

# 3-Story Office/Retail Building

19 E CENTRAL BLVD  
ORLANDO, FL 32801

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**FOR SALE**  
6,930 SF

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**ASKING PRICE  
UPON REQUEST**



# Property Highlights

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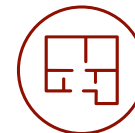
**19 E Central Blvd** is a historic office building located in the heart of Downtown Orlando. Originally constructed in 1903, this brick property showcases timeless **architectural character** with a distinct historical façade that delivers exceptional curb appeal, complemented by a blank slate interior offering flexibility for customization and adaptive reuse.



Positioned at the epicenter of **Downtown Orlando's Central Business District**, with unmatched visibility and walkability to restaurants, hotels, the Orange County Courthouse, Kia Center, Dr. Phillips Center for the Performing Arts, and Sunrail/Lightrail.



The property has a **AC-3A/T/HP zoning code** with adaptive reuse potential — this zoning supports flexible redevelopment opportunities, including potential multi-tenant configurations with two separate entrances and possible rooftop activation (such as a rooftop bar).

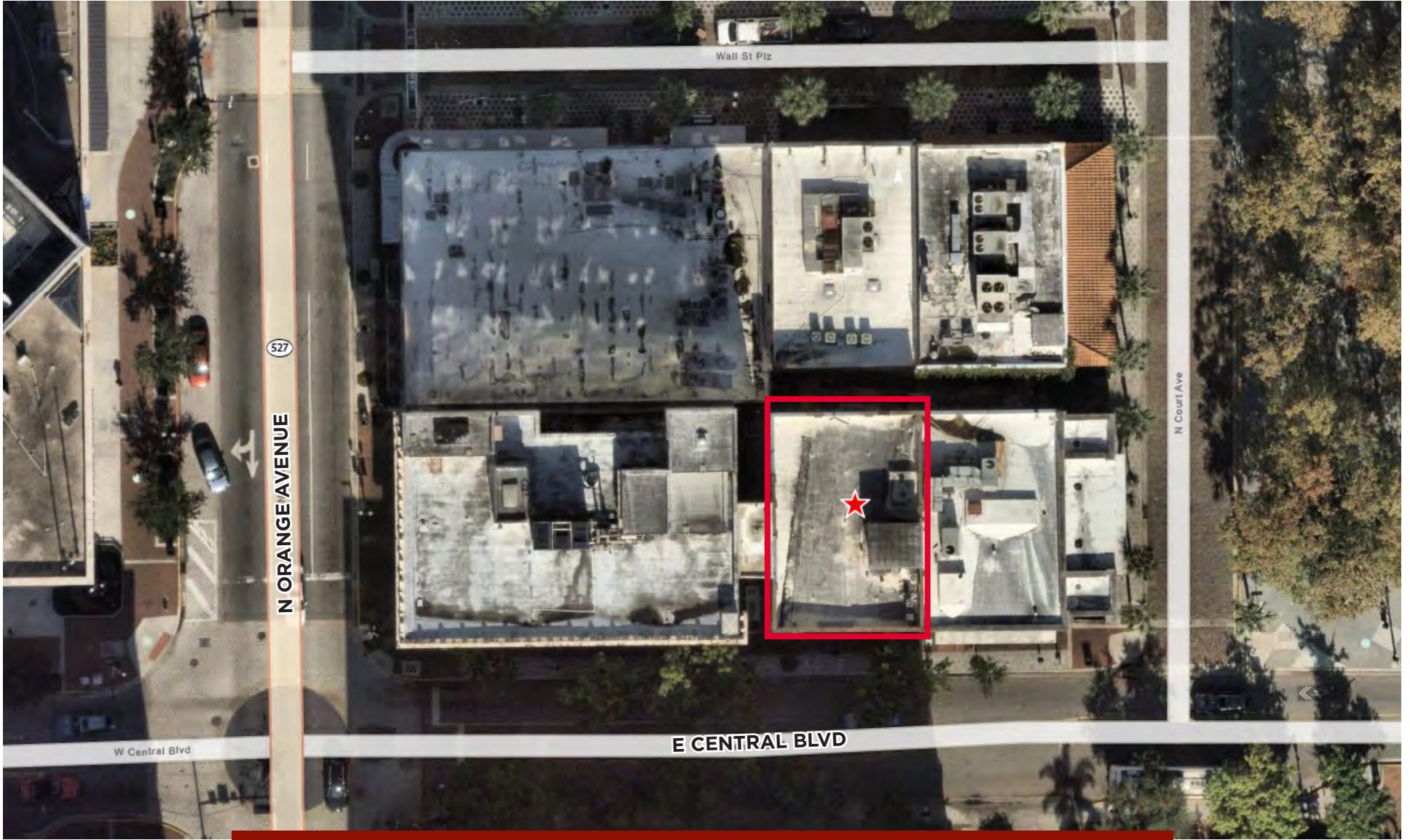


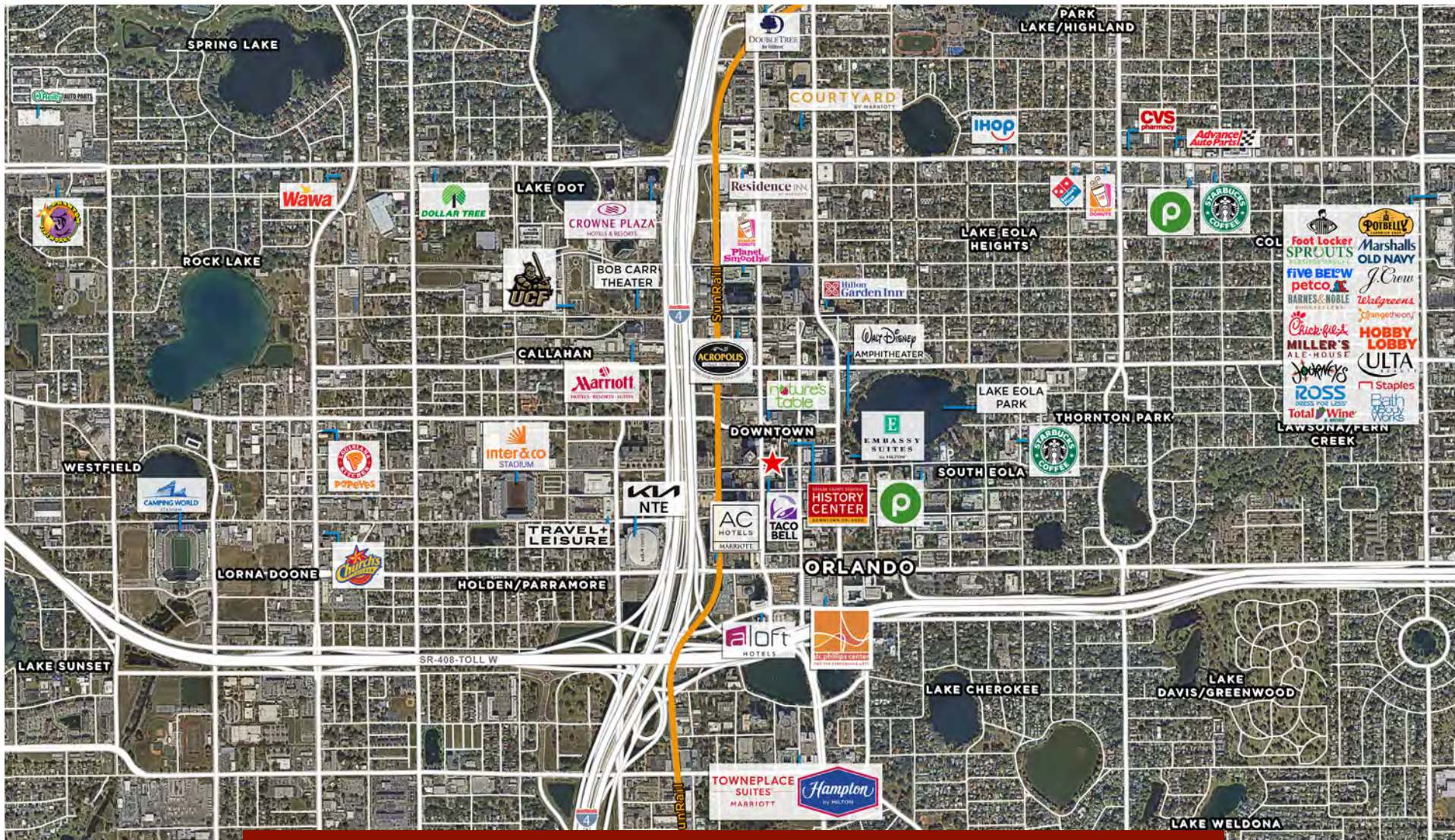
Three thoughtfully laid-out floors offer a rare combination of historic charm and functional square footage, **ideal for professional, creative, or boutique office users.**



A full-service elevator provides seamless accessibility and convenience across all levels, meeting modern ADA standards within a historic shell.

# Site Plan





# Aerial Map



## POPULATION

1 MILE - 25,872  
3 MILE - 111,840  
5 MILE - 316,314



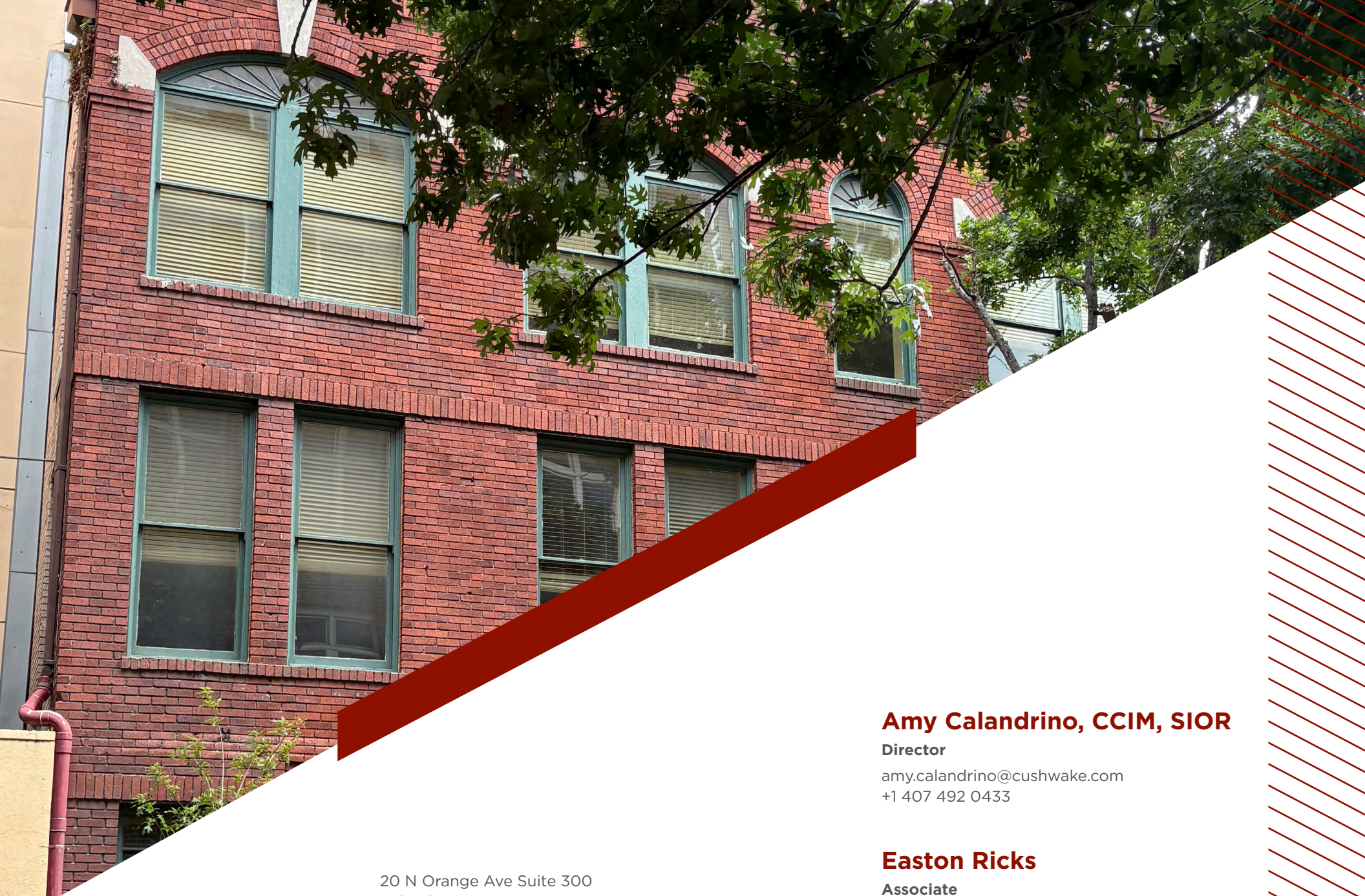
## AVG HH INCOME

1 MILE - \$96,735  
3 MILE - \$111,399  
5 MILE - \$98,939



## DAYTIME EMPLOYMENT

1 MILE - 61,876  
3 MILE - 152,362  
5 MILE - 253,169



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