



# Historic Downtown Orlando Building

17 E Pine St Orlando, FL 32801

## OFFERING MEMORANDUM

First Capital Property Group, as exclusive broker, is pleased to offer the opportunity to acquire the mixed-use three-story building located in the heart of the Central Business District in Orlando, Florida.



**FIRST CAPITAL**  
**Property Group**  
Commercial Real Estate Services

**CORFAC**  
INTERNATIONAL  
*Affiliate Firm*  
LOCALLY OWNED. GLOBALLY CONNECTED.



# PROPERTY DESCRIPTION

Address: 17 East Pine Street  
Orlando, Florida 32801

Asking Price: \$1,575,000 (\$332.91 / SF)

County: Orange County

Zoning: AC-3A/T/HP

Land Use Code: 1800 - Office Low-Rise

Tax District: City District, Orlando

Parcel ID: 26-22-29-7352-27-033

Land Size: 1,833 SF / .04 acres

Building Size: ± 4,731 SF

Stories: 3 Floors

Year Built: 1910

Property Type: Class "C" Office Building

Frontage: ± 20 ft on East Pine Street

Slab/Foundation: Common Brick

Parking: No Parking included with building purchase. Significant Parking options within steps of the building, including Garage Parking, Street Parking, and Surface Lots.

Walk Score: Walker's Paradise (96)

Transit Score: Excellent Transit (71)

# PROPERTY SNAPSHOT

Seize a rare opportunity to own a piece of history in the heart of the city at 17 E Pine Street. Situated just steps from Main & Main, Orange Avenue, and Pine Street, this building sits on the most heavily trafficked block in downtown, offering unparalleled visibility. The three-story structure boasts dual entrances that provide easy access to both the ground floor and upper levels, making it an ideal location for retail or office use. This charming historical building is available for the first time in 30 years, presenting a unique chance for owner-users and investors alike.

The property's prime location and excellent signage visibility make it a standout for brand recognition and awareness. With its charming aesthetic and strategic positioning, it offers endless possibilities for various uses. Whether you're looking to establish a flagship retail store or a bustling office space, 17 E Pine Street delivers the flexibility and prominence you need to thrive in a dynamic urban core environment.

For investors, this property is a prime candidate for transitioning from office to retail use, which can significantly enhance its valuation. The combination of historical charm, prime location, and dual access points make it a compelling investment with a promising return. Don't miss out on this exceptional opportunity to secure a landmark building in one of the city's most coveted areas.



**TRAFFIC COUNT**  
9,200 AADT  
Orange Ave & Pine St



**EMPLOYMENT  
POPULATION**  
± 73,894  
(1 mile radius)



**AVERAGE HOUSEHOLD  
INCOME**  
\$109,741  
(1 mile radius)



**DAYTIME  
POPULATION**  
± 91,467  
(1 mile radius)

# LOCATION OVERVIEW

## LOCATION HIGHLIGHTS

- Strategically positioned within 1 block of Orange Ave, Downtown Orlando's busiest thoroughfare, and within 2 blocks of I-4, Central Florida's North-South busiest highway
- Orlando's Central Business District surrounds the property with 12 million square feet of office space which numerous national and regional headquarters are housed
- Downtown Orlando features a lively nightlife, sporting venues, farmers markets, annual events and more contributing to heavy foot traffic around the core

ONE BLOCK FROM  
SUNRAIL STATION



TWO BLOCKS  
FROM I-4



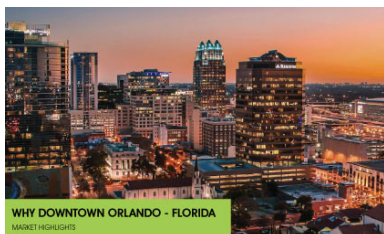
THREE BLOCKS  
FROM LYNX STATION



### Average Daily Traffic

2024

Pine St & Orange Ave Intersection	9,200
I-4	174,000



WHY DOWNTOWN ORLANDO - FLORIDA

MARKET HIGHLIGHTS

First Capital Properties Group, CORFAC International, is a full-service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1985, FCP has specialized in acquisition, disposition, leasing, property management, and construction for commercial owners & associations.



CLICK TO LEARN  
MORE ABOUT  
THE DOWNTOWN  
ORLANDO MARKET  
IN OUR "WHY  
ORLANDO"  
PACKET

## LOCATION FACTS

- 1 Orange County Courthouse - .3 miles / 8 min. walk
- 2 Orlando City Hall - .4 miles / 10 min. walk
- 3 Lake Eola - .4 miles / 10 min. walk
- 4 Dr. Phillips Center for the Performing Arts - .5 miles / 11 min. walk
- 5 Kia Center - .5 miles / 12 min. walk
- 6 Exploria Stadium - .6 miles / 14 min. walk
- 7 Creative Village / UCF Campus - .8 miles / 19 min. walk



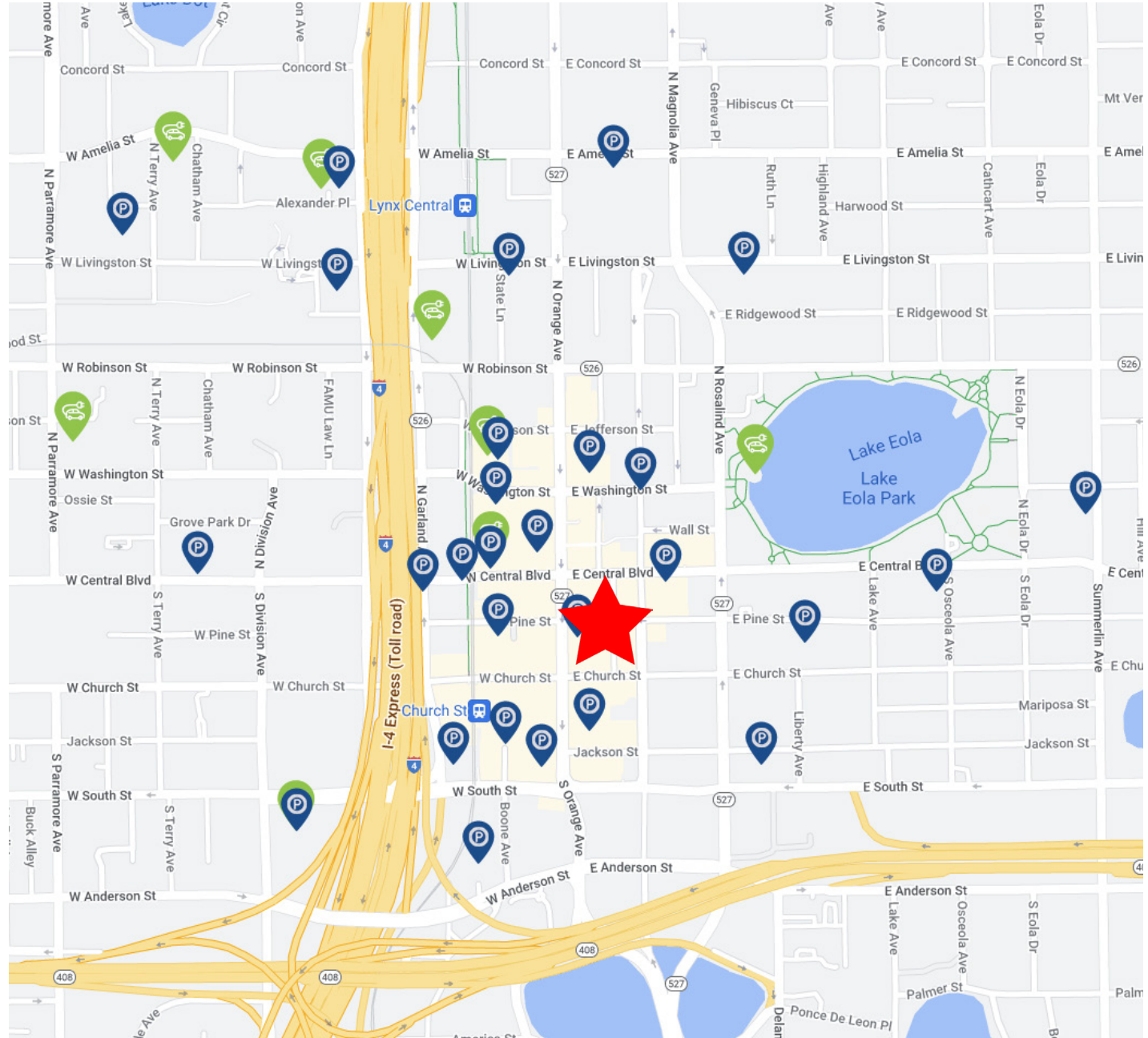
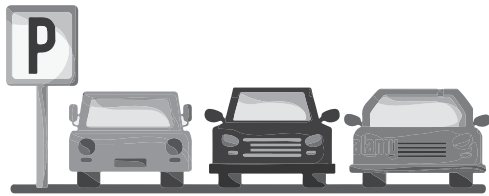


# PARKING OPTIONS

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

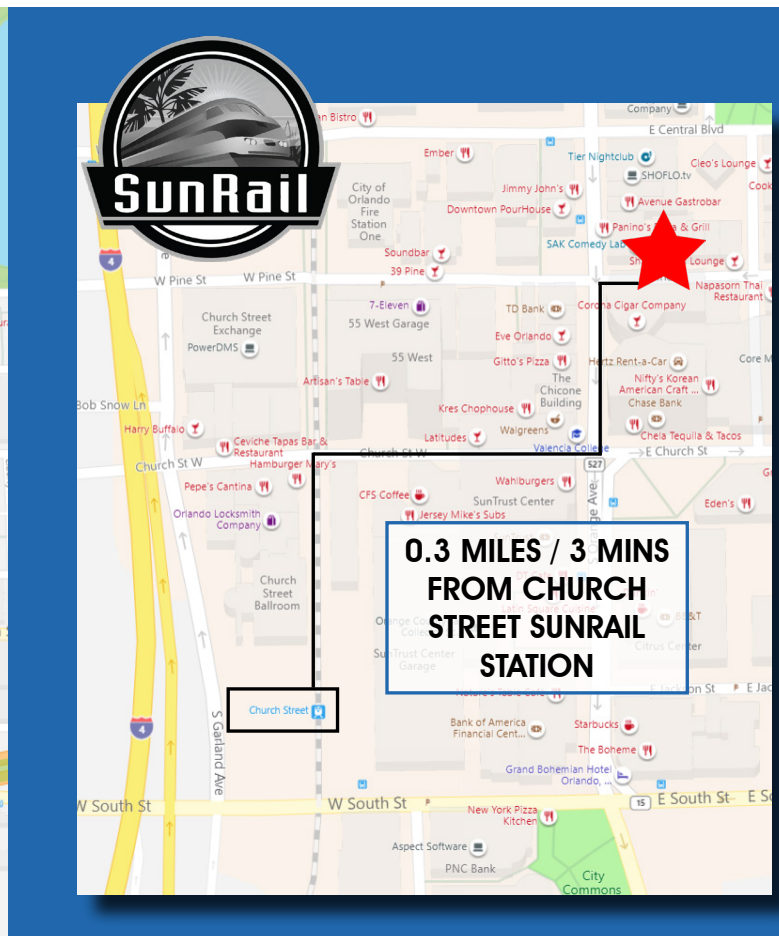
Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>






# 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**

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

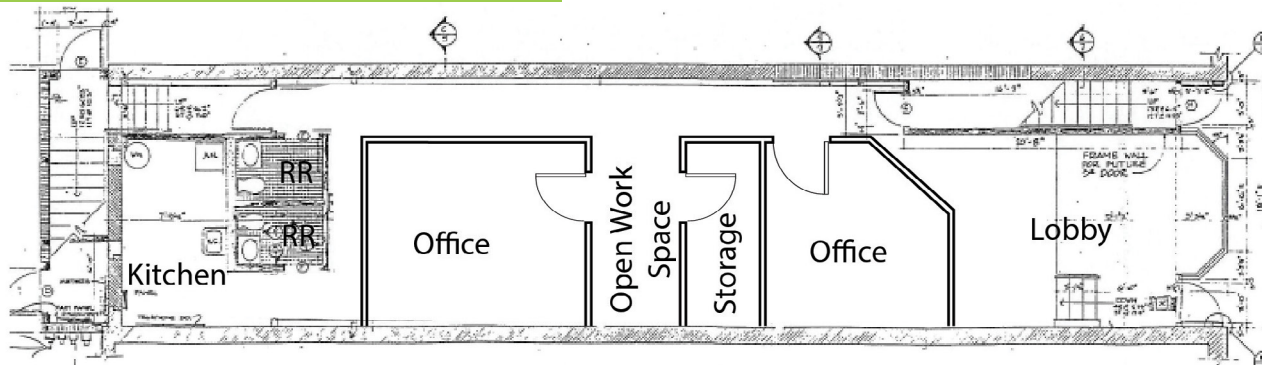
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**F C**  
**P G**  
**FIRST CAPITAL  
 Property Group**  
 Commercial Real Estate Services

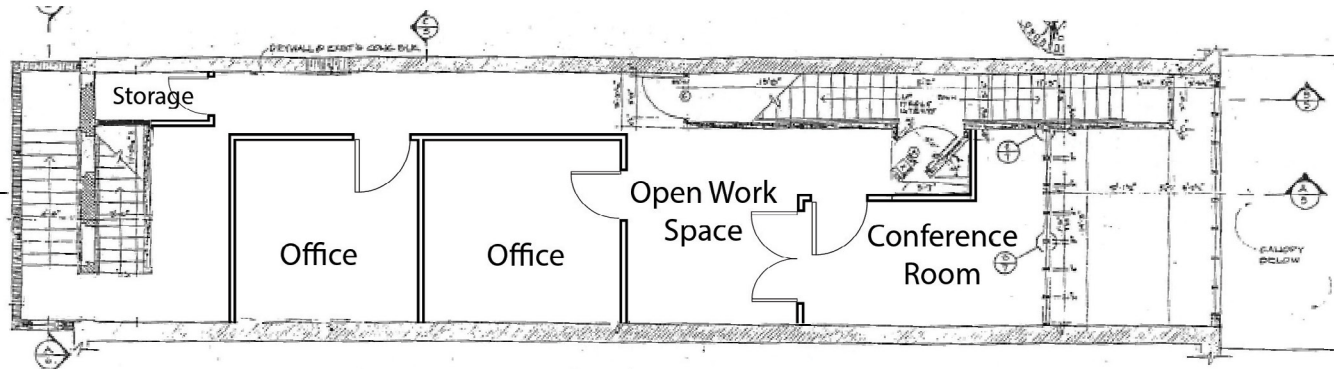


# FLOORPLANS

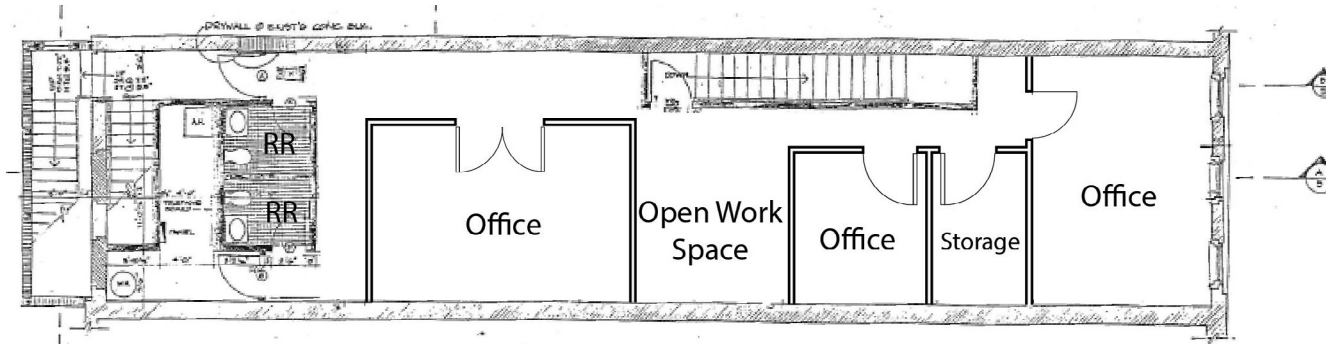
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**TAKE A VIRTUAL  
TOUR VIA  
MATTERPORT**

Visit: [https://fcpbg.com/17\\_e\\_pine/](https://fcpbg.com/17_e_pine/)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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# PROXIMITY



**3 MINUTES / 0.5 MILES  
FROM I-4 ACCESS**

**3 MINUTES / 0.4 MILES  
FROM LAKE EOLA**



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# WHY DOWNTOWN ORLANDO: MARKET INSIGHTS

## KEY SECTORS

Advanced Manufacturing  
Aerospace & Defense  
Autonomous Vehicles  
Aviation  
Biotechnology & Pharmaceuticals  
Digital Media

FinTech  
Innovative Technologies  
Life Sciences & Healthcare  
Medical Technology  
Simulation  
Optics & Photonics

Entertainment Technology  
Gaming  
Headquarters & Regional Offices  
Business Services  
Logistics & Distribution



### TOP 20 SURGE CITY

Inc. Magazine, 2020



### UCF AMONG TOP 5 MOST INNOVATIVE UNIVERSITIES

U.S. News & World Report, 2025



### #1 AEROSPACE & DEFENSE WORKFORCE SUPPLIER IN NATION

UCF, Aviation Week, 2015-2025



### #2 MOST STARTUP ACTIVITY BASED ON AVG. STARTUP FORMATION RATE

Roofstock, 2021



### 500K+ HIGHER EDUCATION STUDENTS WITHIN 100 MILE RADIUS

of Downtown Orlando, OEP



### 900+ BIOPHARMA ESTABLISHMENTS IN FLORIDA

Orlando Economic Partnership



### 1,400+ CLINICAL TRIALS INITIATED

Orlando Economic Partnership



### 4 OF THE 60 LARGEST U.S. HOSPITALS WITHIN 2-HOUR DRIVE

Becker's Hospital Review, 2024



### #1 FASTEST GROWING US TECH HUB FOR IT TALENT

CIO, 2025



### #1 FASTEST GROWING SALARIES FOR TECH WORKERS

Dice.com, 2024



### 2,500+ ADVANCED MANUFACTURING COMPANIES

OCEW, 2025



### 80% EMPLOYMENT IS OUTSIDE OF HOSPITALITY & TOURISM

Orlando Economic Partnership



### BEST REGULATORY ENVIRONMENT FOR AUTONOMOUS VEHICLES

Orlando Economic Partnership



### ORLANDO IS THE LARGEST RENTAL CAR MARKET IN THE WORLD

Orlando Economic Partnership



### 5 MAJOR PORTS LESS THAN 2 HOURS AWAY

Orlando Economic Partnership



### OVER 10,000 MILES OF FIBER OPTIC COMMUNICATIONS INFRASTRUCTURE

Orlando MSA geoTel, 2025



### #1 BEST LARGE CITY TO START A BUSINESS

WalletHub, 2025



### 50+ DOWNTOWN ORLANDO NIGHTLIFE LOCATIONS



### 10 DOWNTOWN ORLANDO BREWRIES



### 23 DOWNTOWN ORLANDO LATE-NIGHT FOOD SPOTS



### #5 BEST CITY FOR GAMERS

WalletHub, 2021



### 68 ACRE CREATIVE VILLAGE SUPPORTS A HIGH TECH CLUSTER

Orlando Economic Partnership



### MODELING, SIMULATION & TRAINING CAPITAL OF THE WORLD

Orlando Economic Partnership



### #5 HIGHEST FLIGHT TRAINING EMPLOYMENT IN THE U.S.

OCEW, 2024



# WHY DOWNTOWN ORLANDO: EDUCATION

## EDUCATIONAL ADVANTAGES

### RESEARCH UNIVERSITIES

University of Central Florida has a growing reputation for being a top metropolitan research university focused on meeting the needs of local business communities. The School of Electrical Engineering and Computer Science holds national and international ranked programming teams and the university's largest graduate research program.

The University of Central Florida, University of Florida and University of South Florida are Florida's top research universities. Collectively, they were granted more patents than North Carolina's Research Triangle Park or Austin's Silicon Hills Region. In December 2021, UCF researchers were granted \$1.5 million from the Department of Defense to accelerate research and support high-tech equipment.



**35 POST -  
SECONDARY  
INSTITUTIONS**

Orlando EDC



**± 550,000  
STUDENTS WITHIN  
A 100 MILE RADIUS**

Orlando EDC



**\$212.9 MILLION AWARDED  
IN RESEARCH GRANTS  
IN 2021**

today.ucf.edu

Central Florida is home to 35 post-secondary institutions including:

- University of Central Florida
- Full Sail University
- Rollins College: #1 regional university in the south & #1 MBA program in FL
- Valencia College: nation's top community college
- Lake-Sumter State College: national learning center of the year
- Seminole State College: #1 college in Florida-RN graduate licensures
- Embry Riddle Aeronautical University
- Florida A&M University School of Law
- Barry University School of Law
- Ana G. Mendez University: first stateside campus (Puerto Rican-based)
- Beacon College: 1st higher education institution in the U.S. to award bachelor degrees exclusively to students with learning disabilities



# WHY DOWNTOWN ORLANDO: DEMOGRAPHICS

## POPULATION

2010 Population	2,134,411
2020 Population	2,673,376
2025 Population	2,932,740
2030 Population	3,155,782
2010 - 2020 Annual Rate	2.28%
2020 - 2023 Annual Rate	1.78%
2024 - 2029 Annual Rate	1.48%
2025 Male Population	49.1%
2025 Female Population	50.9%
2025 Median Age	38.8

## RACE AND ETHNICITY

2025 White Alone	48.0%
2025 Black Alone	15.5%
2025 American Indian / Alaska Native Alone	0.5%
2025 Asian Alone	5.1%
2025 Pacific Islander Alone	0.1%
2025 Other Race	11.9%
2025 Two or More Races	18.9%
2025 Hispanic Origin (Any Race)	34.0%

## MEDIAN HOUSEHOLD INCOME

2025 Median Household Income	\$82,265
2030 Median Household Income	\$94,967
2024 - 2029 Annual Rate	2.91%

## AVERAGE HOUSEHOLD INCOME

2025 Average Household Income	\$111,144
2030 Average Household Income	\$123,588
2024 - 2029 Annual Rate	2.15%

## PER CAPITA INCOME

2025 Per Capita Income	\$41,326
2030 Per Capita Income	\$46,094
2024 - 2029 Annual Rate	2.21%



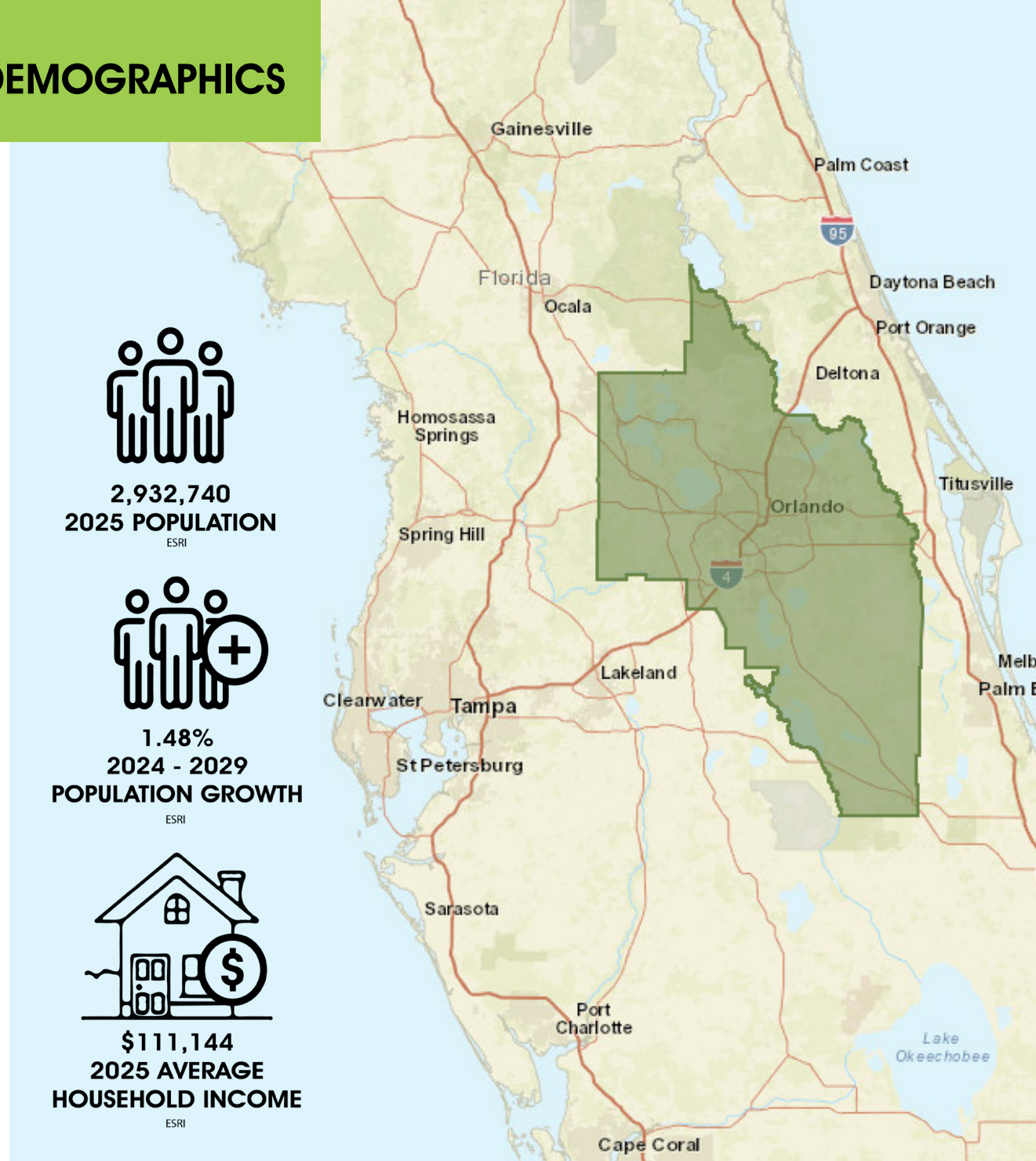
**2,932,740**  
**2025 POPULATION**  
ESRI



**1.48%**  
**2024 - 2029**  
**POPULATION GROWTH**  
ESRI



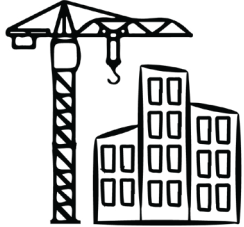
**\$111,144**  
**2025 AVERAGE**  
**HOUSEHOLD INCOME**  
ESRI



The Orlando Metropolitan Statistical Area is made up of Orange, Osceola, Lake and Seminole Counties spanning across 4,012 square miles.

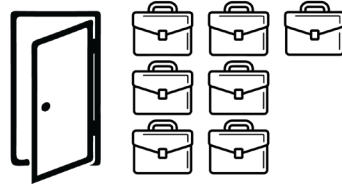


# WHY DOWNTOWN ORLANDO: HOUSING



**\$1.16 BILLION  
UNDER CONSTRUCTION  
/ PROPOSED APARTMENTS  
IN CENTRAL FLORIDA**

Orlando Business Journal



**1 APARTMENT CREATED  
FOR EVERY 7 JOBS  
CREATED IN 2018**

Orlando Business Journal



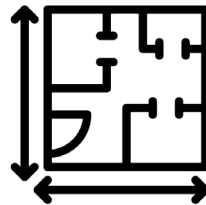
**OVER 97%  
OCCUPANCY RATE  
(HIGHEST IN  
SOUTHEASTERN U.S.)**

Orlando Business Journal



**\$1,834  
AVERAGE  
APARTMENT RENT**

rentcafe.com, 2025



**929 SF  
AVERAGE  
APARTMENT SIZE**

rentcafe.com, 2025



**0.5%  
YEAR OVER YEAR  
CHANGE IN  
RENT PRICES**

apartments.com, 2025



**\$394,700  
MEDIAN HOME  
PRICE (MARCH 2025)**

realtor.com, 2025

## HOUSEHOLDS

2010 Households	798,445
2020 Households	989,354
2025 Total Households	1,088,691
2030 Total Households	1,175,404
2010 - 2020 Annual Rate	2.17%
2020 - 2023 Annual Rate	1.84%
2024 - 2029 Annual Rate	1.54%
2025 Average Household Size	2.65

## HOUSING

2010 Total Housing Units	942,312
2010 Owner Occupied Housing Units	504,792
2010 Renter Occupied Housing Units	293,653
2010 Vacant Housing Units	143,867
2020 Total Housing Units	1,087,949
2020 Owner Occupied Housing Units	591,691
2020 Renter Occupied Housing Units	397,663
2020 Vacant Housing Units	98,595
2025 Total Housing Units	1,194,509
2025 Owner Occupied Housing Units	671,611
2025 Renter Occupied Housing Units	417,080
2025 Vacant Housing Units	105,818
2030 Total Housing Units	1,287,262
2030 Owner Occupied Housing Units	748,121
2030 Renter Occupied Housing Units	427,283
2030 Vacant Housing Units	111,858





**ASKING PRICE: ~~\$1,650,000~~ \$1,575,000**



**FIRST CAPITAL  
Property Group**

*Commercial Real Estate Services*



615 E. Colonial Drive  
Orlando, FL  
[www.FCPG.com](http://www.FCPG.com)



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