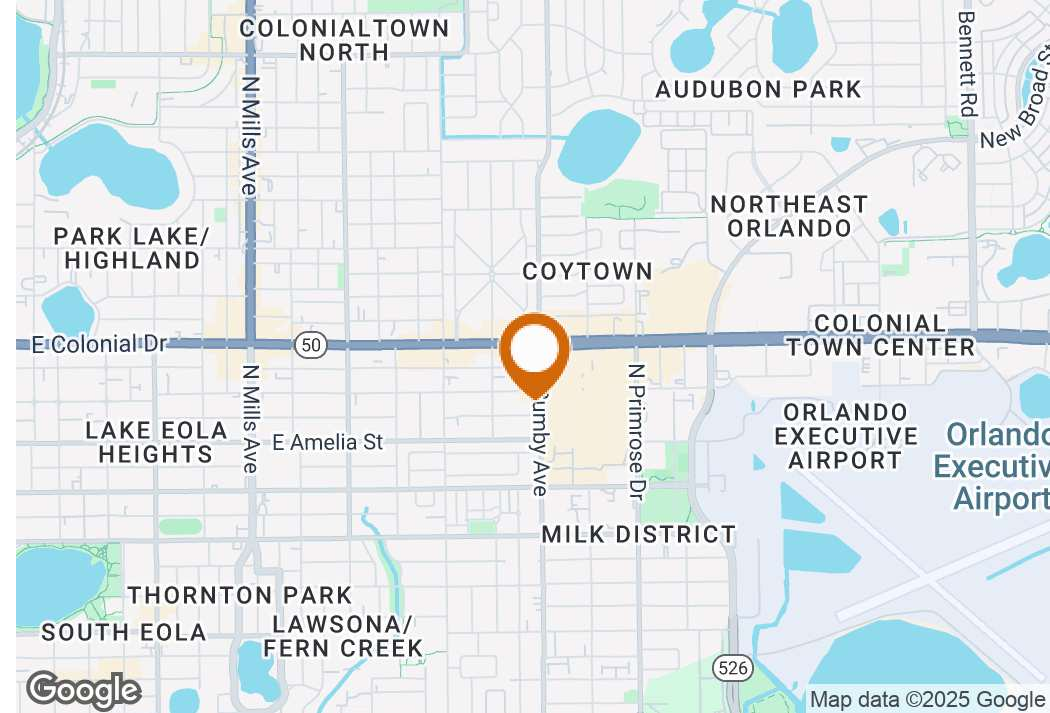


Milk District Retail/Office Opportunity

530 N Bumby Ave, Orlando, Florida 32803

Bill Nguyen
407-304-0553
bill@saundersrealestate.com

PROPERTY SUMMARY



Lease Rate

\$26 p/SF
(NNN)

Property Overview

Located at 530 N Bumby Ave, this corner retail space sits in the heart of Orlando's eclectic Milk District. Featuring an open floor plan and excellent visibility, the property offers easy access from E Colonial Dr and SR-408, and is just minutes from Downtown Orlando. A great opportunity for businesses looking to establish themselves in a walkable, high-traffic neighborhood with a strong local vibe.

Offering Summary

Building Size:	7,259 SF
Available SF:	3,052 ± SF
Lot Size:	0.32 Acres
Year Built:	1961
Zoning:	ORL-MU-1/T
Submarket:	Orlando-Kissimmee-Sanford

Property Highlights

- Corner space with excellent visibility
- Surrounded by national retailers
- Great accessibility to SR-408 and E Colonial Dr
- 12 surface parking spaces

EXTERIOR PHOTOS



INTERIOR PHOTOS

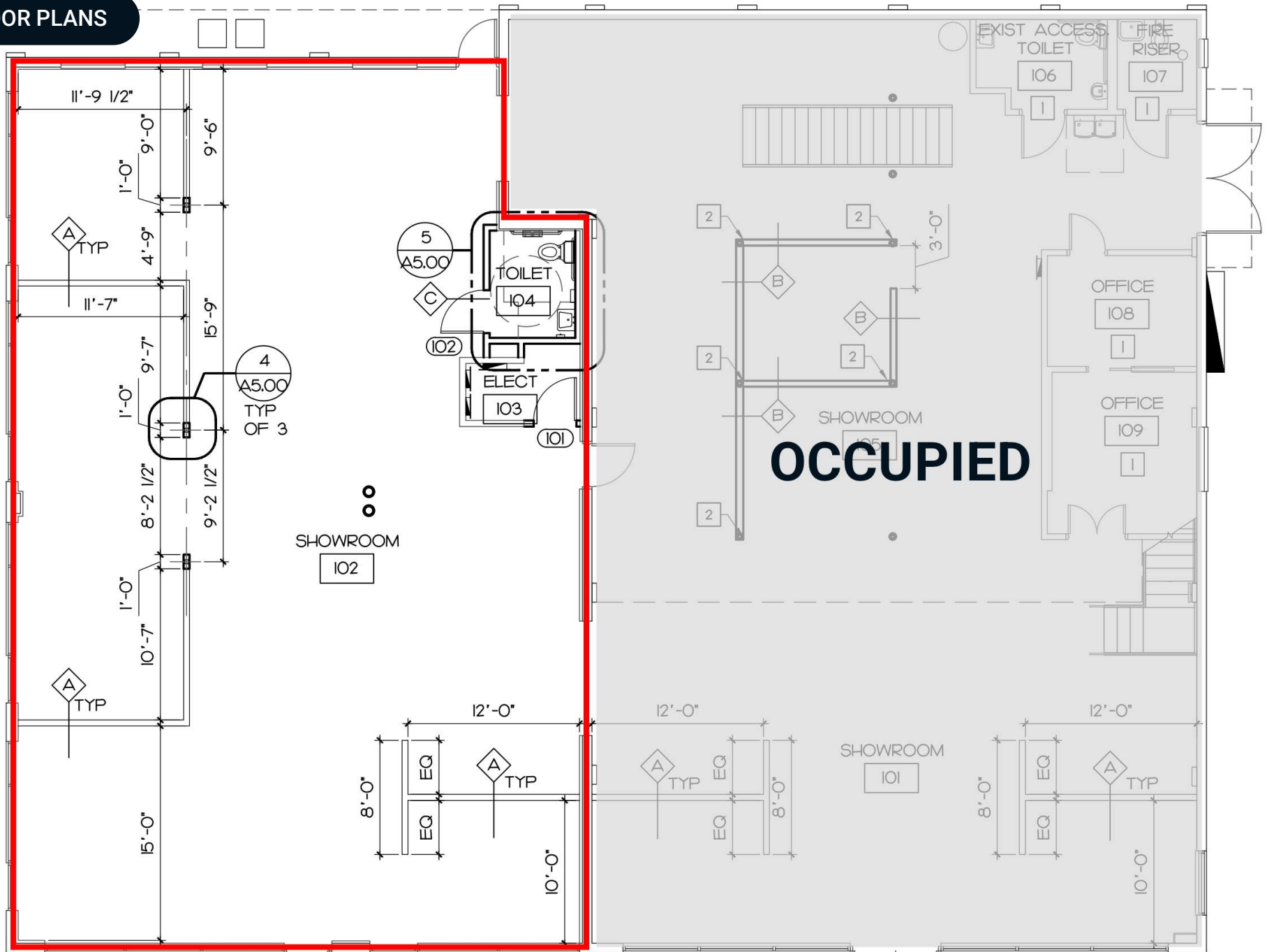


INTERIOR OPEN CONCEPT



Furnitures removed using AI for illustrative purposes only. This image is intended as a general visual guide and should not be used for precise architectural or development planning.

FLOOR PLANS



DEMOGRAPHICS MAP & REPORT

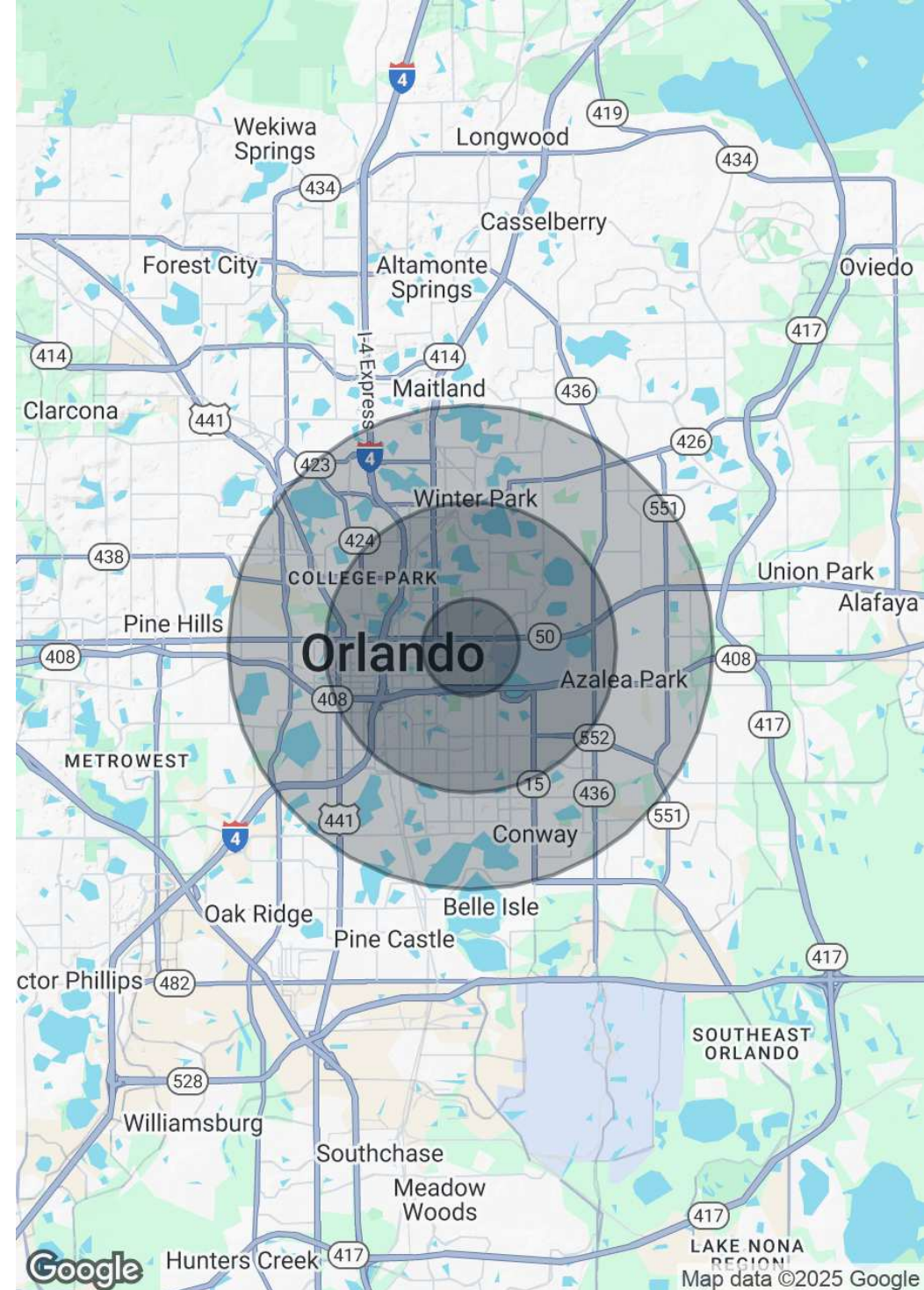
Population

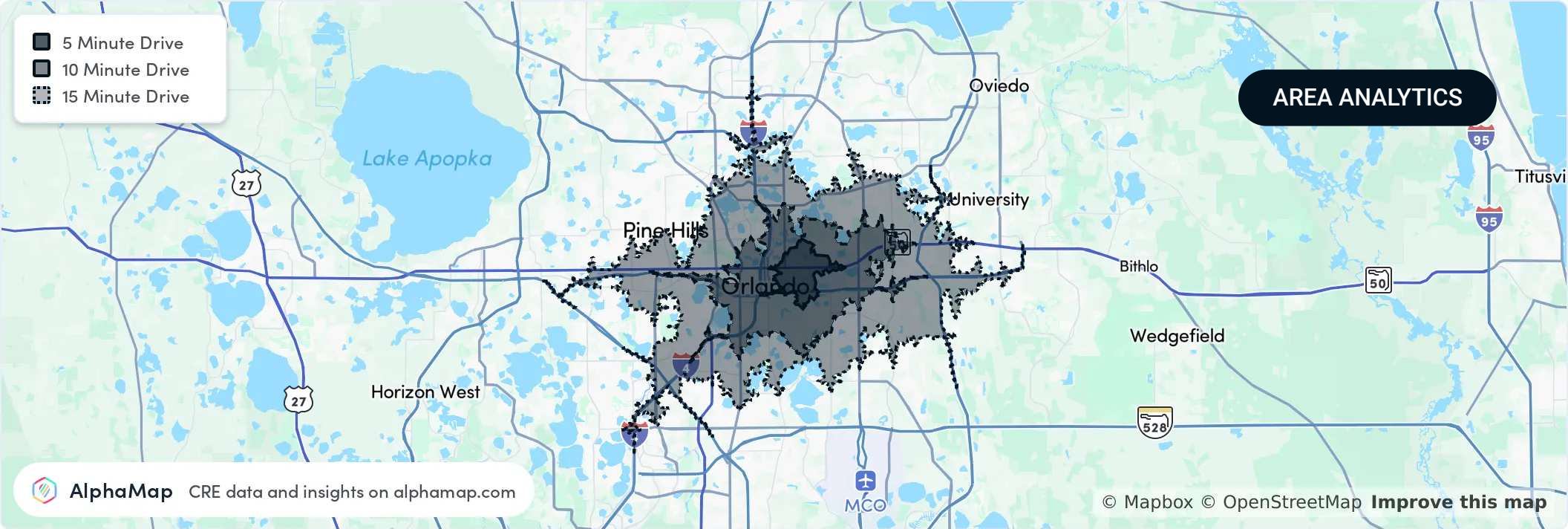
	1 Mile	3 Miles	5 Miles
Total Population	10,533	122,871	318,040
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,574	58,225	135,229
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$124,460	\$117,699	\$100,404
Average House Value	\$509,464	\$526,488	\$445,640

Demographics data derived from AlphaMap





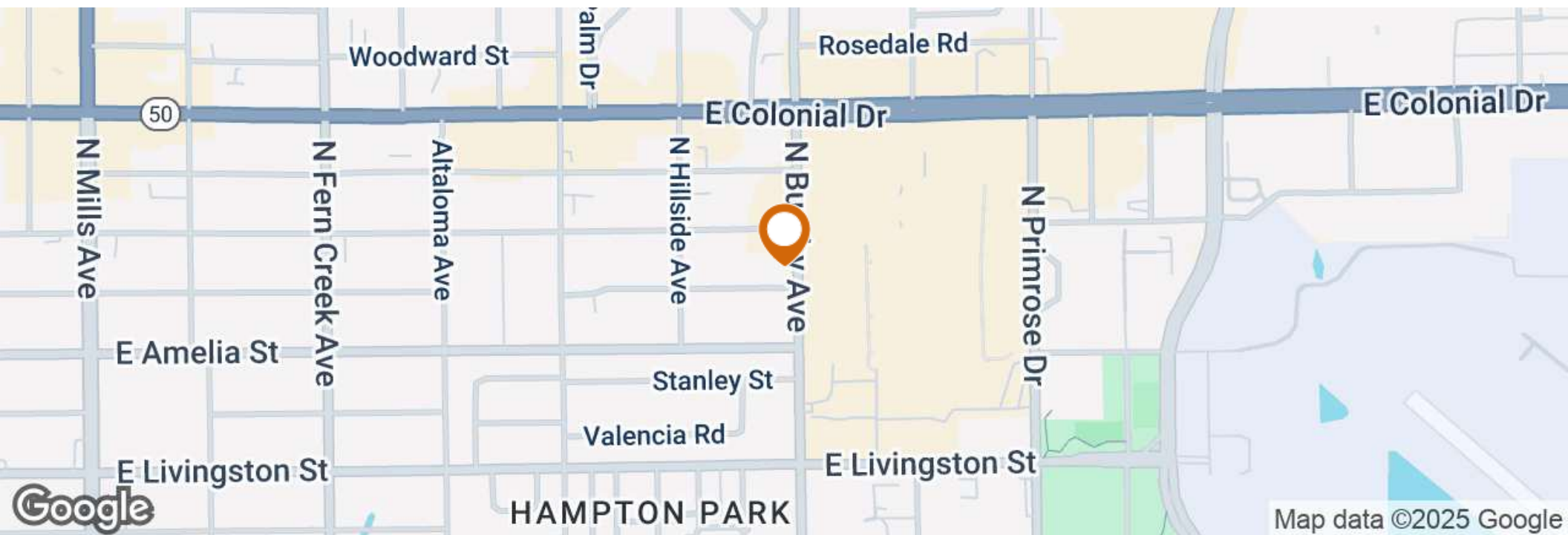
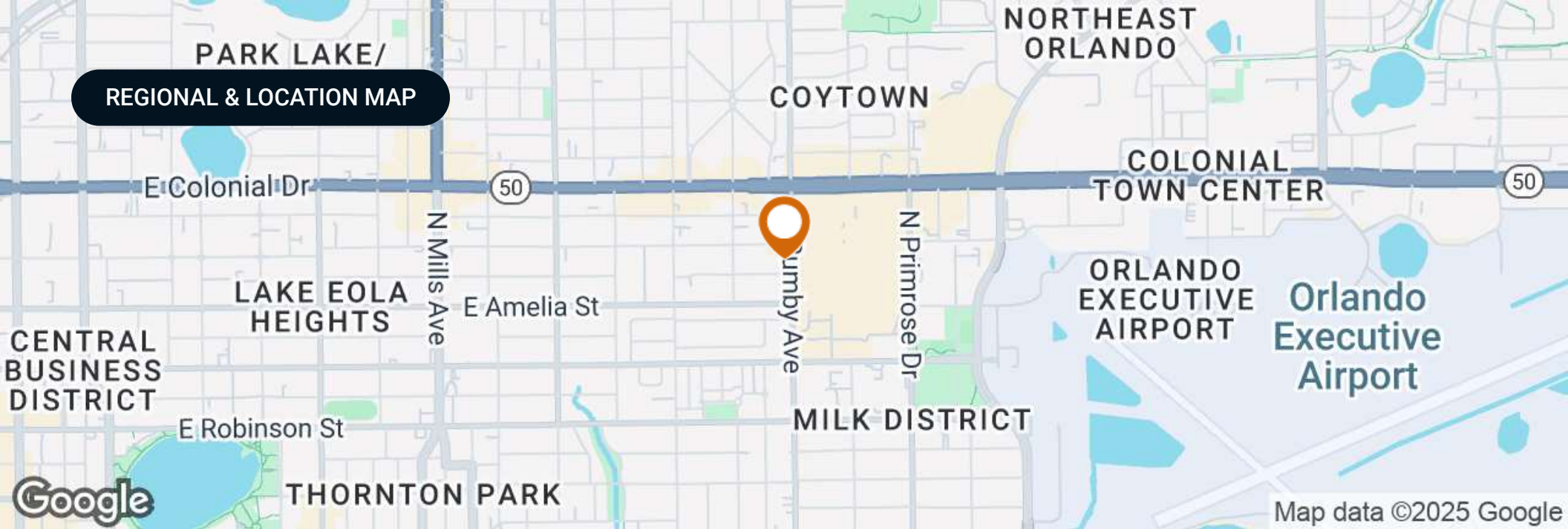
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	8,801	61,543	258,180
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	41	42	41

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	4,666	30,967	109,350
Persons per HH	1.9	2	2.4
Average HH Income	\$123,692	\$129,085	\$98,786
Average House Value	\$505,298	\$551,693	\$438,836
Per Capita Income	\$65,101	\$64,542	\$41,160

Map and demographics data derived from AlphaMap





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- | | | | | | | |
|---|--|---|--|--|---|---|
| <p>1</p> <p>Downtown Orlando
Lake Eola
Kia Center
St. James Catholic Cathedral
Dr. Phillips Center for the Performing Arts</p> | <p>2</p> <p>The North Quarter
F45
Reyes Mezcalaria
Shin Japanese Cuisine
Gravity
Unik Med Spa
the pilates loft
Lake Highland Preparatory School</p> | <p>3</p> <p>Alexan Mills 50 - 245 Unit Multifamily
Y Nhu Bakery & Cafe
The Jungle MMA
Advanced Auto Parts
lack Bean Deli
Educe Salon
Than Law, P.A</p> | <p>4</p> <p>Sus-Hi Eatstation
Z Asian
Sam Flax
Dollar Tree
Fluffy Fluffy
Super Oriental Market
Bamita
Complete Care
Goodwill
Leaders Furniture
Truist
AdventHealth - Corporate Care</p> | <p>5</p> <p>Sticky Rice
Bakery 1908
Thai House of Orlando
Wendy's
Chase</p> | <p>6</p> <p>Walgreens
Wells Fargo
Chick-fil-A
Miller's Ale House</p> | <p>7</p> <p><u>Colonial Plaza</u>
Sprouts
Marshalls
Five Below
Staples
Old Navy
Starbucks
Barnes & Nobles
PetCo
Potbelly
Foot Locker
Ulta Beauty
Orange Theory</p> |
|---|--|---|--|--|---|---|





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