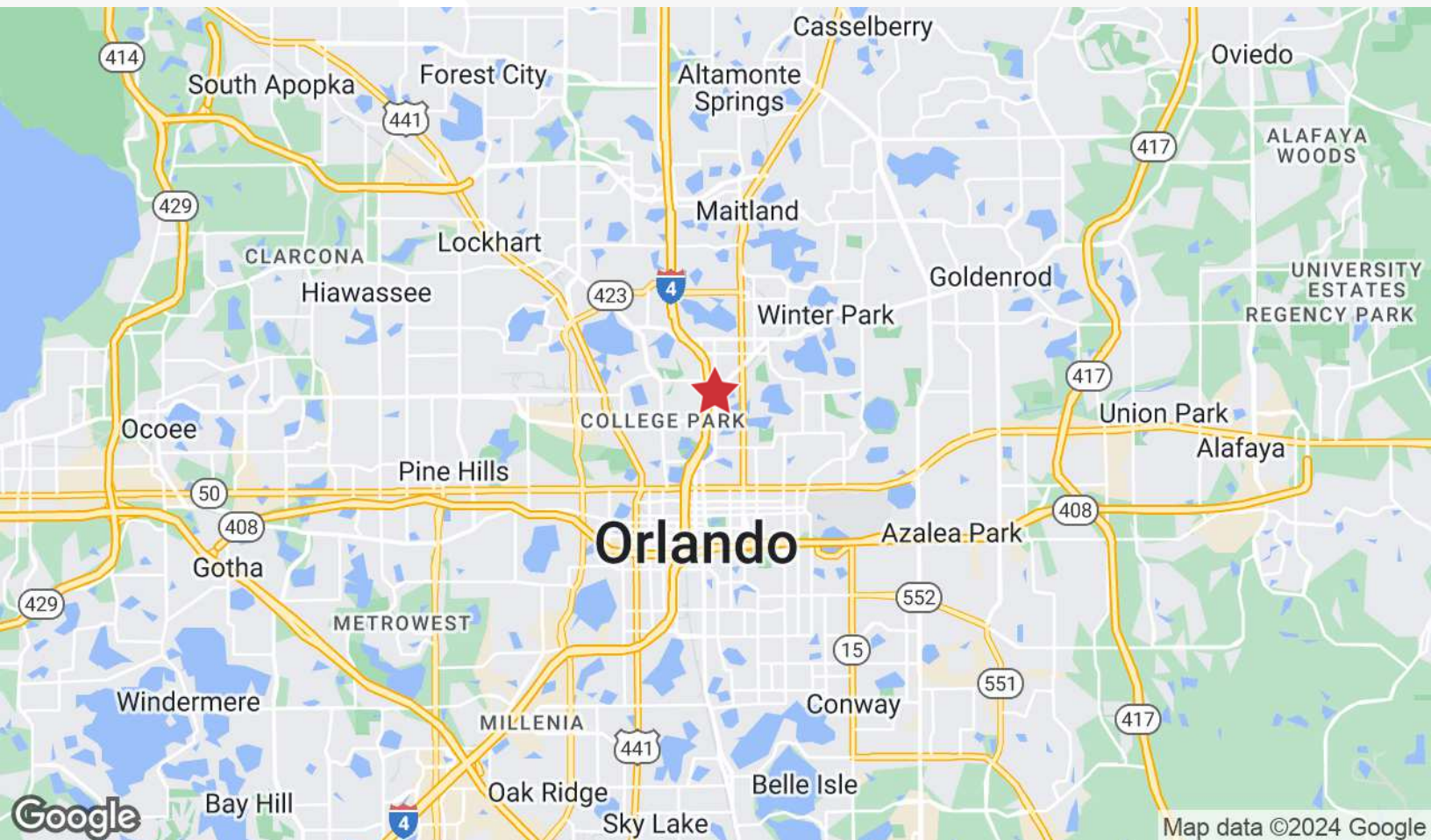
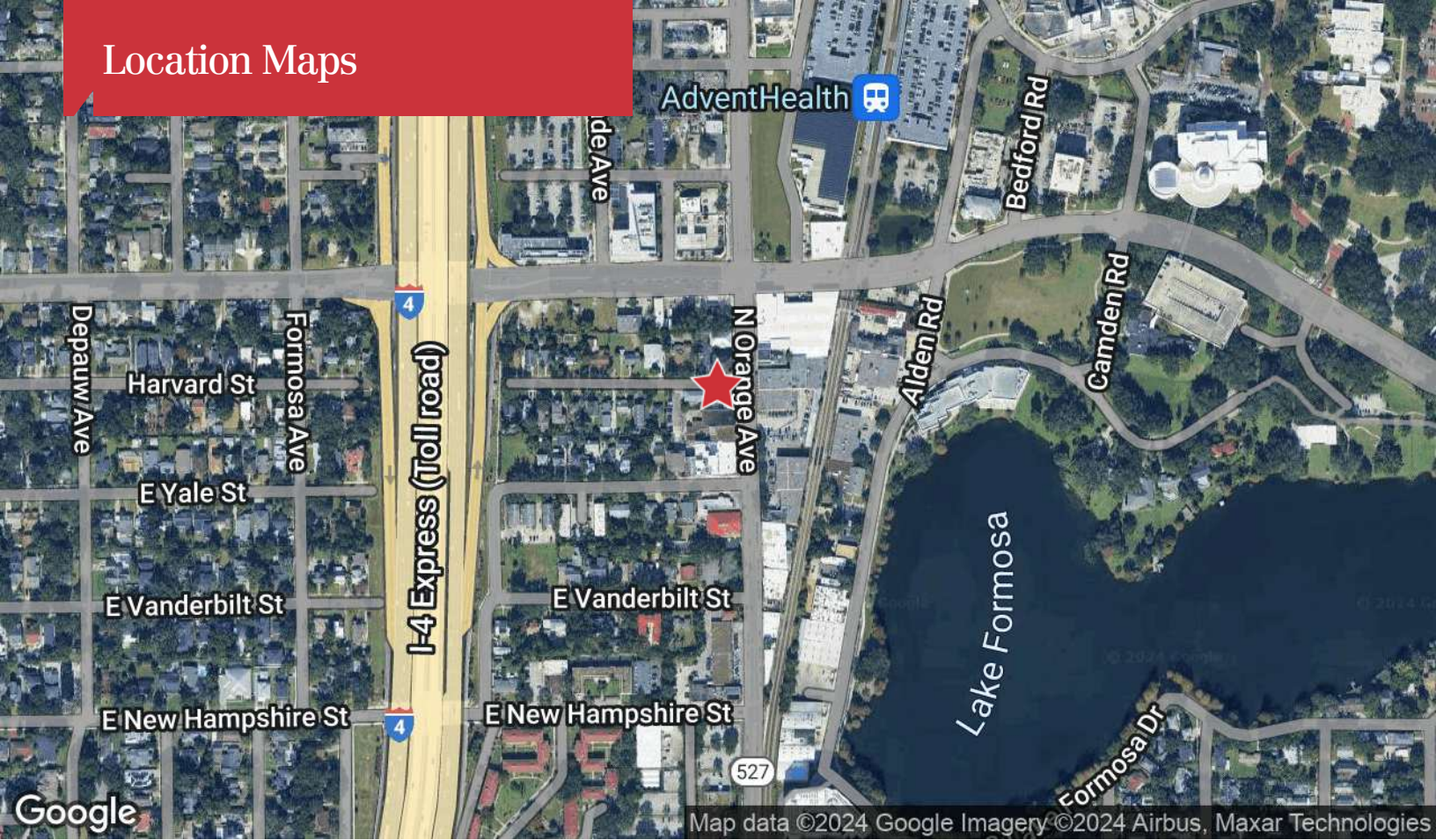


Rent Roll

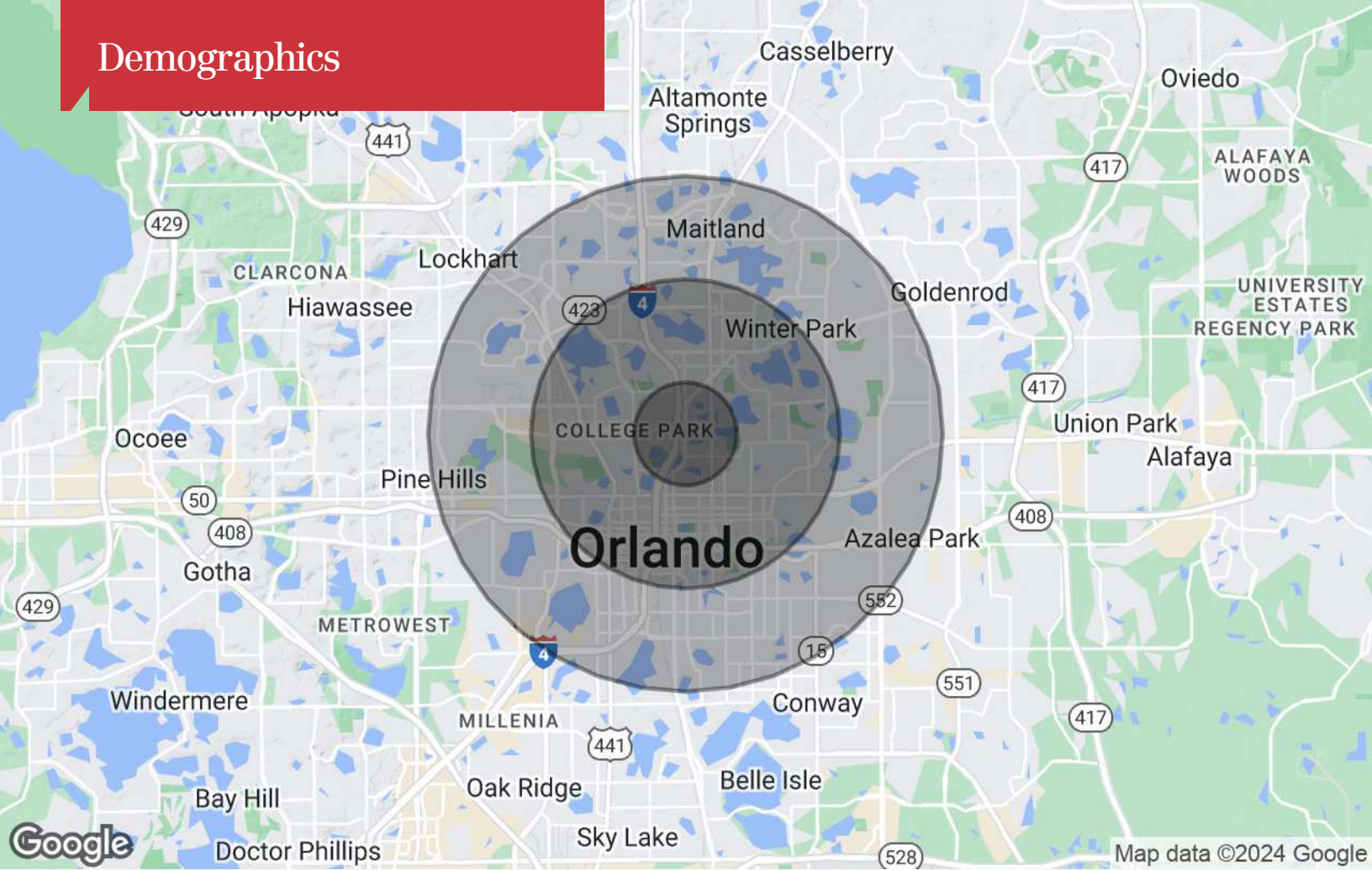


Location	Suite	SF	Condition
2000 North Orange Avenue			
First Floor	100	10,000	Vacant
First Floor	101	6,000	Vacant
Second Floor - Club	200	5,000	Vacant
Second Floor - Office	201	3,000	Leased
Third Floor - Roof	300	5,381	Leased
		29,381	
2008 North Orange Avenue			
Entire Building	N/A	6,631	Vacant
2010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

Location Maps



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