

## The Shops at City View

FIRST FLOOR  
RETAIL



# RETAIL/RESTAURANT SPACE FOR LEASE

595 W. Church Street, Orlando, FL 32805

Contact: Jeré Matheny  
 Vice President of Brokerage Services

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 P: 407.872.0177 ext. 132

### For Lease: Inquire for Rate

Availability: Suite H:  $\pm$  1,747 SF - Retail  
 Suite I-A:  $\pm$  1,248 SF - Retail  
 Suite M:  $\pm$  2,304 SF - Retail  
 Suite N:  $\pm$  3,658 SF - Restaurant  
 Suite Na:  $\pm$  1,500 SF - Retail  
 Suite Nb:  $\pm$  2,158 SF - Restaurant  
 Suite N & M:  $\pm$  5,962 SF - Restaurant



**RESTAURANT  
SPACE AVAILABLE**

$\pm$  24,865 SF of ground floor retail comprised of 13 storefronts within the 266-unit City View Apartment Complex

Located just West of Downtown in Orlando's Rapidly Evolving Parramore Community, close to everything Orlando has to offer, and with easy access to Interstate 4 and the East-West Expressway

Conveniently located directly in between the Kia Center, the Inter&Co Soccer Stadium, the recently completed 130,000 SF AdventHealth Training Center, and the \$500+ million Orlando Magic Sports + Entertainment District - Westcourt Orlando

Situated within 10 min. walk, 2 min. drive, to Creative Village, the 68-acre mixed-use, transit-oriented, urban infill neighborhood that is home to leading higher education providers; high-tech, digital media and creative companies; and a diverse mix of students, employees and residents

Dedicated retail visitor parking lot located directly across from retail storefronts on Church Street and abundant street parking within site-line of storefronts. Tenant employee parking available in City View Garage

Suite N:  $\pm$  3,658 SF prime end-cap restaurant space with large outdoor seating area delivered in vanilla shell. Generous tenant improvement allowance available for qualified tenants. Can be divided to 2,158 SF restaurant suite

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# SITE MAP

## AVAILABLE IMMEDIATELY

**Suite H: ± 1,747 SF**

**Suite I-A: ± 1,248 SF**

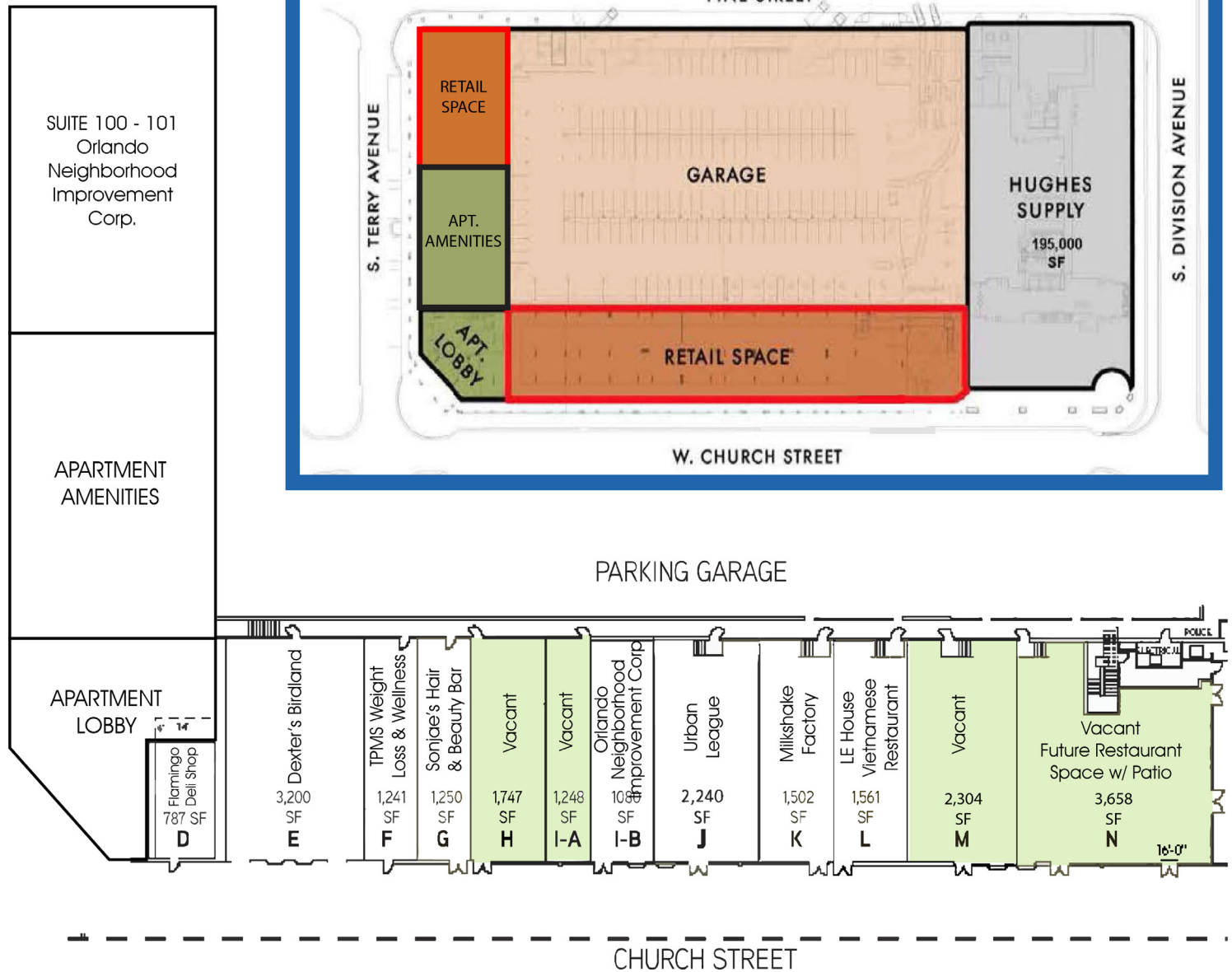
**Suite M: ± 2,304 SF**

**Suite N: ± 3,658 SF**

**Suite Na: ± 1,500 SF**

**Suite Nb: ± 2,158 SF**

**Suite M & N: ± 5,962 SF**



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# DEMOGRAPHICS

City View Apartment Complex features a mix of affordable and market rate tenants. The market rate tenants include high-tech workers, medical professionals, and Orlando Magic employees.




Recently under new ownership City View Apartment Complex will be undergoing expansive improvements including:

- Signage enhancements
- LED lighting upgrades
- Updated exterior paint and color scheme
- Retail parking lot paving.

In addition, upgraded amenities for residential tenants aimed at attracting high-quality tenant mix will also be added.



## DEMOGRAPHICS

2025	 Total Population	 Total Households	 Average HH Income
5 Mins	17,024	7,902	\$74,426
10 Mins	126,587	56,443	\$108,187
15 Mins	471,798	189,829	\$97,448



**DAYTIME  
POPULATION**  
79,849  
(5 mins)



**EMPLOYMENT  
POPULATION**  
± 195,280  
(10 mins)



**MEDIAN AGE**  
35.1  
(5 mins)

## Surrounding Businesses

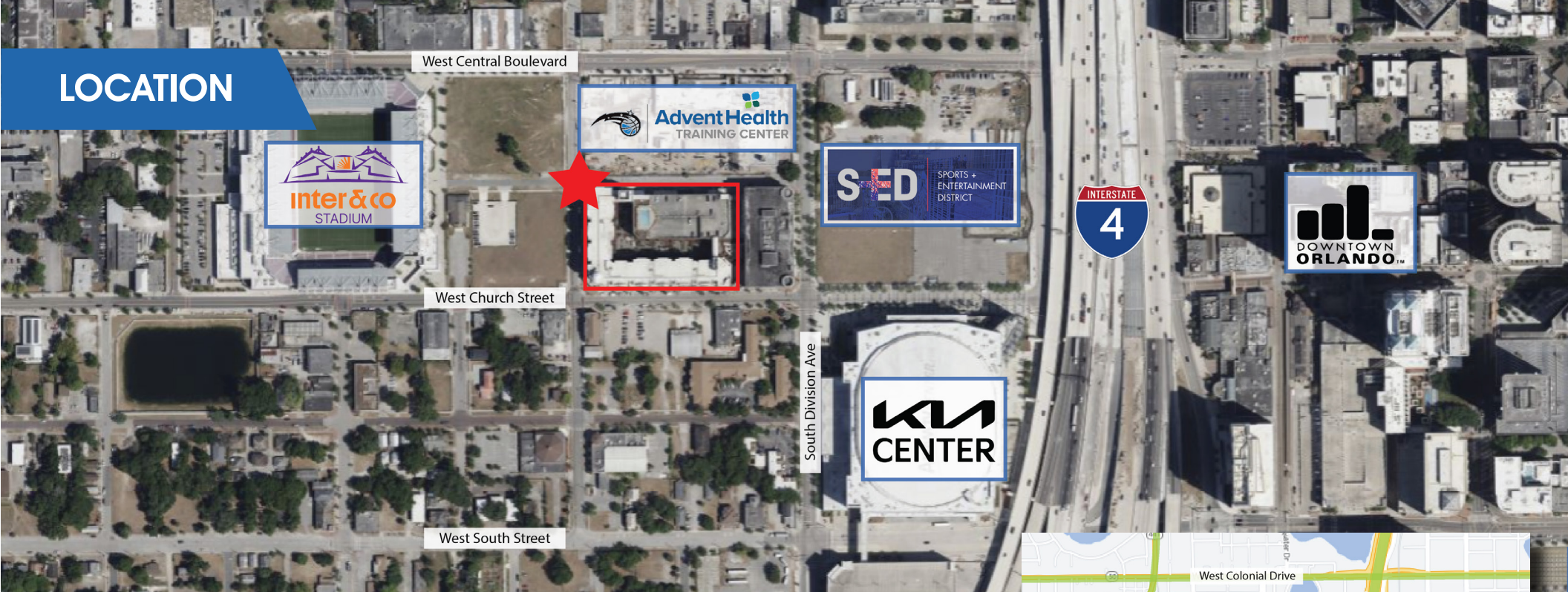
2025	5 Mins	10 Mins	15 Mins
Total Businesses	3,981	15,023	34,887
Retail Businesses	502	2,289	5,869
Food & Drink Businesses	225	768	1,974

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## LOCATION



**K11  
CENTER**  
LESS THAN 500 FT  
TO ENTRANCE



0.3 MILES / 4 MINS



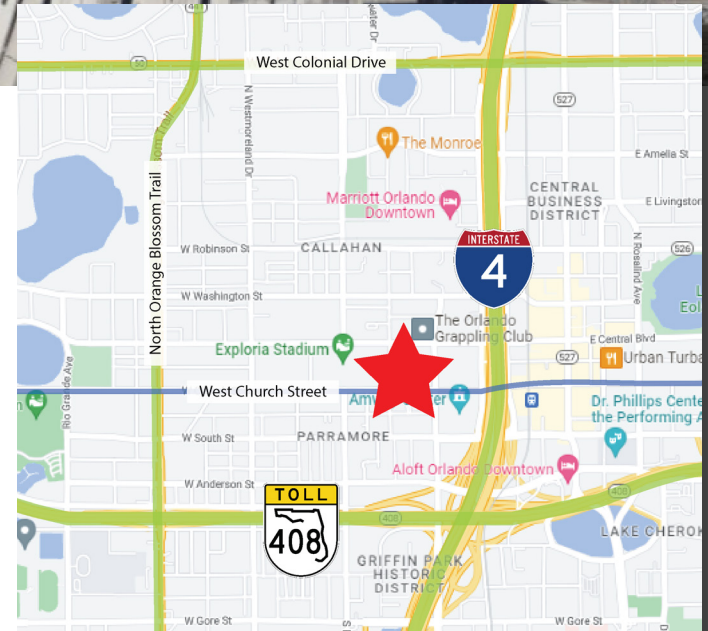
1 MILE / 4 MINS

**inter & co**  
LESS THAN 500 FT  
TO ENTRANCE

### Average Annual Daily Trips

**2024**

Church Street	5,300
South Division Ave	11,200



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Commercial Real Estate Services



## LOCATION HIGHLIGHT

The strategic position of The Shops at City View being located between the Kia Center and The Inter&Co Stadium allow for heavy foot traffic during events at both venues.

Showcased here, the pre-game Orlando City Soccer festivities draw expansive crowds to the streets right along both frontages of The Shops at City View. The Inter&Co Stadium seats 25,500 and frequently sells out.

Post game crowds returning to their vehicles, or venturing downtown for dining or night life, will once again venture past The Shops at City View.



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# THE NEIGHBORHOOD



WHY DOWNTOWN ORLANDO - FLORIDA  
MARKET HIGHLIGHTS

First Capital Property Group (FCPG) International, a full-service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast, since 1985, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial clients & investors.

First Capital Property Group  
CORFAC International  
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LEARN MORE ABOUT  
THE DOWNTOWN  
ORLANDO MARKET IN  
OUR "WHY  
DOWNTOWN  
ORLANDO" PACKET

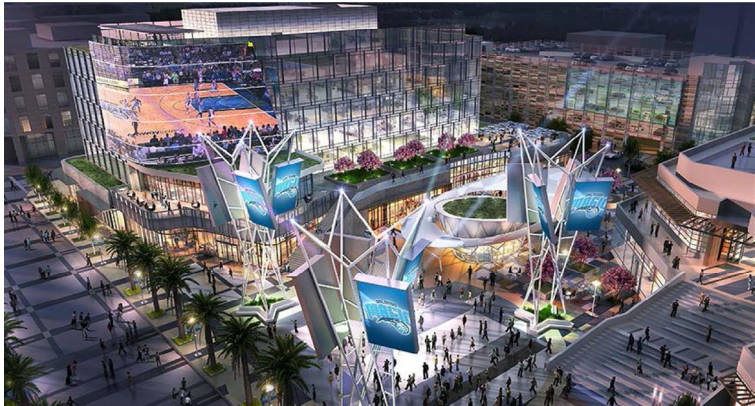
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Why-Downtown-Orlando

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# THE NEIGHBORHOOD



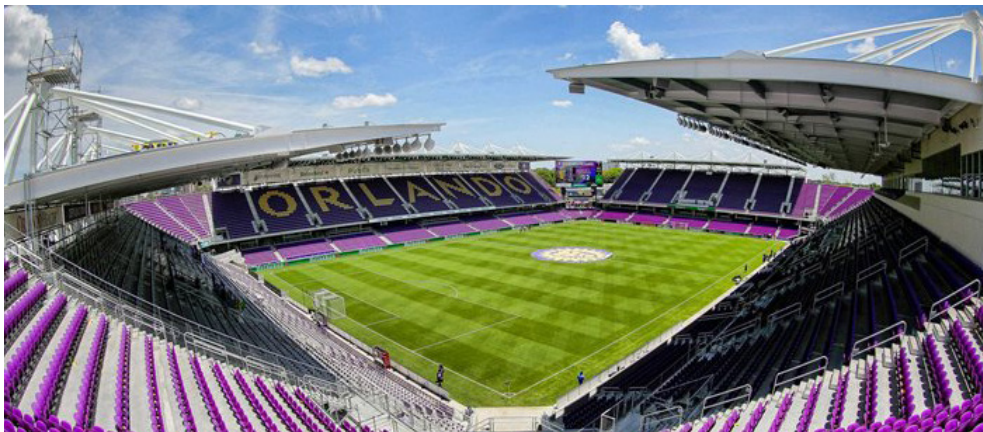
## WESTCOURT

Within **Westcourt** is a mixed-use development unparalleled to anything else in Central Florida. The district is a \$500 million project located on an 8.5 acre site across from the Kia Center, formerly the Amway Center. The development includes a plaza encompassing a 260 room full-service hotel with 16,000 SF of indoor meeting space, 65,000 SF live events venue with capacity for 3,500 people, 270 unit high-rise residential tower with 10 attainable housing units, 300,000 SF office space, 125,000 SF of retail space, a festival plaza area, and a 1,140 stall parking garage.

Residents will be able to enjoy a high-tech plaza with immersive audio and digital experiences, along with state of the art security and transportation. This district is home to the Orlando Magic Basketball Team, Orlando City Soccer and the Orlando Predators. Within the Kia Center is 20,000 seats that see more than 1.3 million patrons for roughly 225 events annually.

## KIA CENTER

The **Kia Center**, formerly the Amway Center, is an indoor arena that sees 1.3 million patrons annually for sporting events, concerts, and more. Home to the Orlando Magic of the NBA, the Orlando Solar Bears of the ECHL, and the Orlando Predators of the National Arena League, the Kia Center hosts roughly 225 events a year, and can seat up to 20,000 people. Since its opening in October 2010, the arena has held numerous milestone events for Downtown Orlando, including NBA All-Star Weekend, WrestleMania 33, NCAA March Madness and sell-out concerts to some of the world's biggest artists.



## INTER&CO STADIUM

**Inter&Co Stadium** is a soccer-specific stadium that is home to the Orlando City Soccer Club and their National Women's Soccer League affiliate, the Orlando Pride. While the stadium is mostly used for the Orlando team matches, it has also been used as a host venue for both the United States men's and women's national teams, the finals for both the NWSL Championship and NCAA Women's College Cup, numerous Florida Cup games, the MLS Combine in 2018 and 2019, and the 2019 MLS All-Star Game. Inter&Co Stadium has an all natural grass playing surface. The stadium has an open plaza, where those passing by can see inside, since the field is 8 feet (2.4 m) below street level. The stadium was initially planned to have a seating capacity of 19,500, with the structural ability to expand to 25,000 in the future. This was altered in May 2015 to simply build for a maximum capacity of 25,500 in the initial construction phase.

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# PARKING

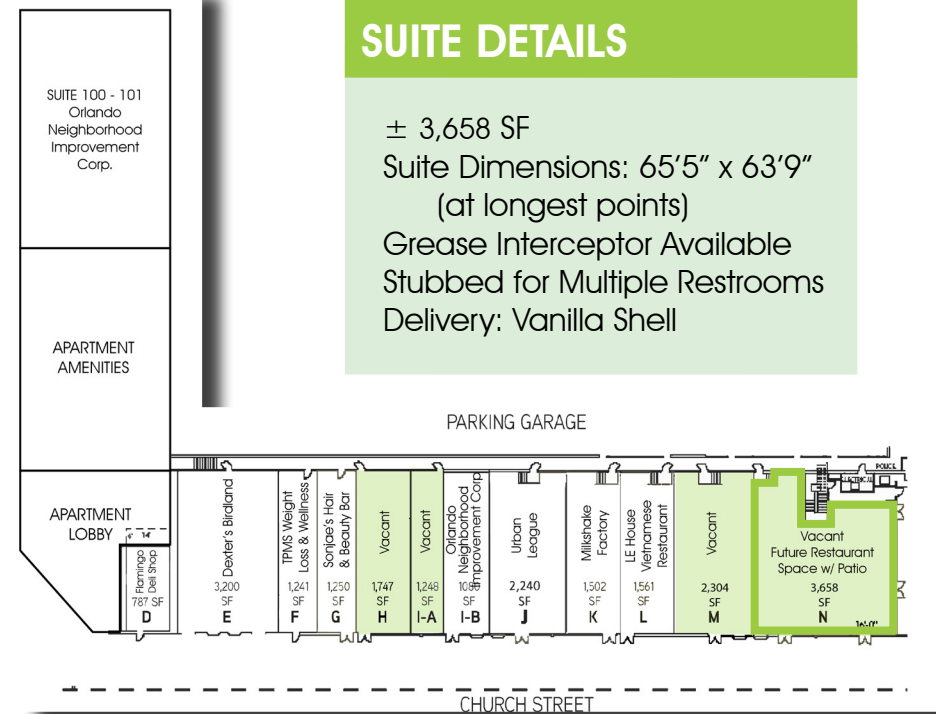


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# SUITE N: ± 3,658 SF



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# SUITE M: ± 2,304 SF

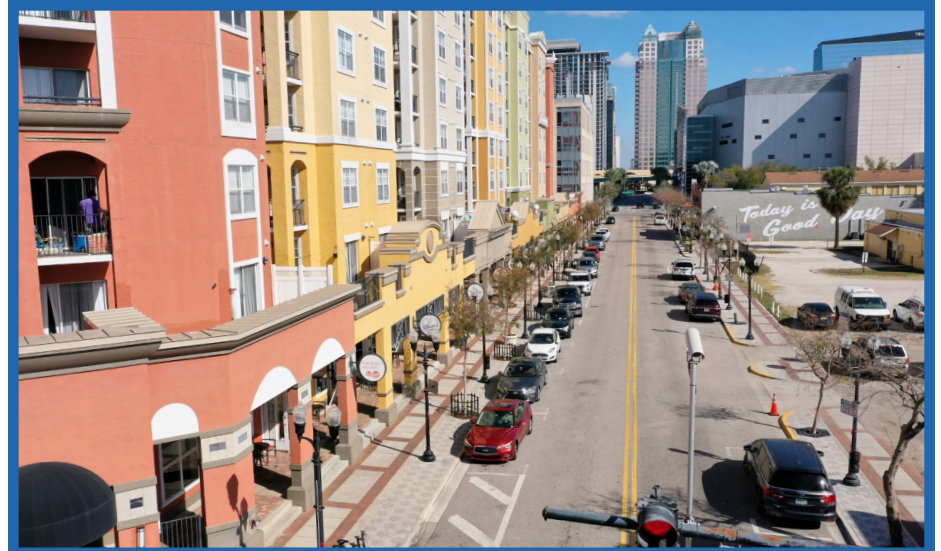
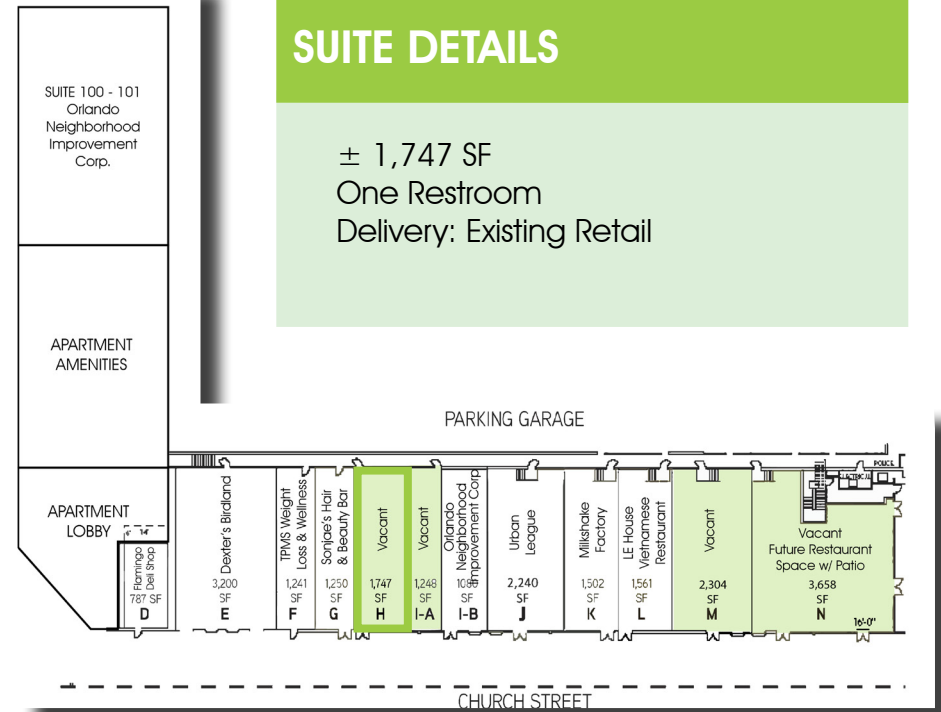


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# SUITE H: ± 1,747 SF

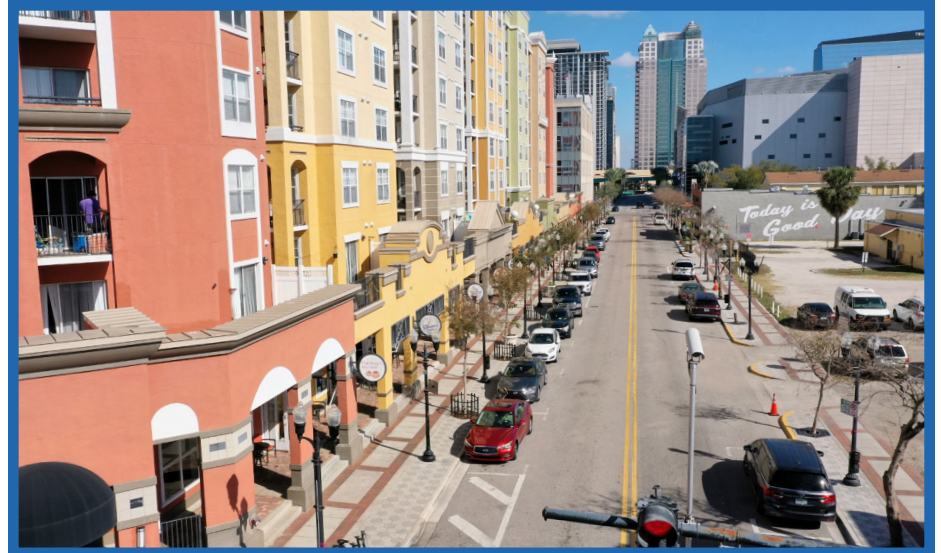


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# SUITE I-A: ± 1,248 SF



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