



**C. BRENNER, INC.**

COMMERCIAL REAL ESTATE

## Downtown Orlando Industrial/Storefront

**\$1,799,000**

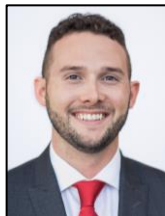
1121 W Church St  
Orlando, FL 32805

**Reduced!**



- 1 acre industrial site in Downtown Orlando's growing Sports Corridor
- Two blocks from Exploria Stadium and Camping World Stadium
- Close to Amway Center and UCF Downtown
- Two existing warehouses on site, 7,200 SF (5,000 AC'd) and 6,100 SF
- 150' frontage on both W Church St and W Pine St
- Close to I-4 and HWY 408
- Plug and play for industrial users, but ideal for adaptive reuse as bar, restaurant, entertainment, or brewery
- Tons of parking, 3-phase power, high ceilings!
- Adjacent property at 1109 W Church St also for sale

Ben Brenner  
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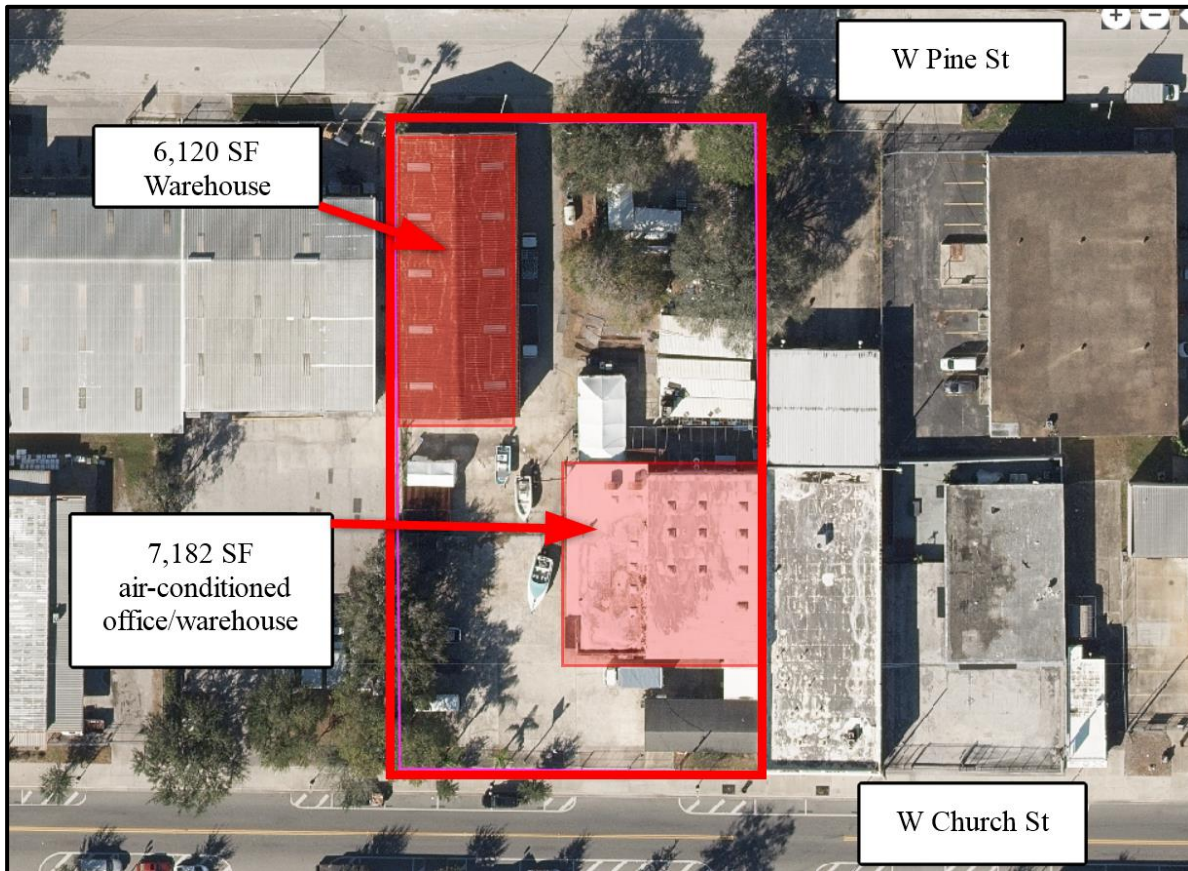
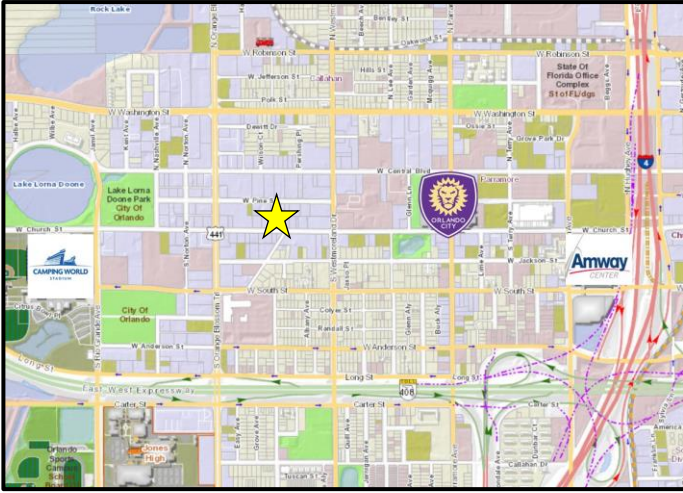
3586 Aloma Ave, Suite 5, Winter Park, FL 32792

### SITE SPECIFICATIONS

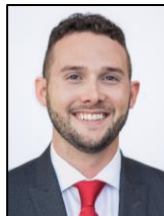
Lot Size: 0.99 acres (43,046 SF)  
Frontage: 150' W Church St  
150' W Pine St  
Zoning: I-G  
Utilities: 3-phase power, water, sewer OUC  
Existing Improvements:  
6,120 SF warehouse  
7,182 SF AC'd office/warehouse  
1,204 SF metal storage shed

### DEMOGRAPHICS

3 mile population: 140,000  
5 mile population: 347,000  
5 mile Avg HH income: \$56,000



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