

For Lease

# Downtown Retail Space

2,500 SF | \$47.00 / SF NNN



## 100 North Orange Avenue

Orlando, Florida 32801

### Property Highlights

- New exterior renovation coming soon!
- Ground floor retail space available - second generation bar
- Great location at the intersection of Orange Avenue and Washington Street
- Highly visible corner location
- Adjacent surface paid parking lot
- Only 300 feet from public parking - Jefferson Street Garage
- Zoning: AC-3A/T/HP
- Within walking distance of FAMU College of Law as well as Lake Eola

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Ground Floor	\$47.00 SF/yr	2,500



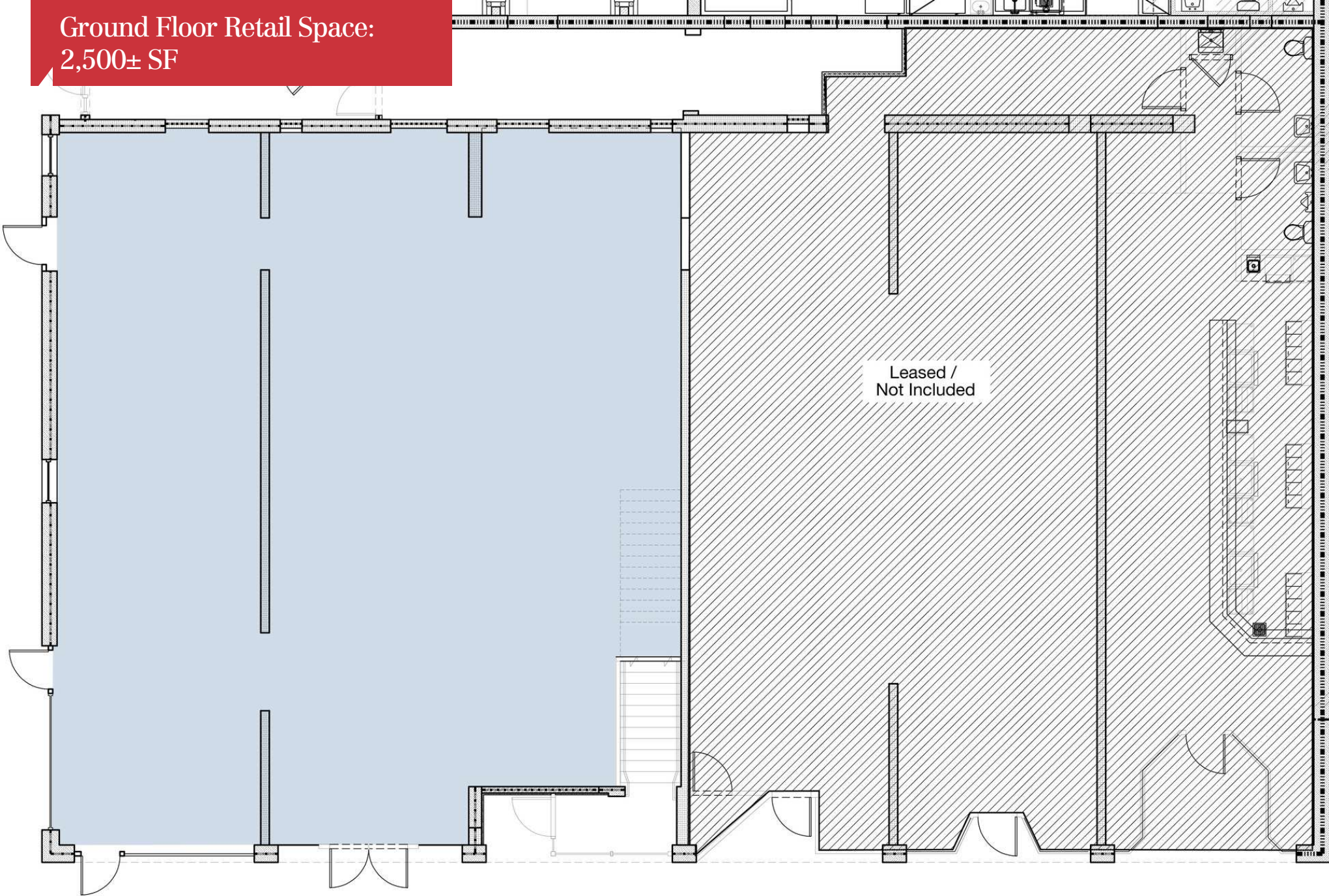
For more information

**Jeffrey Bloom, CCIM**

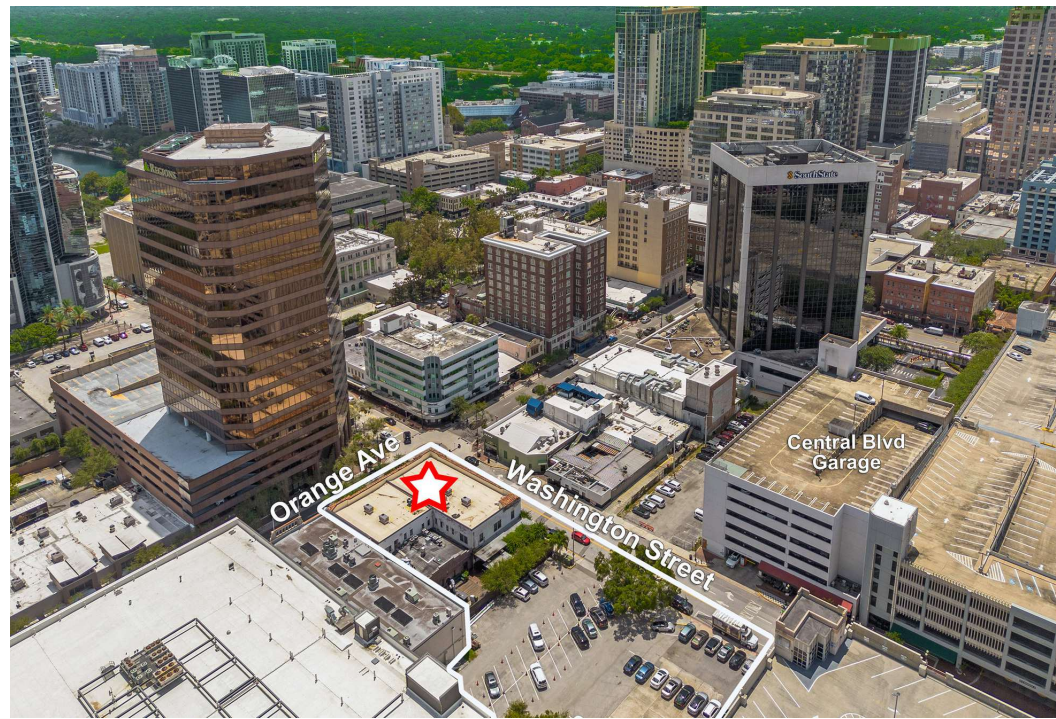
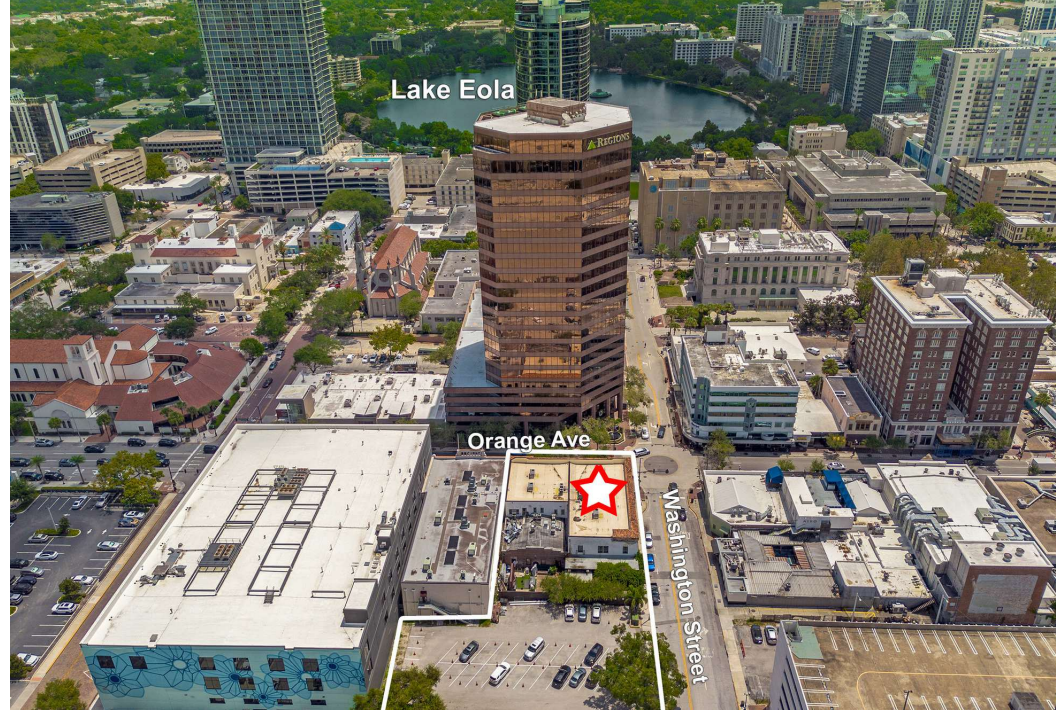
O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

Ground Floor Retail Space:  
2,500± SF



Great Location!



# Property Photos



Corner of Orange Avenue & Washington Street



Orange Avenue Frontage

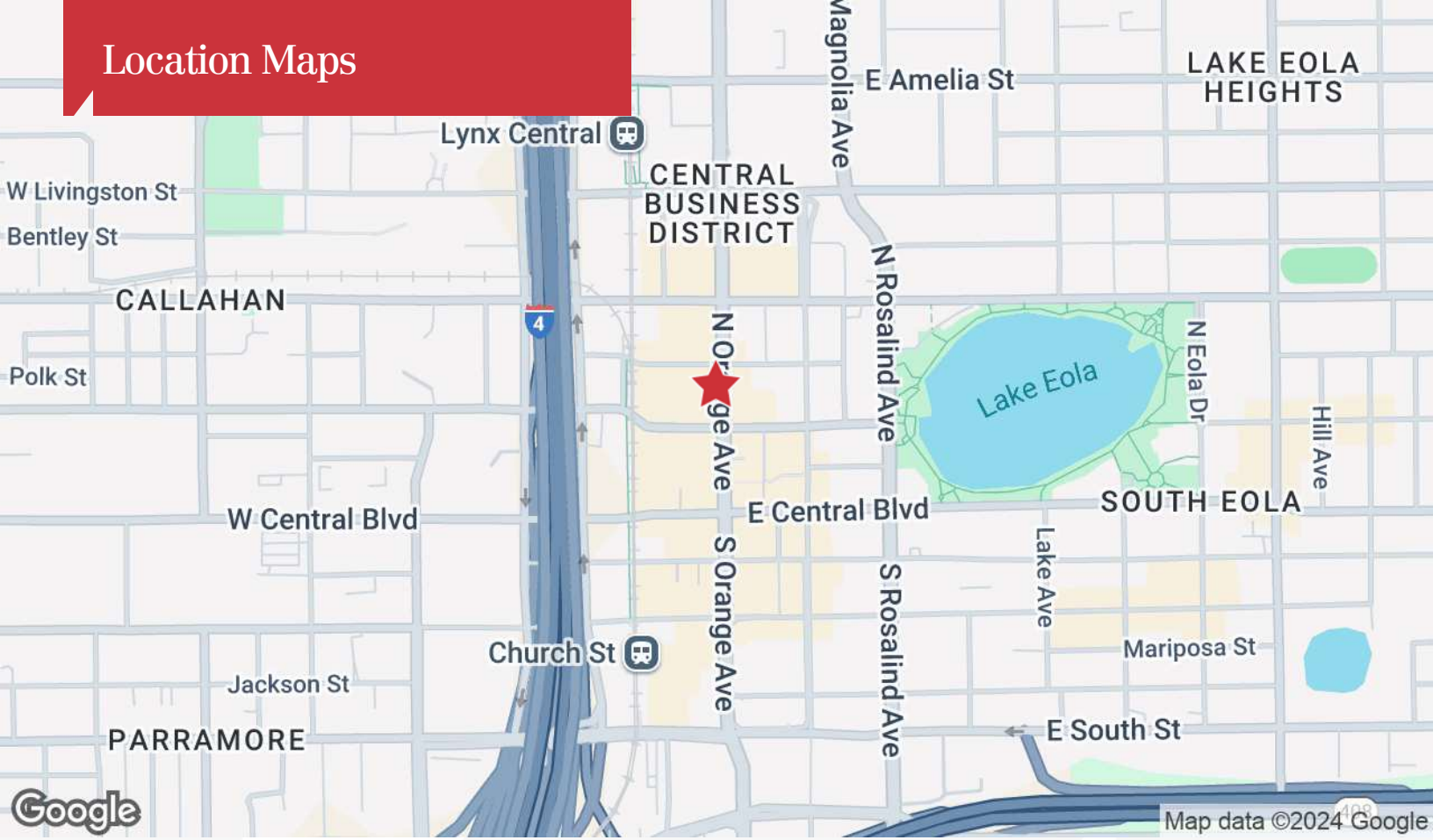


Washington Street Frontage

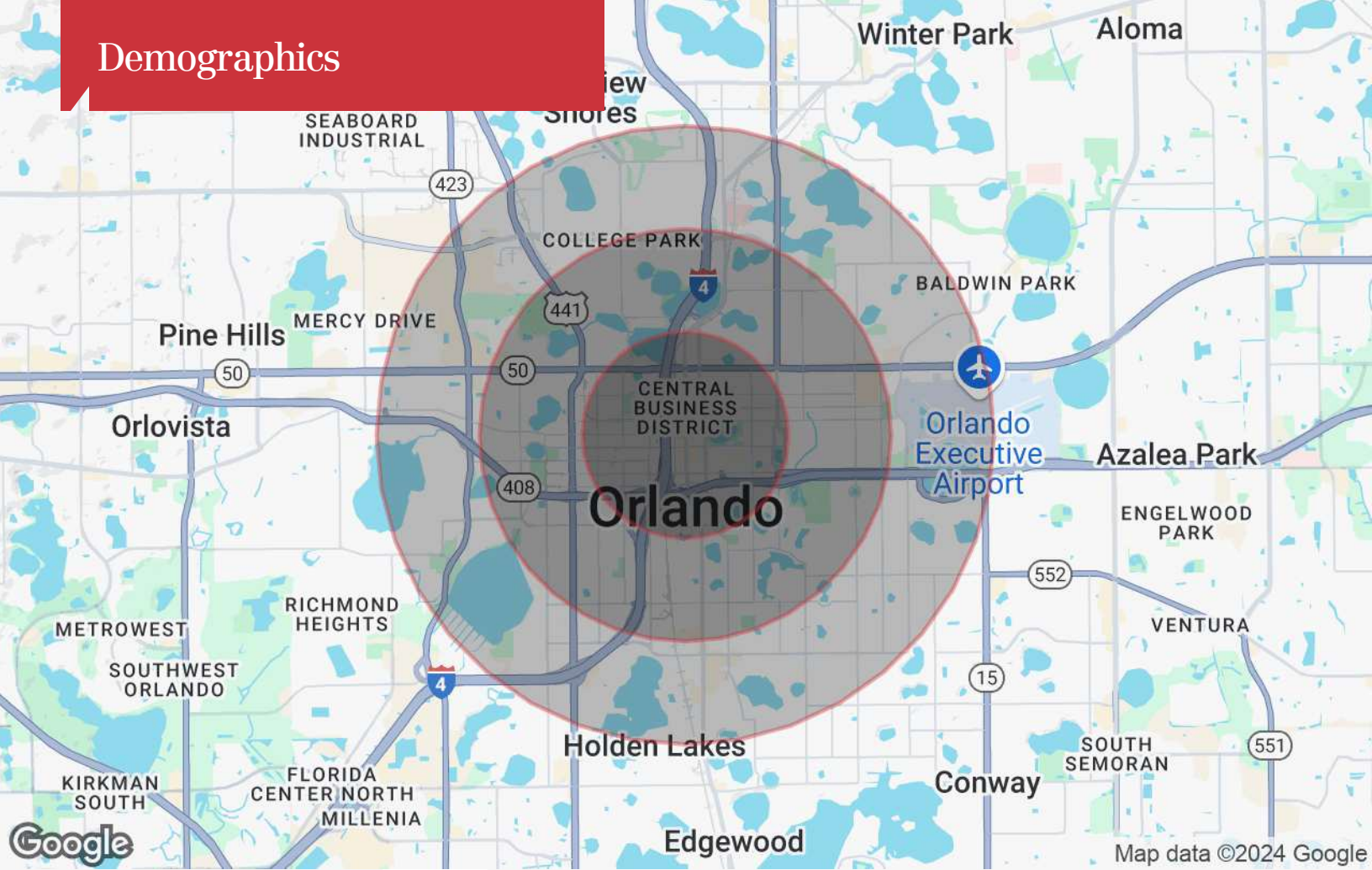


Adjacent Surface Parking Lot

# Location Maps



# Demographics



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	15,909	46,086	90,638
MEDIAN AGE	37.4	38.3	39.0
MEDIAN AGE (MALE)	36.2	38.0	38.2
MEDIAN AGE (FEMALE)	38.3	38.3	39.8

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	12,026	27,265	48,404
# OF PERSONS PER HH	1.3	1.7	1.9
AVERAGE HH INCOME	\$77,450	\$84,311	\$82,757
AVERAGE HOUSE VALUE	\$233,579	\$279,191	\$278,101

\* Demographic data derived from 2020 ACS - US Census