

Space Available

# CENTRAL STATION

400 North Orange Ave., Orlando, FL 32801



Do not miss the opportunity to open your business in the heart of bustling downtown corridor. The site offers excellent visibility with pedestrian and automotive traffic.

## PROPERTY HIGHLIGHTS

- ☀️ 5.6-acre mixed-use transit oriented development, Central Station will connect riders of Sunrail, Lynx, and Lymmo to Orange Avenue through public plazas and green-space, with connectivity as a central design theme
- ☀️ \$400 million annual retail trade potential within a five minute trade area
- ☀️ 12 million square feet of office space within the trade area
- ☀️ The average commuter traffic volume to the downtown Orlando Central Business District is 183,000 vehicles per day
- ☀️ Close proximity to the \$480M Amway Center, home of the Orlando Magic. The direct Lymmo shuttle stops every three minutes at Central Station
- ☀️ Located a few blocks from the recently opened Dr. Phillips Performing Arts Center

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,889	86,447	267,134
Average HH Income	\$57,871	\$65,753	\$59,172
Number of Businesses	6,003	19,823	42,314
Daytime Employees	46,781	134,554	230,955



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Surrounding Residential

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