



FIRST CAPITAL
Property Group

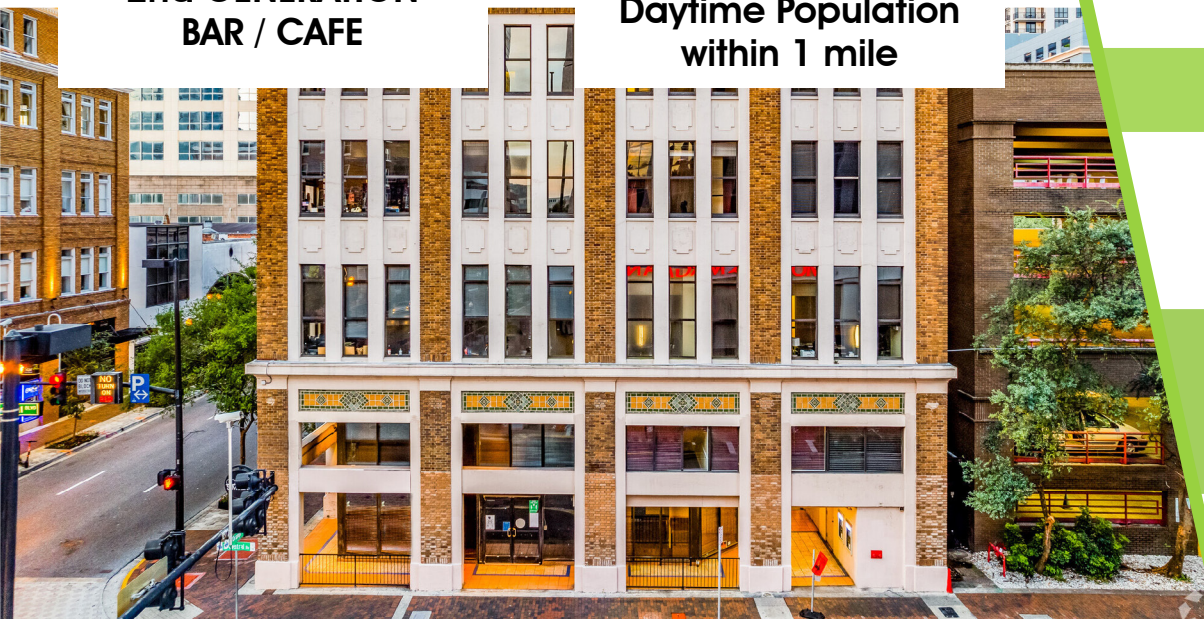
Commercial Real Estate Services

2 S. Orange



**2nd GENERATION
BAR / CAFE**

**±255,904
Daytime Population
within 1 mile**



RETAIL SPACE FOR LEASE

2 S. Orange Ave, Orlando, FL 32801

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Sales & Leasing Associate

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Lease Rate: Negotiable

± 1,924 SF First Floor Suite

± 800 SF Patio Space



**TWO BLOCKS FROM
SUNRAIL STATION**



**TWO BLOCKS
FROM I-4**

2nd Generation Café/Eatery/Lounge space at prime location within the heart of World-Class Downtown Orlando's Central Business District (DTO CBD)

Brand-new 75 GPM grease trap, ventless kitchen hood system (never used), updated plumbing & electrical, and a partially built-out interior

Unobstructed building signage at signalized intersection of Orange Ave and Central Ave with 11,250 AADT

The building features recent facade enhancements and direct access to a covered parking garage. CRA grant funding has been approved for the site, reducing tenant buildout costs. Ownership is engaged and motivated to lease to a strong, long-term operator

One of Downtown's largest covered patios at ±800 SF, this space supports up to ten 4-seat tables. Access from both Central and Orange Ave, creating ideal conditions for food, beverage, or café concepts to activate indoor-outdoor customer flow

The building is fully occupied by high-wage professional tenants, including a full-floor fitness center with showers and lockers. This amenity attracts daily foot traffic and offers a built-in customer base for wellness, lifestyle, or food-focused retail operators on the ground floor.

Situated at one of Downtown's busiest hard corners, next to Jimmy John's, with high walkability and dual access from Central Ave & Orange Ave. Surrounded by top restaurants, banks, hotels, and entertainment in the heart of the DTO CBD

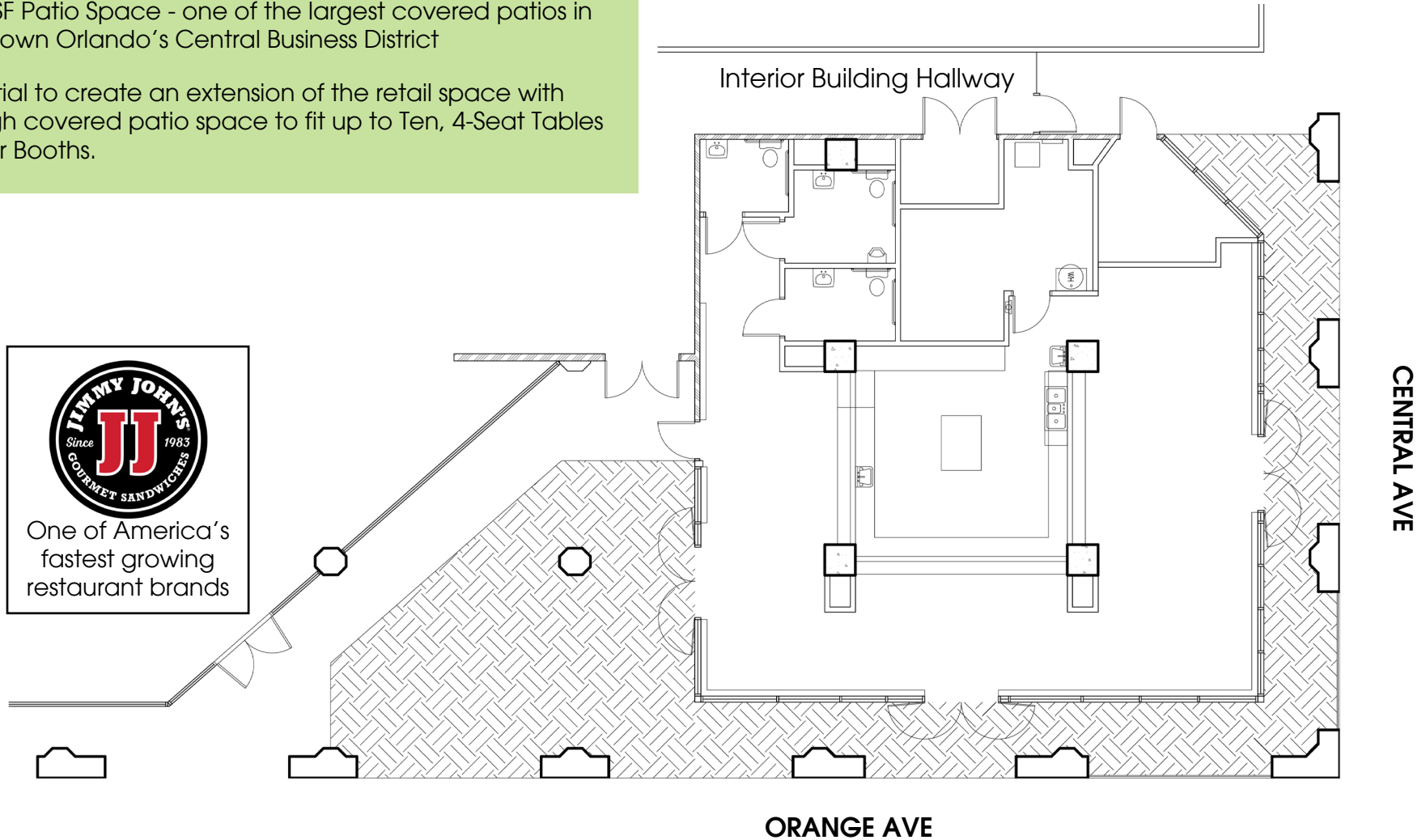
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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FLOORPLAN

± 800 SF Patio Space - one of the largest covered patios in Downtown Orlando's Central Business District

Potential to create an extension of the retail space with enough covered patio space to fit up to Ten, 4-Seat Tables and/or Booths.



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DEMOGRAPHICS 0.5 Mile Radius

52,161

2025 DAYTIME POPULATION

8,681

2025 POPULATION

2.07%

PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

9,618

2030 PROJECTED POPULATION

\$134,259

2025 AVERAGE
HOUSEHOLD INCOME

5,581

2025 HOUSEHOLDS

6,196

2030 PROJECTED HOUSEHOLDS

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
 2025**
 Florida Department of Commerce


**#1 FASTEST
 GROWING
 U.S. CITY**
 U.S. Census Bureau, 2025


**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**


**1,500 PEOPLE MOVE
 TO ORLANDO PER WEEK**


**0.99%
 2022 - 2027
 POPULATION GROWTH**

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