

3-Story Office/Retail Building

19 E CENTRAL BLVD
ORLANDO, FL 32801

FOR SALE
6,930 SF

**ASKING PRICE
UPON REQUEST**



Property Highlights

19 E CENTRAL BLVD
ORLANDO, FL 32801

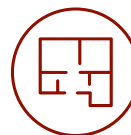
19 E Central Blvd is a historic office building located in the heart of Downtown Orlando. Originally constructed in 1903, this brick property showcases timeless **architectural character** with a distinct historical façade that delivers exceptional curb appeal, complemented by a blank slate interior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

Redevelopment Possibilities

Delivered in shell condition, 19 E Central Blvd offers exceptional flexibility for adaptive reuse. Prior studies indicate multiple viable use scenarios across each level, including rooftop activation options with or without structural upgrades.



**6,930 SF
3 STORIES**



**FULL-SERVICE
ELEVATOR**



**AC-3A/T/HP
ZONING**



**HISTORIC
CHARACTER**

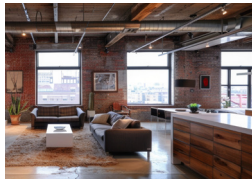


**ADAPTIVE REUSE
FLEXIBILITY**



**1. A bar or restaurant is feasible,
requiring significant capital to upgrade
the building's structure**

**2. Alternatively, a residential or office
terrace may be developed with no
structural improvements**



**Best suited for office use or residential
(condo/apartment)**



**Best suited for office use or residential
(condo/apartment)**



**Ideal for a quick service restaurant,
retail/assembly use, and/or office**



Located in the heart of
downtown Orlando's
Central Business District



Steps to restaurants,
hotels, entertainment,
transit & more



High visibility on
E Central Blvd with
strong foot traffic



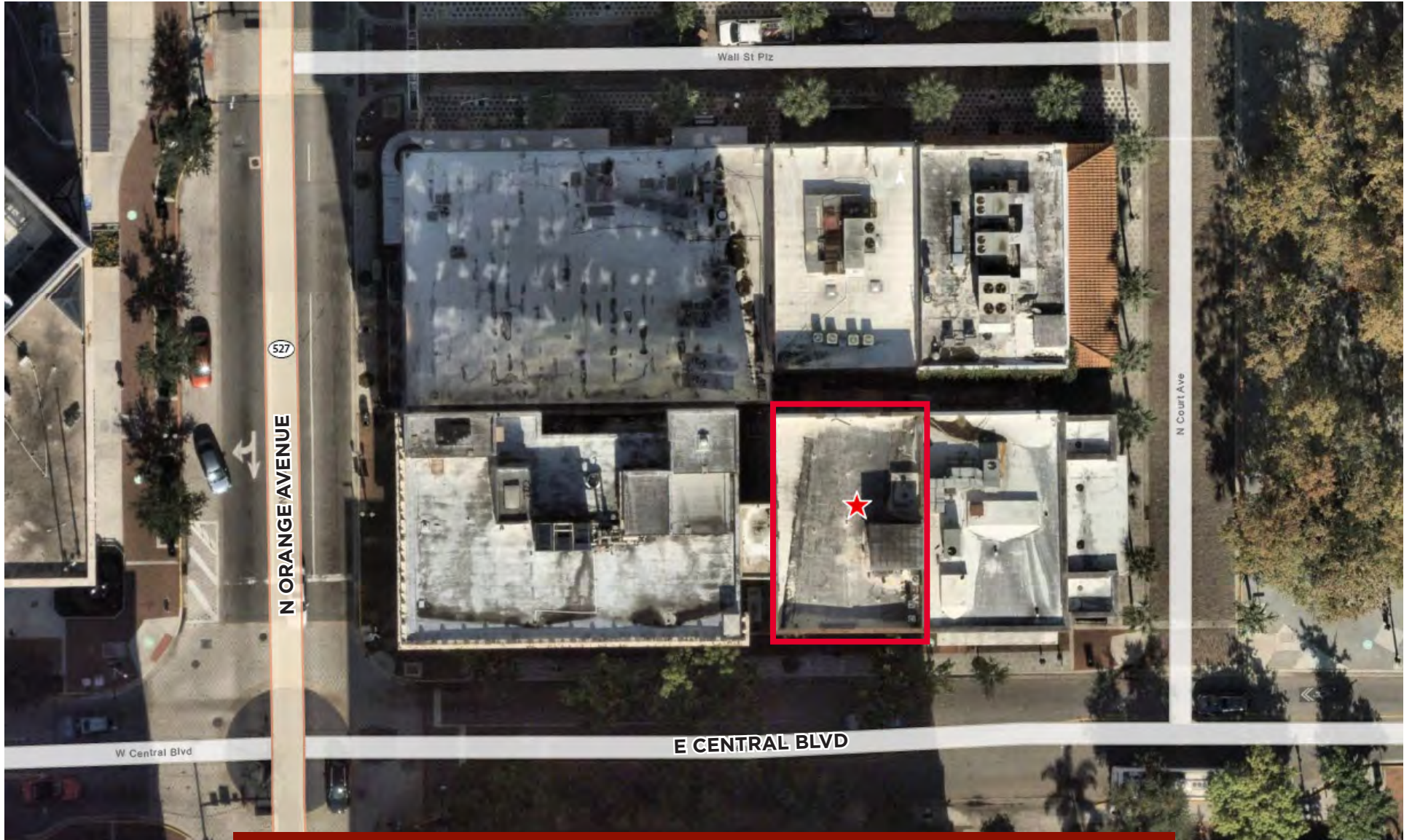
Timeless architectural
character with modern
redemption potential

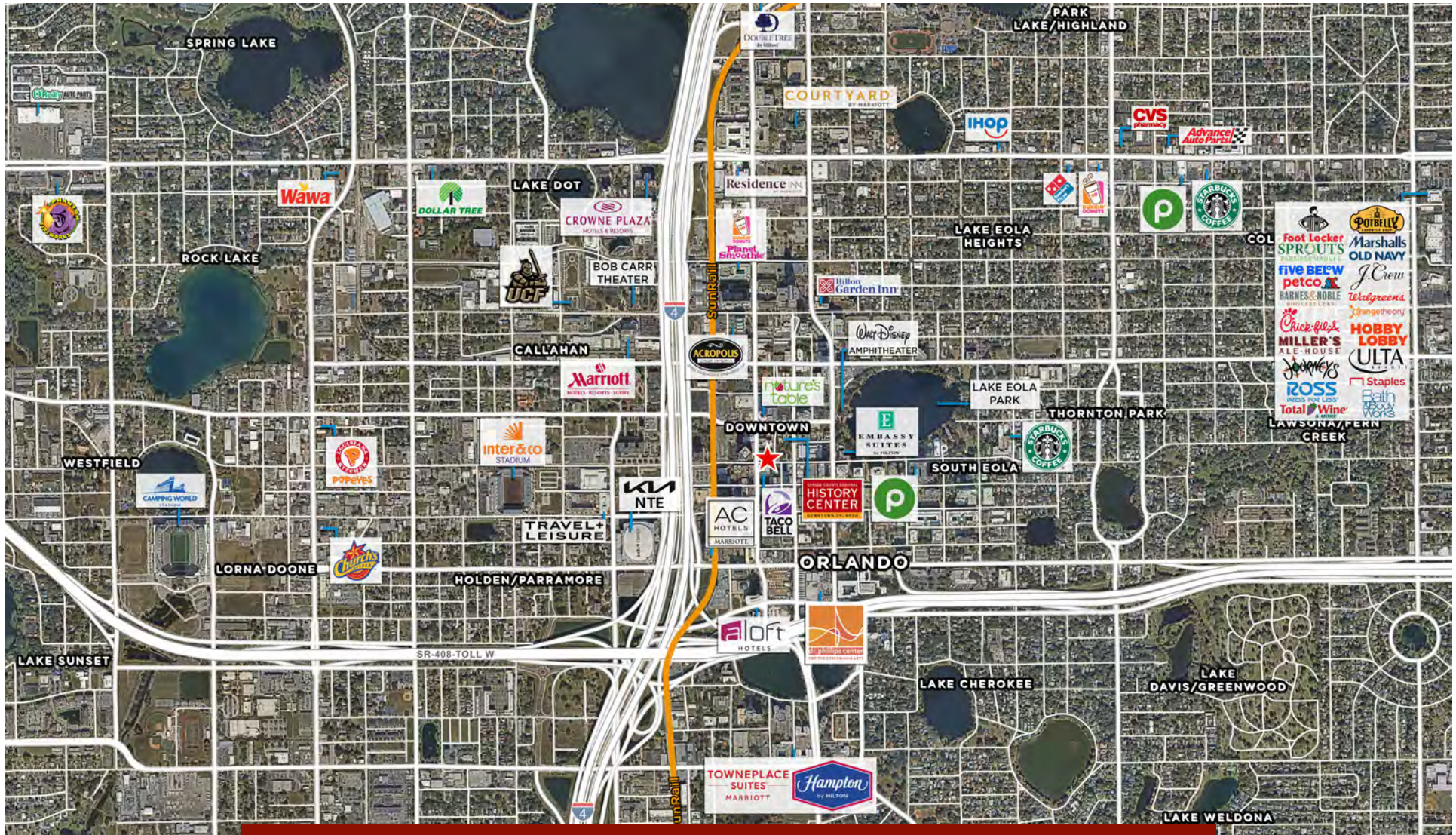


Flexible zoning allows
for a variety of high-
demand uses

**ENDLESS POTENTIAL.
ICONIC LOCATION.**

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



WATCH VIDEO



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