



The District Building

532 W CHURCH ST, ORLANDO, FL

OFFERING MEMORANDUM

First Capital Property Group, as an exclusive broker, is pleased to offer the opportunity to acquire The District Building, a well-situated multitenant retail building in Downtown Orlando near the Kia Center and the Inter & Co Stadium.

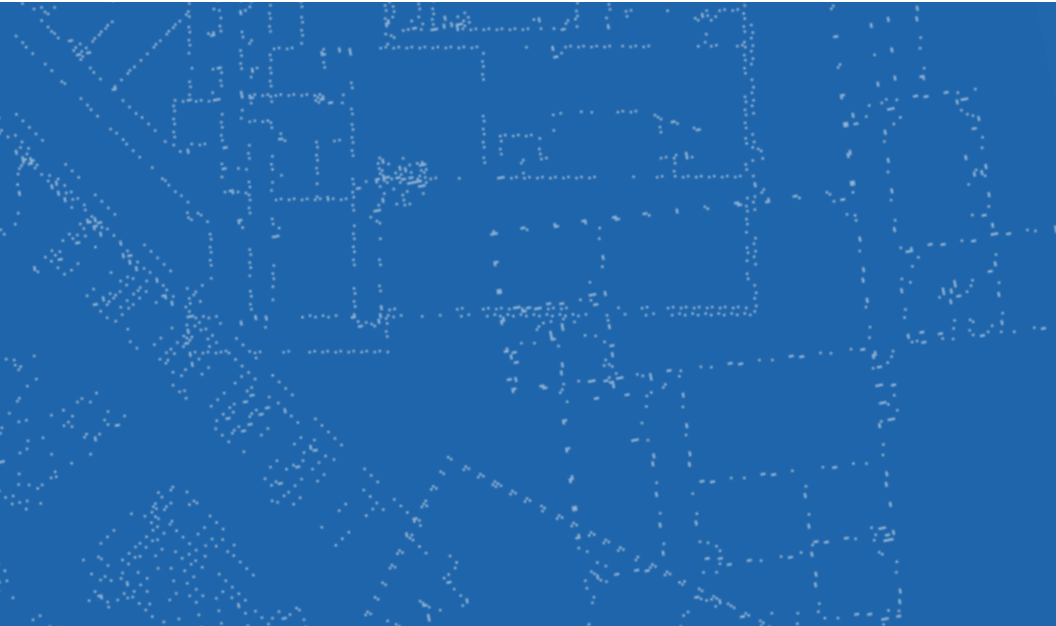


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EXECUTIVE SUMMARY

THE DISTRICT BUILDING

First Capital Property Group proudly presents The District Building, a rare opportunity to acquire a character-rich, multitenant retail asset in the urban core of Downtown Orlando. Positioned at 532 W Church Street, just steps from the Kia Center, Inter & Co Stadium, and the broader Church Street entertainment corridor, the property offers investors a highly visible location within one of Downtown's most active and evolving districts.

Originally constructed in 1922 and thoughtfully renovated, the ±6,055 SF, two-story building blends historic charm with a modern hospitality-driven presentation. The asset is currently occupied by two in-place tenants, The District GastroBar and Obsidian Cocktail Lounge, creating an established food and beverage presence with a distinctive identity in the market.

The offering is further strengthened by tangible real estate fundamentals that are increasingly difficult to replicate in Downtown Orlando, including frontage along Church Street, dedicated adjacent surface parking, and additional reserved parking rights in the nearby Plaza parking garage. This combination enhances accessibility for patrons and operators alike, while reinforcing the long-term desirability of the asset.

Positioned within immediate proximity to the emerging Westcourt development, a transformative mixed-use project representing an estimated \$500 million investment in Downtown Orlando, The District Building stands to benefit from a significant infusion of new residential density, hospitality, and experiential retail activity. As Westcourt delivers additional foot traffic, destination appeal, and economic momentum to the surrounding area, the subject property is uniquely positioned to capture both near-term and long-term demand driven by this adjacent growth.

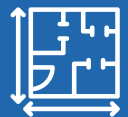
With its irreplaceable downtown positioning, adaptive historic character, and embedded experiential tenancy, The District Building represents a compelling acquisition for investors seeking a walkable core asset with strong identity, enduring relevance, and exposure to Downtown Orlando's continued evolution.



OFFERING GLA
6,055 SF



LAND AREA
0.22 AC



OCCUPANCY
100%



YEAR BUILT
1922



RECENT RENNOVATIONS
2021, 2026

OFFERING HIGHLIGHTS

THE DISTRICT BUILDING

Premier Downtown Entertainment Location Situated on West Church Street in the heart of Downtown Orlando, the property benefits from immediate proximity to the Kia Center, Inter & Co Stadium, and the broader sports, nightlife, and entertainment ecosystem that continues to drive activity in the urban core.

Proximity to Transformational Westcourt Development Located just steps from the planned Westcourt mixed-use project, a \$500 million investment expected to introduce new residential units, hospitality, retail, and public gathering spaces, further strengthening the Church Street corridor as a premier destination within Downtown Orlando.

Historic Character with Modern Appeal Originally built in 1922 and renovated in recent years, the building offers a distinctive blend of historic architecture and updated interior environments, creating an atmosphere that is difficult to reproduce in newer product.

Established In-Place Tenancy The property is occupied by The District GastroBar and Obsidian Cocktail Lounge, two complementary hospitality concepts that create an activated, experiential environment and contribute to the identity of the asset.

Strong Visibility and Frontage With approximately 70 feet of frontage on West Church Street, the property enjoys a visible presence within one of Downtown Orlando's most recognizable entertainment corridors.

Walkable Urban Connectivity The building is positioned within close reach of major Downtown destinations, public parking resources, SunRail access, and regional transportation routes, supporting continued relevance for both tenants and patrons.

Experiential Retail and Hospitality Appeal The asset is well-suited for investors seeking a retail or restaurant property with built-in atmosphere, street presence, and long-term positioning in a district shaped by dining, nightlife, events, and tourism activity.

Irreplaceable Downtown Product Type Authentic, smaller-scale historic retail buildings with access to parking, character, and proven food and beverage utility remain exceptionally limited in Downtown Orlando, reinforcing the property's scarcity value.



#1 BEST PLACE TO INVEST IN RETAIL

Orlando, 2026



DAYTIME POPULATION

± 260,020
(3 mile radius)



EMPLOYMENT POPULATION

± 158,364
(3 mile radius)



AVERAGE HOUSEHOLD INCOME

\$120,535
(3 mile radius)





PROPERTY DESCRIPTION

Address: 532 W Church Street
Orlando, FL 32801

County: Orange County

Zoning: AC-2/T/PH

Land Use Code: 1105 - Retail M/I

Parcel ID: 26-22-29-9268-00-023

Land Size: 9,725 SF / 0.22 acres

Building Size: ±6,055 SF

Stories: 2 Floors

Year Built: 1922

Renovated: 2021, 2026

Property Type: Class "A" Retail Building

Number of Tenants: 2 In-Place Tenants

Frontage: ± 70 ft on W Church St

Slab/Foundation: Concrete Block Stucco

Parking: Street parking with multiple surface-level lots and parking garages nearby

BUILDING SUMMARY

HISTORIC URBAN IDENTITY

The District Building offers a compelling blend of historic architecture, contemporary renovations, and experiential design. Its brick exterior, strong street presence, and carefully curated interiors create an environment that stands apart from conventional retail product and aligns well with the character-driven nature of Downtown Orlando.

ESTABLISHED HOSPITALITY ENVIRONMENT

The building is currently configured for hospitality-oriented use, with spaces designed to support immersive dining, lounge, and nightlife experiences. Existing interior improvements, ambiance, and flow provide meaningful utility for continued food and beverage operation or related experiential concepts.

SIGNAGE & STREET PRESENCE

Fronting West Church Street, the property benefits from clear visibility within a corridor that attracts both local and visitor traffic tied to Downtown Orlando's event venues, restaurants, and nightlife destinations. Its frontage and façade presence support strong brand recognition and a memorable customer arrival experience.

WALKABLE DOWNTOWN POSITIONING

The property's location places it within immediate reach of major demand drivers, including the Kia Center, Inter & Co Stadium, Downtown office users, surrounding residential density, and the broader Church Street district.

In addition, the nearby Westcourt development is expected to introduce a new wave of residential, hospitality, and retail density that will further activate the immediate area. As this development comes online, the surrounding environment is anticipated to experience increased pedestrian traffic, enhanced placemaking, and a broader mix of users, all of which support the long-term viability and positioning of well-located, character-driven assets such as The District Building.





TRANSPORTATION

LYMMO FREE BUS SYSTEM

The convenient free bus transit circulator, [LYMMO](#), runs 7 days a week with 4 designated lines and over 20 stops strategically dispersed throughout Downtown Orlando. Each of the 4 LYMMO lines; Orange-Downtown, Lime, Grapefruit, and Orange-North provide service to each stop every 15 minutes during evenings, weekends, and holidays, and every 7-10 minutes during office hours. These buses operate in their own right of way with dedicated lanes and intersection signals, providing a non-congested route downtown.

SUNRAIL

The [SunRail](#) is Central Florida's commuter rail that runs through 4 counties with 17 different stations, 2 of which are located downtown. Running Monday through Friday, the SunRail is a convenient and affordable option for daily commuters.

LYNX CENTRAL STATION

[LYNX Central Station](#) is an intermodal transit station near Creative Village. With over 68 local routes, the LYNX buses run in 15, 30, and 60 minute intervals. Commuters and visitors alike can conveniently take the Lime or Orange LYMMO lines to Central Station and connect to the SunRail or the LYNX bus service.

TAXIS / PRIVATE CARRIERS

[Taxis](#) provide a convenient alternative to and from the downtown area. Six different companies offer premium taxi services available downtown.

CAR SHARE (ZIPCAR)

[Car sharing](#) is a modern short-term car rental. Cars are available by the hour or day, and gas and insurance are included. Car sharing options are available by Zipcar, the world's leading car sharing network. Users can enjoy the convenience of a car without the monthly payment.

O-CARTZ

An eco-friendly transportation alternative, [O-Cartz](#) is a clean, affordable and efficient shuttle service. Each vehicle is able to accommodate up to six passengers, and services the entirety of downtown.

RIDE DTO MICROTRANSIT PROGRAM

Ride DTO is a city-operated, on-demand downtown shuttle service that offers flexible, eco-friendly transportation within the core of Downtown Orlando. Resembling a modern rickshaw, the service connects riders to key destinations with convenience and ease, supporting pedestrian flow and mobility across major corridors.



INFRASTRUCTURE IMPROVEMENTS

Downtown Orlando continues to benefit from significant infrastructure investment that enhances regional connectivity, supports long-term growth, and reinforces its role as Central Florida's urban core.

Interstate 4 (I-4) Corridor Enhancements

- I-4 Ultimate Project (\$2.3B): Completed in 2022, this 21-mile reconstruction from Kirkman Road to SR 434 added four tolled express lanes, rebuilt 15 major interchanges, and replaced over 140 bridges. The improvements enhanced capacity, safety, and travel times through Downtown Orlando.

- I-4 Express Lanes: These dedicated managed lanes, operational since 2022, have improved commuter reliability, reduced crashes by over 40 percent, and generated more than \$71 million in toll revenue. They provide a faster option for longer-distance travel into Downtown from the broader region.

- Beyond the Ultimate and Accelerated Relief Projects: FDOT continues phased expansion of the I-4 corridor through additional lanes and interchange improvements. Recent segments, including near ChampionsGate and Daryl Carter Parkway, have opened ahead of schedule, with other upgrades advancing toward completion in 2025.

Downtown Mobility and Placemaking Initiatives

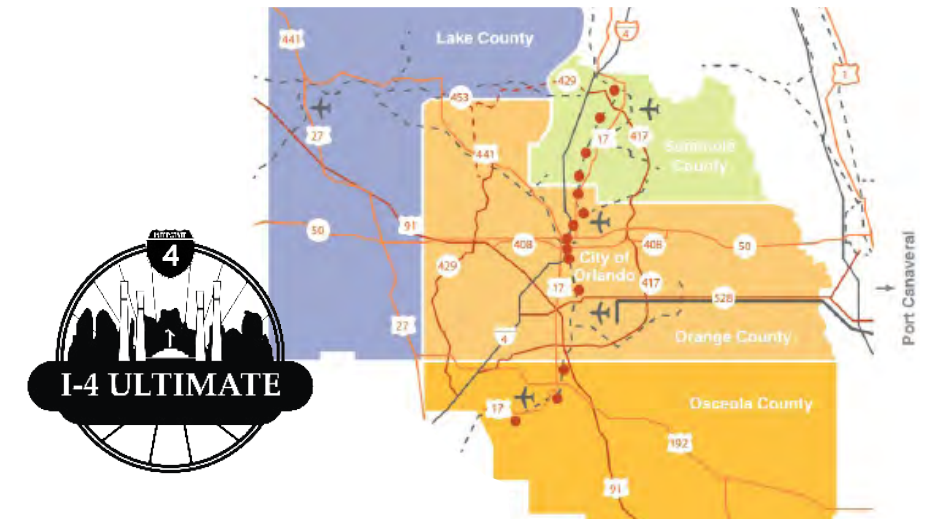
- The Canopy Project (\$25–30M): Currently under construction beneath I-4 between West Church and West Washington Streets, this 10-acre urban park will add pedestrian walkways, event space, public art, and 150 new parking spaces. Completion is targeted for summer 2027.

Regional and Statewide Infrastructure Funding

- FDOT Statewide Transportation Plan: The Florida Department of Transportation has committed \$15.1 billion in FY 2025–26 to projects across the state, including \$1.7 billion for I-4 improvements focused on reducing congestion.

- CFX Capital Investment: The Central Florida Expressway Authority plans to invest \$4.2 billion through 2030 to expand toll roads, modernize interchanges, and improve mobility across five counties in the region.

These improvements reduce commute times, improve regional access, and increase the value and performance of Downtown assets. The investment in transportation and placemaking continues to drive new development, enhance the pedestrian experience, and position Downtown Orlando for long-term growth.



LOCATION HIGHLIGHTS

- Embedded Within a Proven Demand Corridor:** West Church Street has emerged as one of Downtown Orlando’s most consistently activated corridors, driven by a concentration of sports venues, entertainment destinations, and hospitality operators. The Property benefits from direct exposure to this demand base, where recurring event traffic and daily urban activity support sustained consumer engagement and tenant performance.
- Institutional Drivers of Foot Traffic and Spend:** Positioned within immediate walking distance of the Kia Center and Inter & Co Stadium, the asset is directly tied to two of the region’s most significant attendance generators. These venues produce a steady cadence of high-volume traffic throughout the year, reinforcing the corridor’s ability to support food, beverage, and experiential retail uses at scale.
- Proximity to Transformational Mixed-Use Investment:** The Property is located just steps from the planned Westcourt development, a \$500 million mixed-use project expected to introduce new residential units, hospitality offerings, and curated retail. This level of adjacent capital investment is expected to materially increase density, extend dwell time within the corridor, and further institutionalize the surrounding environment as a premier destination within Downtown Orlando. From an investment perspective, this positions the asset to benefit from forward demand growth without exposure to development risk, while enhancing long-term tenant demand and exit optionality.
- Regional Accessibility Supporting Tenant Demand:** The Property’s immediate access to I-4 and SR 408 provides efficient connectivity to the broader Orlando MSA, allowing operators to draw from both urban and suburban customer bases. In addition, proximity to SunRail and LYNX transit infrastructure supports workforce accessibility and reinforces the viability of hospitality and service-oriented uses.
- Alignment with Downtown Orlando’s Long-Term Growth Trajectory:** Downtown Orlando continues to experience targeted reinvestment through public and private capital, with a focus on mixed-use density, walkability, and experiential placemaking. The Property’s location within this evolving framework supports its relevance to both current tenancy and future users seeking presence within an increasingly institutionalized urban core.
- Scarcity of Comparable Assets:** Within this corridor, opportunities to acquire smaller-scale, character-driven retail assets with frontage, parking, and established tenancy remain limited. This scarcity, combined with the Property’s positioning within a high-traffic, event-driven environment, supports long-term leasing resilience and potential buyer competition upon exit.

NEIGHBORING ATTRACTIONS

- Kia Center - .1 miles / 3 min. walk
- Inter & Co Stadium - .2 miles / 4 min. walk
- Orlando City Hall - .5 miles / 12 min. walk
- Dr. Phillips Center for the Performing Arts - .6 miles/ 14 min. walk
- Creative Village / UCF Campus - .8 miles / 18 min. walk
- Lake Eola - 1.0 mile / 22 min. walk
- Orange County Courthouse - 1.1 miles / 26 min. walk

Surrounding Businesses

2025	1 Mile	3 Miles	5 Miles
Retail	536	1,838	4,220
Food & Drink	246	670	1,330

Average Annual Daily Trips

2024	
Church St & Division Ave	16,500
I-4	174,000

ONE BLOCK FROM I-4



THREE BLOCKS FROM SUNRAIL STATION



SIX BLOCKS FROM LYNX STATION



STRATEGIC LOCATION ADVANTAGE

PRIME CBD LOCATION

Positioned in the heart of Orlando's CBD, the property enjoys exceptional access to transit (SunRail, Brightline, Lymmo), structured and surface parking, and major demand drivers including government buildings, corporate headquarters, and cultural institutions like the Dr. Phillips Center and Lake Eola. With thousands of residential units and consistent daytime foot traffic, the area supports a high-performing environment for office, retail, and hospitality users.



CRA INCENTIVE PROGRAMS

As part of Orlando's CRA district, the property qualifies for a wide array of financial incentives that support capital improvements, tenant attraction, and long-term value creation. These include:

Façade & Building Improvement Grants

- Covers up to 50% of eligible exterior improvements, with a standard cap of \$100,000
- Properties in historic or priority areas may receive up to 80% reimbursement, with awards of \$250,000–\$300,000
- Eligible projects include new windows and doors, exterior lighting, painting, masonry repair, roofing, and site work

Retail & Restaurant Tenant Support

- DTO Restaurant Program: Up to \$475,000 in support for qualified food and beverage operators
- DTO Retail Program: Up to \$200,000 in assistance for retail build-outs and early rental support
- Designed to reduce barriers to entry for high-quality concepts and drive ground-floor activation

Additional CRA Tools

- Code compliance assistance
- Tenant improvement funding
- Streetscape and placemaking enhancements

WHY IT MATTERS

Reduces Capital Burden: Incentives lower upfront costs for both ownership and tenants

Accelerates Lease-Up: Programs directly support experiential leasing and activation of ground-floor spaces

Enhances Asset Value: Strategic building upgrades can be completed with limited equity exposure

Strengthens Market Position: Few assets in the core offer such comprehensive access to public incentive programs

TRANSFORMATIVE PROJECTS & URBAN ENHANCEMENTS

CREATIVE VILLAGE

The [Creative Village](#) vision is to transform the former Amway Arena into an 86-acre mixed-use, transit oriented, urban infill neighborhood. This high quality, sustainable neighborhood development will support a diverse and dynamic mix of uses including up to 1,200,000 SF of office/creative space, 750,000 SF of higher education space, 1,500 residential units, 1,500 student housing beds, 150,000 SF of retail/commercial space and 225 hotel rooms.

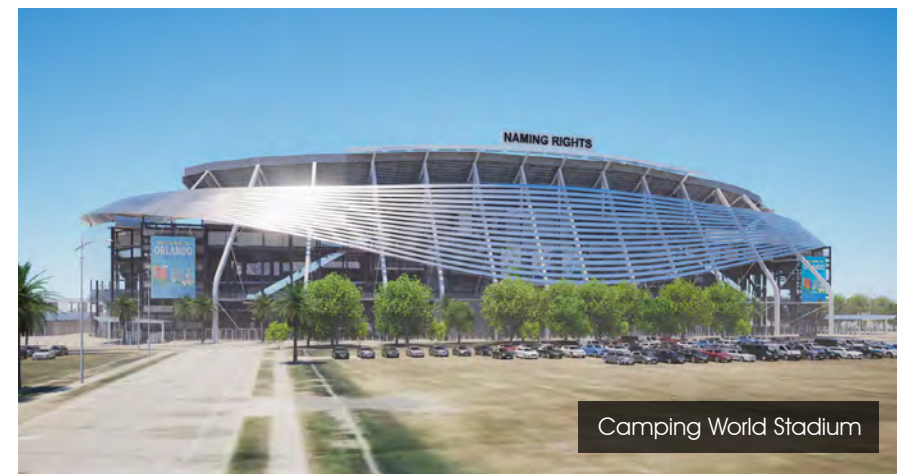
Creative Village supports a “live, work, learn and play” lifestyle, while bringing new exciting opportunities. This is the largest transit-oriented project in Central Florida, and is projected to take 15-20 years to reach completion.

[EA \(Electronic Arts Inc.\)](#), an American video game company, moved from their office in Maitland, FL to the Creative Village in Downtown Orlando. Their new 175,000 SF office will bring 800 high-wage employees to the CBD. EA employ over 1,000 people at their downtown office.

Another reason EA's move was so valuable to Downtown Orlando and the Creative Village specifically is its promising growth trajectory. The president of Ustler Developer Inc. and head of the master developer entity Creative Village Development LLC., Craig Ustler, said [“talk about companies that have benefited from the pandemic: video game companies.”](#)

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, the arena that houses the Orlando Magic and the Orlando Predators, is 20,000 seats that see more than 1.3 million patrons for roughly 225 events annually.





Art² Pocket Park

ART² POCKET PARK

Art² Pocket Park is a 0.28-acre creative urban space underway at the corner of Orange Avenue and Robinson Street, steps from the Metcalf Building. Backed by the City's CRA and operated by À La Cart, the park will include a café, rotating food vendors, shaded seating, digital signage, and signature public art by Sitki Dogan. Designed to activate the streetscape and attract daily foot traffic, Art² enhances visibility, vibrancy, and pedestrian flow in a key Downtown corridor. The park is slated to open fall 2025, supporting long-term value and tenant appeal for adjacent properties.

THE CANOPY

[The Canopy](#) is projected to be a transformative 10-acre urban park built beneath I-4 between West Church and West Washington Streets. Led by Whiting-Turner following city approval, the project will feature walking paths, shaded seating areas, public art, performance and play spaces, and pedestrian and bike-friendly infrastructure; all aimed at reconnecting Downtown Orlando, Parramore, and Creative Village. Construction is underway with a projected completion by summer 2027.



The Canopy

THE DR. PHILLIPS CENTER

The Dr. Phillips Center for the Performing Arts is a performing arts center situated in Downtown Orlando. The venue was the replacement for what was formerly the Bob Carr Theater. The center's grand opening was held on November 6, 2014. The venue was approved along with a new Amway Center, which replaced the Amway Arena (now the Kia Center), and improvements to the Camping World Stadium. The venue cost \$514 million and features a 2,700-seat amplified hall (Walt Disney Theater) for Broadway musicals and multi-genre concerts as well as a 300-seat venue (Pugh Theater) for smaller shows and events. A third theater, [Steinmetz Hall](#), was completed in November 2021 and seats 1,700 in the acoustic hall for ballet, operas, orchestral performances, and banquets. The hall cost about \$240 million.



Dr. Phillips Center

CAMPING WORLD STADIUM

[Camping World Stadium](#) is slated for a \$400 million upgrade, with construction anticipated for January 2026 through Summer 2027 to allow the venue to bid as a temporary home for the NFL's Jacksonville Jaguars during their stadium renovation in 2027. Orange County approved the funding in 2024. Improvements include enhanced suites, updated building codes and safety features, hurricane reinforcements, a retractable stage pocket, and expanded seating capacity of 65,000. Naming rights for the stadium are also up for grabs, as Camping World's sponsorship agreement expired in 2024 and has not been renewed.

DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,734	107,634	314,543
DAYTIME POPULATION	94,417	260,020	487,890
MEDIAN AGE	36.7	38.5	37.2
MALE POPULATION	50.9%	50.9%	49.9%
FEMALE POPULATION	49.1%	49.1%	50.1%
TOTAL HOUSEHOLDS	11,785	50,069	131,070
AVERAGE # OF PERSONS PER HH	2.88	2.87	3.06
AVERAGE HH INCOME	\$101,151	\$120,535	\$107,624
AVERAGE HOUSE VALUE	\$594,577	\$586,970	\$537,729
TOTAL BUSINESSES	4,637	12,358	24,897
TOTAL EMPLOYEES	70,077	158,364	265,576



\$77,271

Average Disposable Income
1 Mile Radius



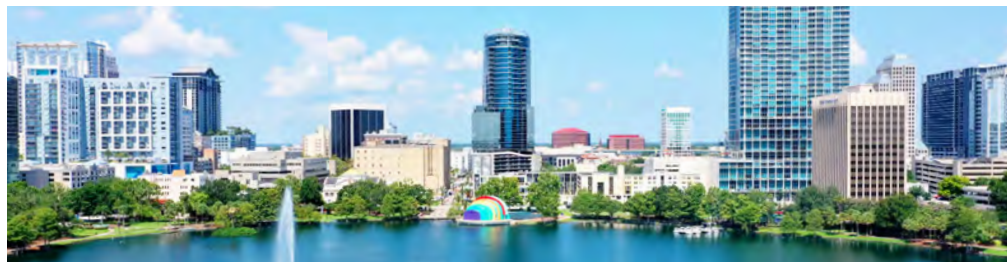
\$71,123,221

Average Amount Spent on Health Care
1 Mile Radius

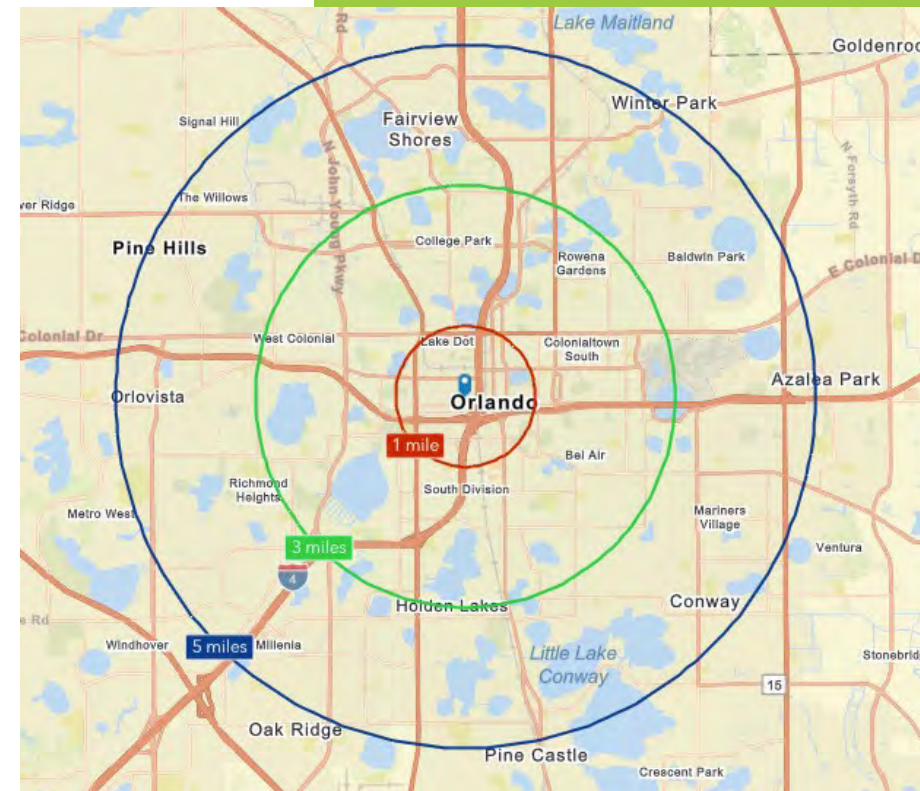


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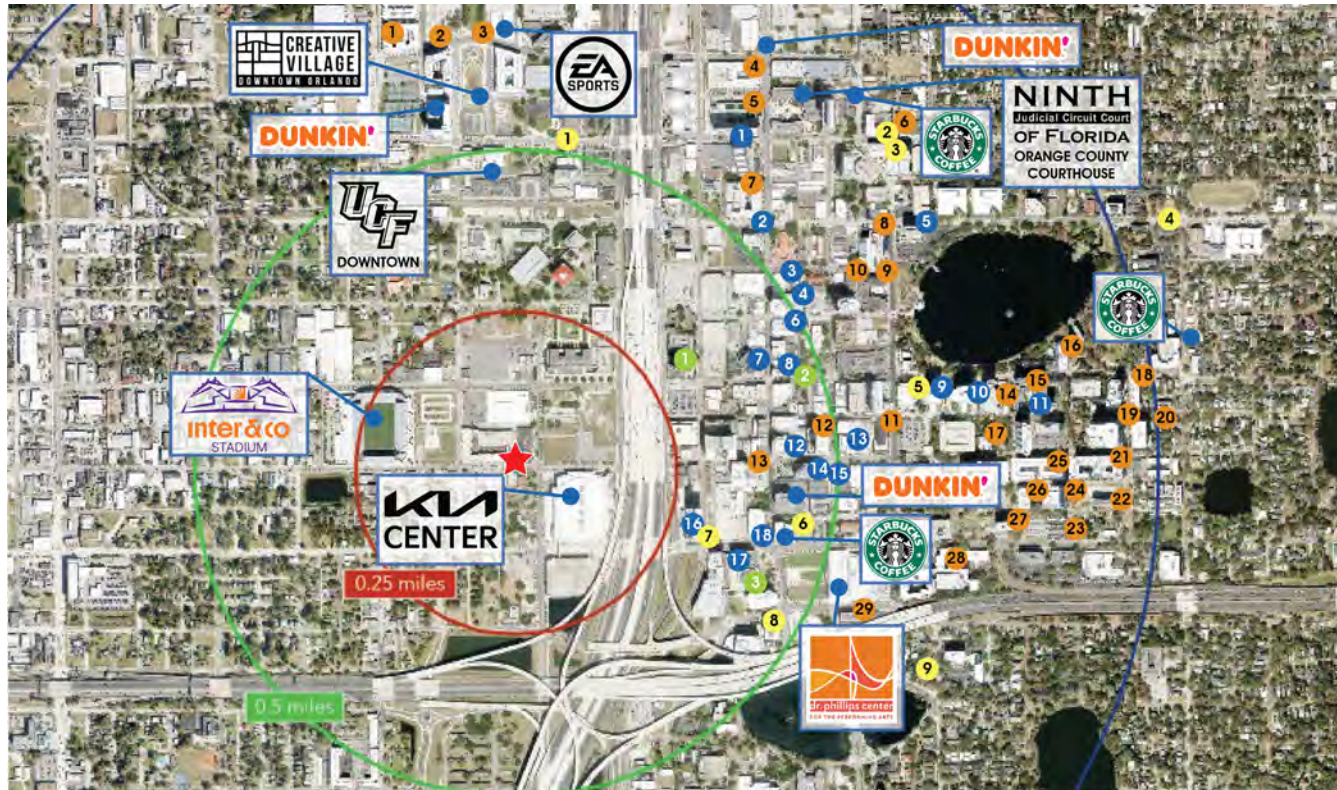
Number of Families
1 Mile Radius



CLICK TO EXPLORE THE INTERACTIVE AERIAL IMAGE



THE NEIGHBORHOOD



DEMOGRAPHICS
0.5 Mile Radius

35,418
2025 DAYTIME POPULATION

3,816
2025 POPULATION

1.09%
PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

4,028
2030 PROJECTED POPULATION

\$187,928
2025 AVERAGE
HOUSEHOLD INCOME

1,757
2025 HOUSEHOLDS

1,899
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

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

- 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

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

BUILDING SIGNAGE

STRONG CHURCH STREET VISIBILITY

The District Building benefits from a highly recognizable presence along West Church Street, one of Downtown Orlando's most active entertainment-oriented corridors. The building's frontage, façade character, and pedestrian visibility provide tenants and operators with branding exposure that complements the energy of the surrounding district.

FRONTAGE THAT SUPPORTS IDENTITY

With approximately 70 feet of frontage, the property offers a meaningful street-facing profile that helps distinguish the asset from more concealed or interior-positioned downtown spaces. This visibility supports both customer recognition and long-term merchandising value.

PEDESTRIAN AND EVENT-DRIVEN EXPOSURE

The location benefits from regular foot traffic generated by nearby restaurants, nightlife destinations, residential density, and major event venues including the Kia Center and Inter & Co Stadium. During event cycles in particular, the corridor experiences heightened activity that further amplifies the building's exposure.

As Westcourt delivers additional density and curated public spaces nearby, pedestrian patterns are expected to further intensify, reinforcing the visibility and relevance of the asset within the corridor.

CHARACTER-DRIVEN BRAND PRESENTATION

The building's historic exterior and established hospitality aesthetic create signage and branding opportunities that feel authentic to the property rather than purely functional. For restaurant, lounge, and entertainment uses, this contributes to a stronger sense of arrival and market positioning.

SCARCE DOWNTOWN ADVANTAGE

In a downtown environment where many spaces compete with limited frontage, shared access conditions, or reduced visibility, The District Building offers a more direct and identifiable street presence, reinforcing its appeal as a hospitality and experiential retail asset.



TENANT SUMMARY



The District Gastrobar

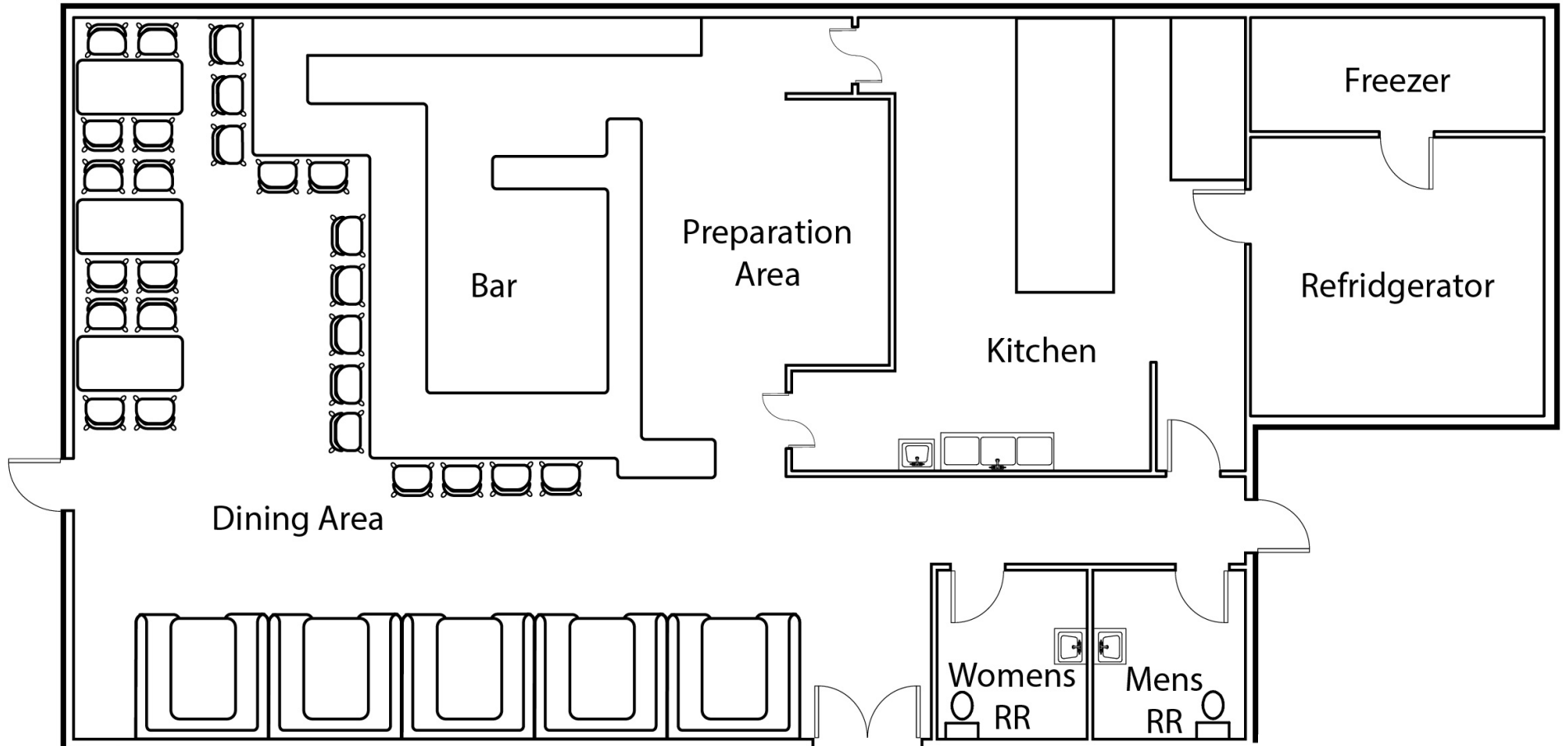
The District GastroBar is a unique downtown Orlando dining destination known for blending a modern speakeasy atmosphere with contemporary American cuisine and craft cocktails. Located on West Church Street, the restaurant features a vintage-inspired interior with historic brick, antique tin ceilings, and curated Prohibition-era artwork that creates an upscale yet welcoming environment. The concept centers around a shared-plate dining experience and innovative gastronomy, complemented by a lively bar scene, open-air patio, and stylish social spaces that attract both locals and visitors. <https://www.thedistrictgastrobar.com/>

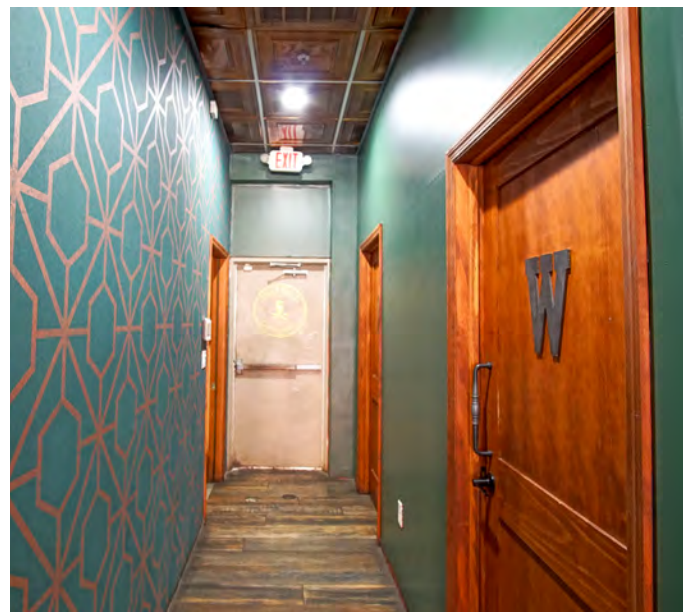


Obsidian Cocktail Lounge

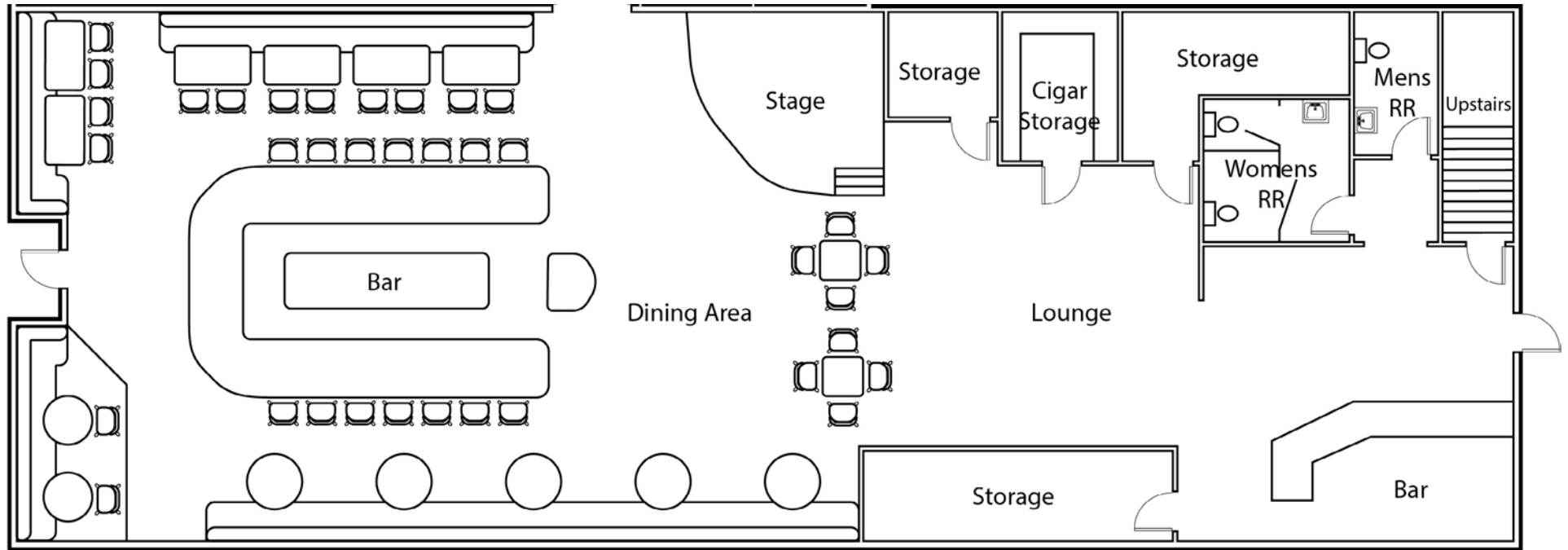
Obsidian is an intimate speakeasy lounge hidden within The District GastroBar in downtown Orlando, accessed through a concealed bookshelf door that enhances its exclusive, Prohibition-inspired atmosphere. The venue features a moody, vintage aesthetic and offers handcrafted cocktails, live music, and a refined cigar lounge experience. Designed as a hidden retreat from the main restaurant, Obsidian provides a sophisticated nightlife destination where guests can enjoy elevated cocktails, curated entertainment, and a relaxed lounge environment in a uniquely immersive setting. <https://www.instagram.com/obsidianloungeorlando/>

THE DISTRICT GASTROBAR





OBSIDIAN COCKTAIL LOUNGE





TAX ASSESSMENT

Property: 532 W Church St

Parcel ID: 26-22-29-9268-00-023

2025 REAL PROPERTY ASSESSMENT

Assessed Value: \$1,076,984

Per SF: \$177.87

2025 REAL ESTATE TAXES

Millage: 19.0878

Ad Valorem Taxes: \$20,557.24

Non-Ad Valorem: \$574.53

Total RE Taxes: \$21,131.77

Taxes Per SF: \$3.49



SURROUNDING MARKET INFORMATION



WHY DOWNTOWN ORLANDO - FLORIDA
MARILEE VEGHESOUY

First Capital Property 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. FCPG has experience in acquisition, disposition, leasing, property management & consultation for commercial assets & investors.

First Capital Property Group **CORFAC INTERNATIONAL**
Affiliate Firm

LEARN MORE IN OUR "WHY DOWNTOWN ORLANDO" PACKET

www.FCPG.com/Why-Downtown-Orlando



ORLANDO, FLORIDA
MARILEE VEGHESOUY

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First Capital Property Group **CORFAC INTERNATIONAL**
Affiliate Firm

LEARN MORE ABOUT THE ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET

www.FCPG.com/WhyOrlando



West Orlando Market - Florida
WINIFERME, OCCRE, WINTER GARDEN, CLERMONT, LAKE COUNTY

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Seminole County - Florida
ALMADEN SPRINGS, CASELBERY, LAKE MARY, LONGWOOD, OVIEDO, SANFORD, WINTER SPRINGS

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Why Southeast Orlando
LAKELAND, BOWEN PARK, SOUTHGATE, NORTON, NARROWCREEK, UNIVERSITY OF CENTRAL FLORIDA

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