



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

Contact: Jeré Matheny
Vice President of Brokerage Services

E: JMatheny@FCPG.com
P: 407.872.0177 ext. 132

Contact: Sherica Segre, MSRE
Sales & Leasing Associate

E: SSegre@FCPG.com
P: 407.872.0177 ext. 143

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

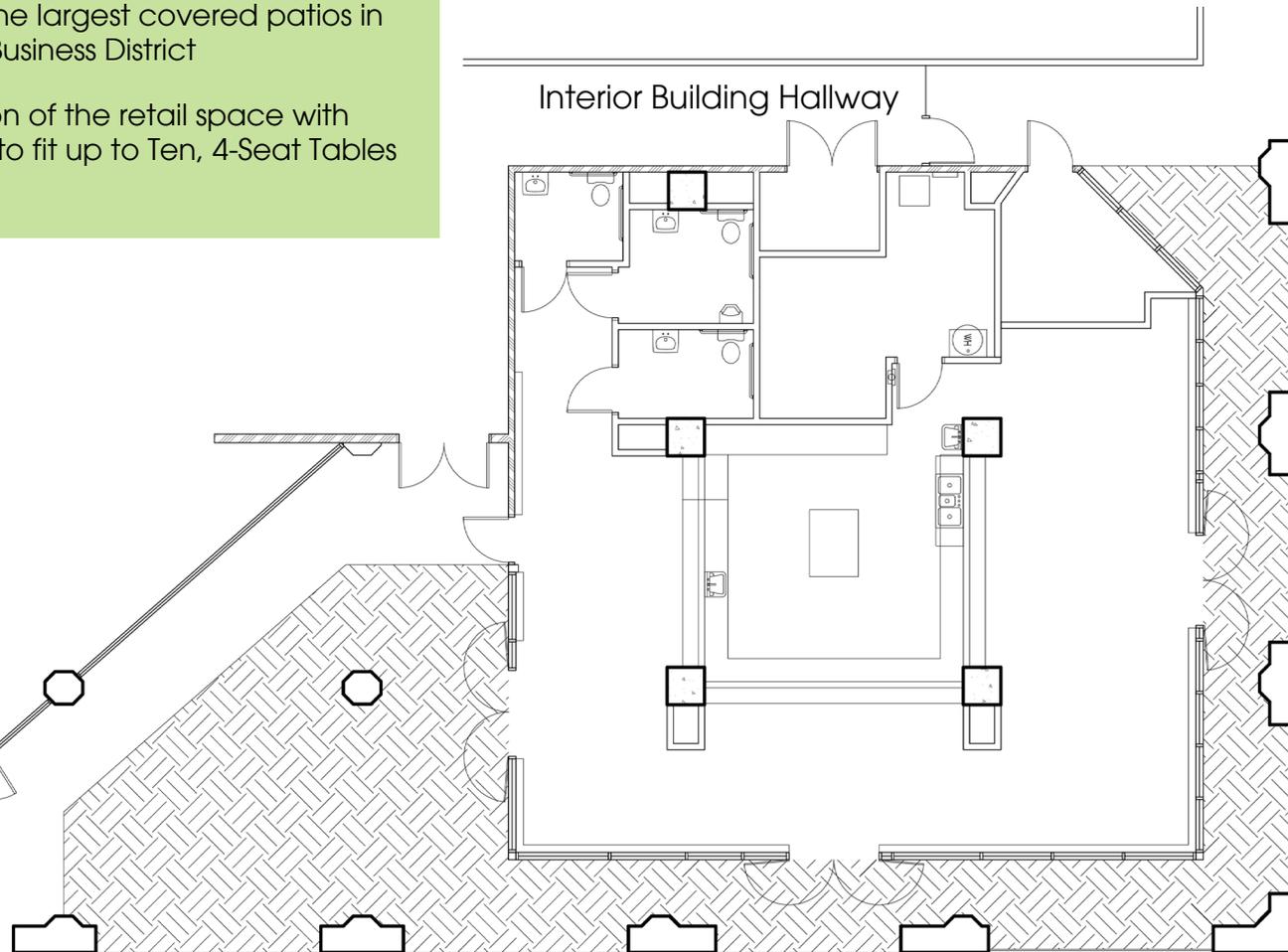
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

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.



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



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
- 2 Seacoast Bank
- 3 Wells Fargo Bank
- 4 Regions Bank
- 5 Fifth Third Bank
- 6 First Horizon Bank
- 7 SouthState Bank
- 8 State Bank of Orlando and Trust Co
- 9 PNC Bank
- 10 TD Bank
- 11 Trustco Bank
- 12 Chase Bank
- 13 Sunrise Bank
- 14 American Momentum Bank
- 15 Seaside Bank and Trust
- 16 Truist
- 17 Cogent Bank Downtown Orlando
- 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

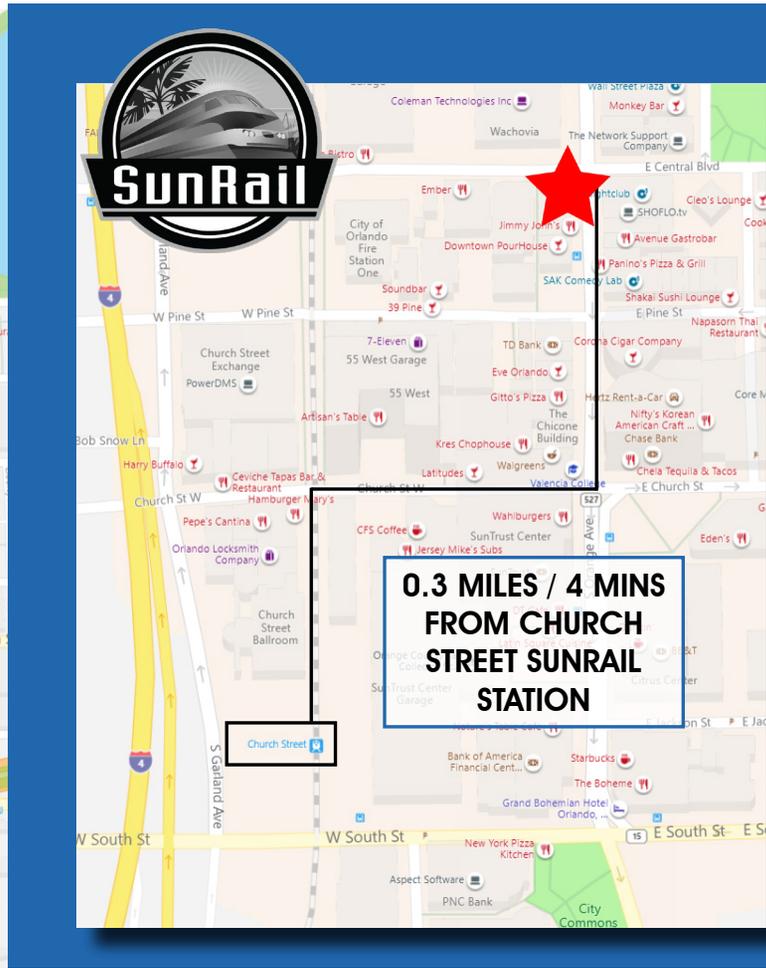
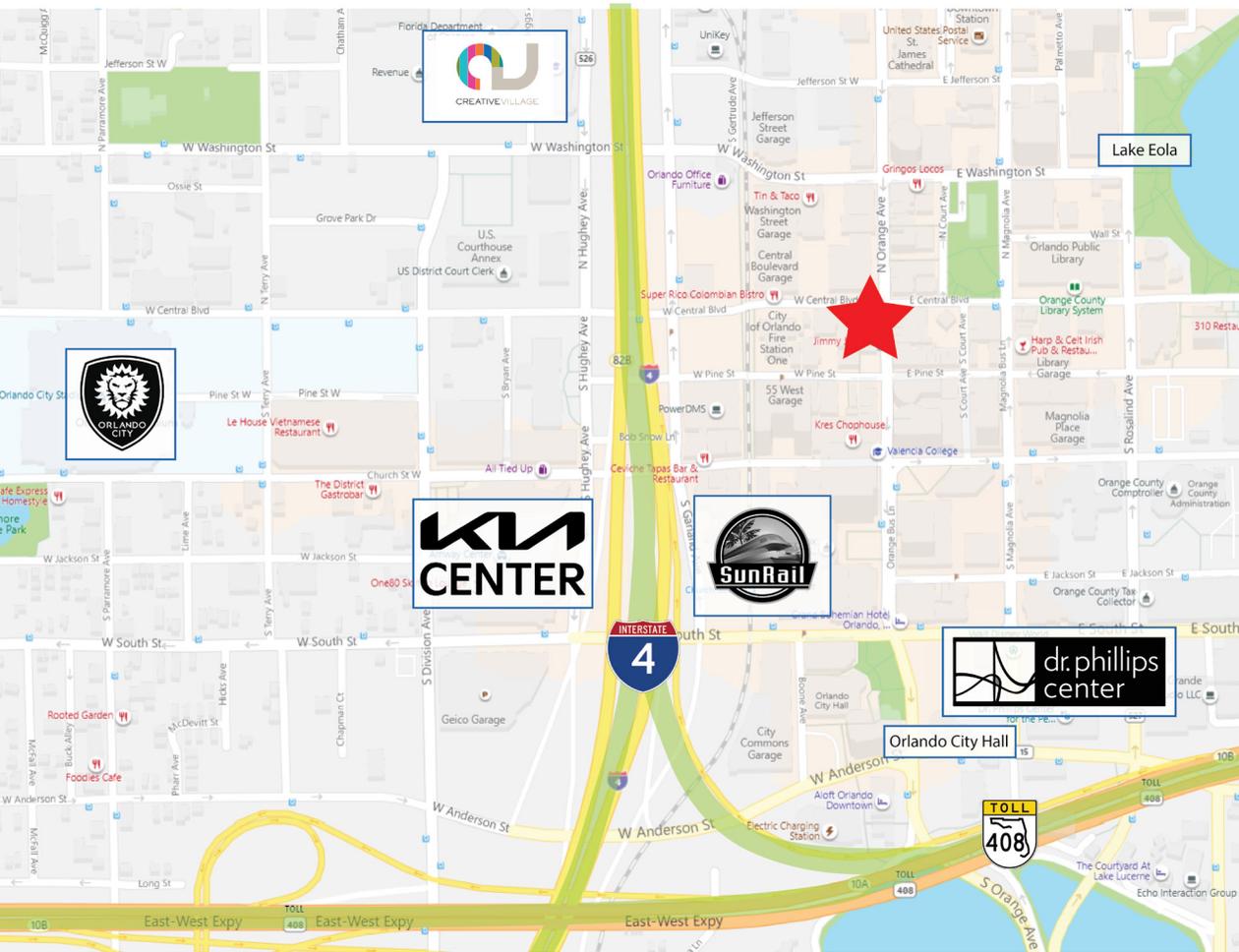
HOTELS

- 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
- 2 The Julian Apartments
- 3 Modera Creative Village
- 4 Central Station on Orange
- 5 Society Orlando
- 6 Radius Apartments
- 7 MAA Robinson
- 8 The Vue at Lake Eola
- 9 Metropolitan at Lake Eola
- 10 Aspire Luxury Apartments
- 11 Mondrian on Lake Eola
- 12 The Solarie at the Plaza
- 13 55 West Apartments
- 14 Waverly on Lake Eola
- 15 Paramount on Lake Eola
- 16 MAA Parkside
- 17 St. Regis Apartments
- 18 Eola South
- 19 Sanctuary Condominium
- 20 101 Eola Condominiums
- 21 Camden Lake Eola Apartments
- 22 The Jackson
- 23 Osceola Brownstones
- 24 Star Tower Condominiums
- 25 Camden Thornton Park Apartments
- 26 Windsor Place
- 27 Westminster Plaza
- 28 The Grande
- 29 Magnolia Towers

LOCATION



**0.3 MILES / 4 MINS
FROM CHURCH
STREET SUNRAIL
STATION**

**#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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

