

FOR SALE

600 N BUMBY AVENUE

A Distinctive Owner-User Opportunity in Orlando's Milk District



600

ALCHEMY

\$2,500,000

3,270 SF

0.24 AC

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TAKE THE
3D TOUR

PROPERTY OVERVIEW

\$2,500,000

3,270 SF

0.24 AC

19 Parking Spaces

600 N Bumby Avenue presents a rare opportunity to own a freestanding, design-forward commercial building in the heart of Orlando's Milk District, just one block south of East Colonial Drive.

Originally built in 1959 and comprehensively renovated in 2018, the ±3,270 SF property combines mid-century character with substantial modern building improvements. Floor-to-ceiling storefront glass, polished concrete floors, a landscaped courtyard entry, prominent mural, and dedicated parking create a property that stands apart from the typical owner-user offering.

The 2018 renovation addressed many of the building's major systems, including a new roof, VRF HVAC, 400A three-phase electrical service, updated plumbing, and ADA-compliant restrooms. The result is a highly improved building that allows a new owner to focus capital on adapting the space to their business rather than starting with the building itself.

Currently home to Alchemy Salon, the open layout and existing infrastructure provide flexibility for a range of potential uses, including restaurant or bar, spa or wellness, creative office, design studio, showroom, or another experiential retail concept. For a business looking to make its real estate part of its identity, 600 N Bumby offers a combination of architecture, visibility, parking, and location that is difficult to replicate in Orlando's urban core.



TAKE THE
3D TOUR



VIEW THE
POTENTIAL

PROPERTY DETAILS

Address	600 N Bumby Avenue, Orlando, FL 32803
Asking Price	\$2,500,000 (\$765/SF)
Building Size	±3,270 SF
Land Area	±0.24 Acres (10,402 SF; approx. 80' x 130')
Year Built	1959 / Renovated: 2018
Zoning	MU-1/T (Medium Intensity Mixed-Use Corridor, Traditional City Overlay), City of Orlando
Parcel ID	30-22-30-2340-06-221
Parking	19 Spaces – 9 On-Site (incl. 1 ADA) + 10 Adjacent Spaces by Parking Agreement
Vehicle Access	E Concord Street
Traffic Counts	N Bumby Ave: 22,383 AADT E Colonial Dr: 50,446 AADT
Construction	Single-Story Concrete Block
Restrooms	Two ADA-Compliant Restrooms
Occupancy	Available; Seller will need a short-term lease-back to relocate

MAJOR BUILDING IMPROVEMENTS

 ROOF New membrane roof system installed in 2018	 HVAC LG Multi V VRF system with a 12-ton rooftop condensing unit and 4-ton dedicated outside air unit with energy recovery; installed 2018
 ELECTRICAL 400A, 120/208V, three-phase service with 400A main panel plus 225A subpanel	 PLUMBING Six plumbed shampoo sinks, two ADA-compliant restrooms, break room sink, mop sink, floor drain, and 40-gallon electric water heater



Freestanding ±3,270 SF building at N Bumby Avenue and E Concord Street in Orlando's Milk District



A Look Inside 600 N Bumby Avenue





PROPERTY HIGHLIGHTS



2018 RENOVATION

Comprehensive renovation including major building systems and interior improvements



MODERN INFRASTRUCTURE

2018 roof, VRF HVAC system, and 400A three-phase electrical service



DISTINCTIVE DESIGN

1959 mid-century architecture with floor-to-ceiling glass and a landscaped courtyard entry

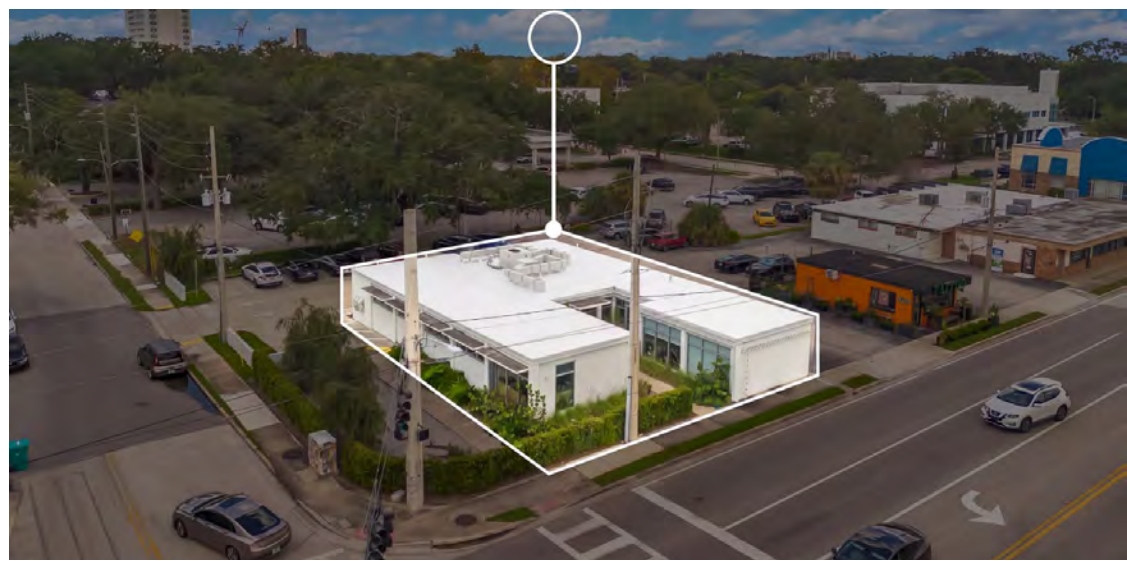


HIGH-VISIBILITY LOCATION

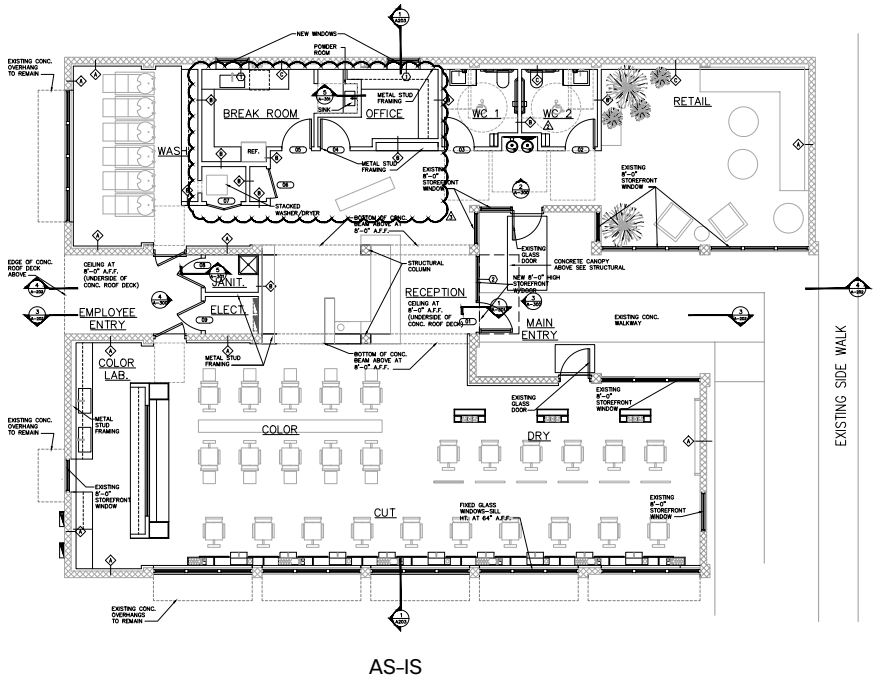
22,383 AADT on N Bumby Avenue

50,446 AADT on E Colonial Drive

One block south of E Colonial Drive in the heart of Orlando's Milk District



TAKE THE
3D TOUR





REIMAGINED: RESTAURANT + BAR

Conceptual Rendering for Illustration Only



VIEW THE
POTENTIAL



REIMAGINED: SPA & WELLNESS

Conceptual Rendering for Illustration Only



VIEW THE
POTENTIAL



REIMAGINED: CREATIVE WORKSPACE

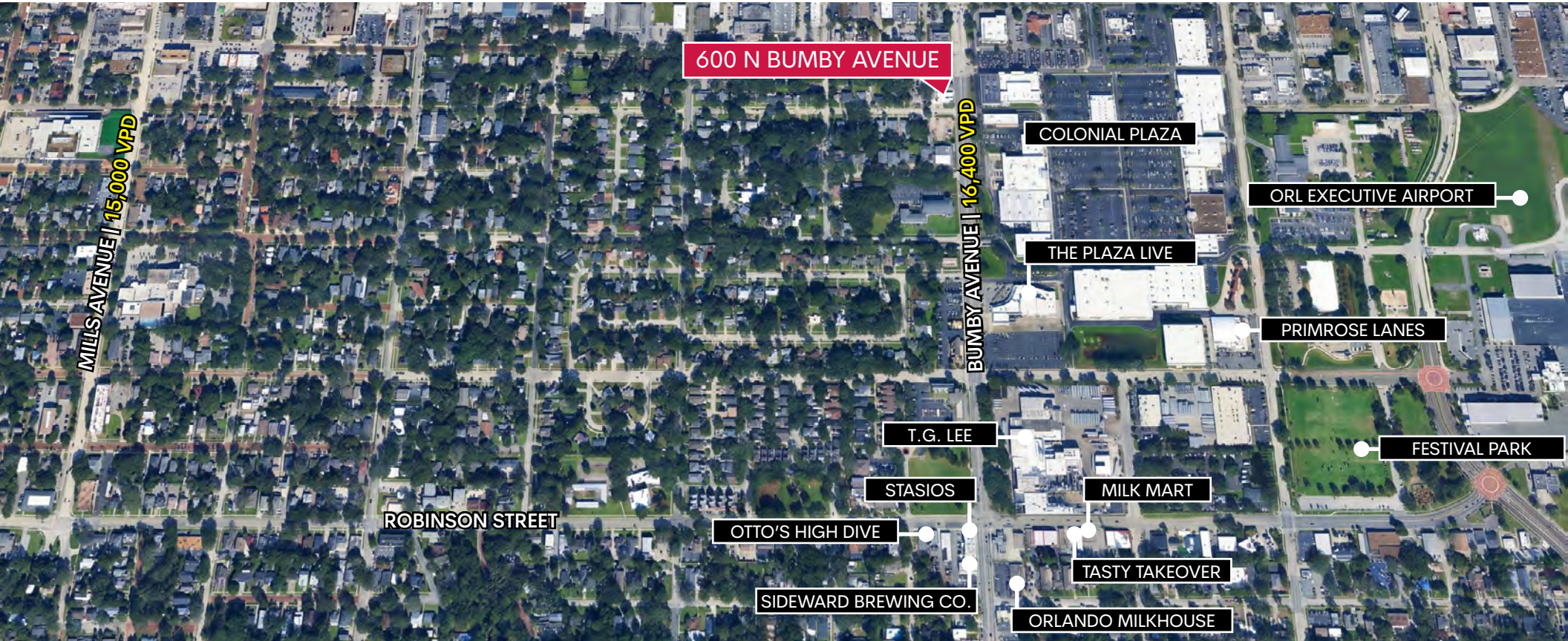
Conceptual Rendering for Illustration Only



VIEW THE
POTENTIAL

IN THE HEART OF THE MILK DISTRICT

Located in the heart of Orlando's urban core, the Milk District is a distinctive neighborhood known for its mix of independent restaurants, bars, entertainment, and local businesses. Anchored by the historic T.G. Lee Dairy, the district has developed into one of Orlando's most recognizable neighborhood destinations.



WHAT'S COMING

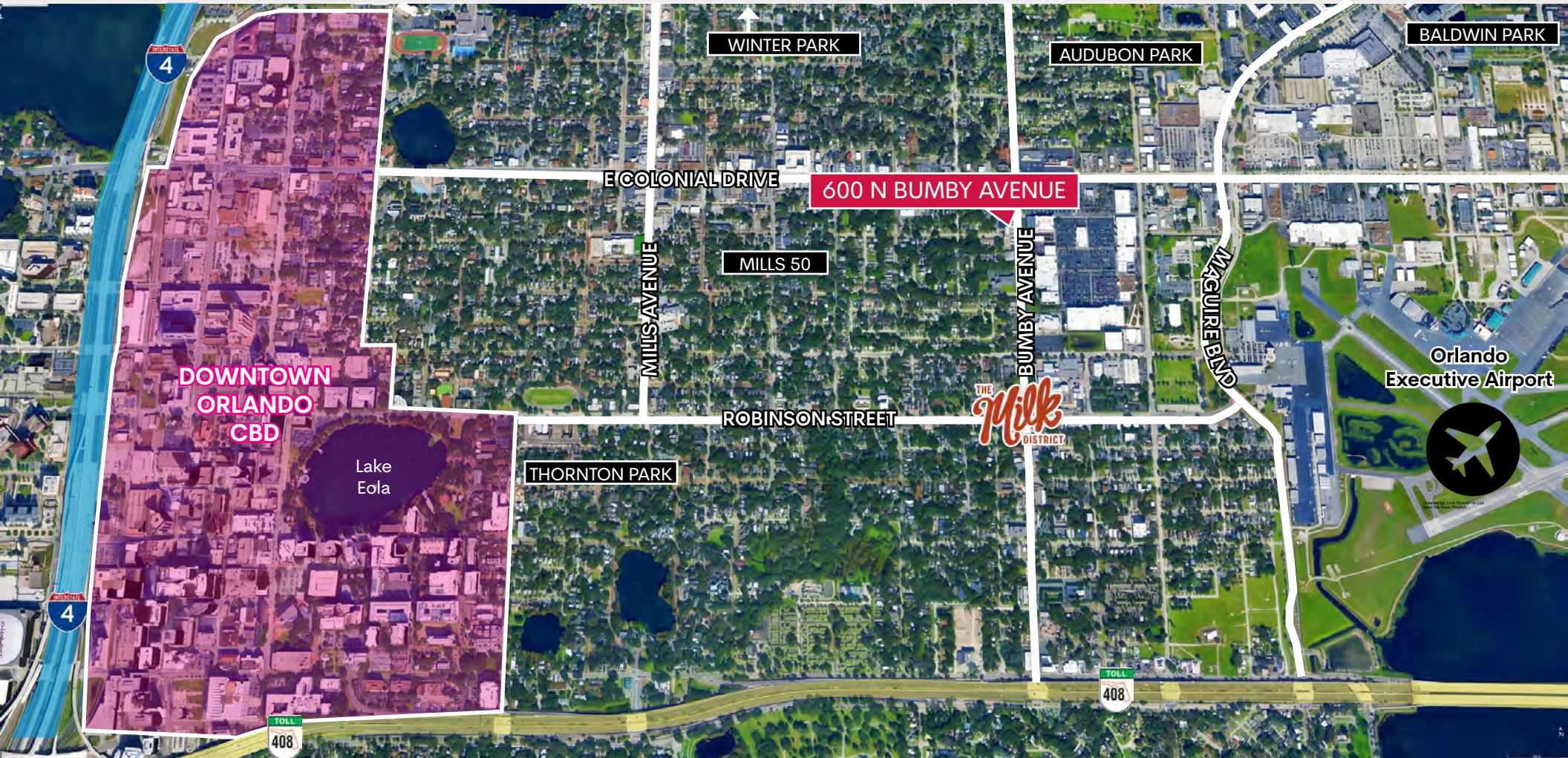
Good Salt Restaurant Group has announced that they will take over the infamous Hoods Up spot in the Milk District. The Korean Pub is called **PAPER KITES**

RENDERING



LOCATION OVERVIEW

Strategically positioned just east of Downtown Orlando, 600 N Bumby Avenue offers convenient access to the city's urban core, surrounding neighborhoods, and major transportation corridors.



5 MIN
DOWNTOWN
ORLANDO



10 MIN
WINTER
PARK



8 MIN
BALDWIN
PARK



5 MIN
STATE ROAD
408



5 MIN
ORLANDO
EXECUTIVE AIRPORT

KEY FACTS | 1 MILE RADIUS DEMOGRAPHICS



\$133,312

Average Household Income



35%

Households Earning \$150K+



49%

Bachelor's Degree or Higher



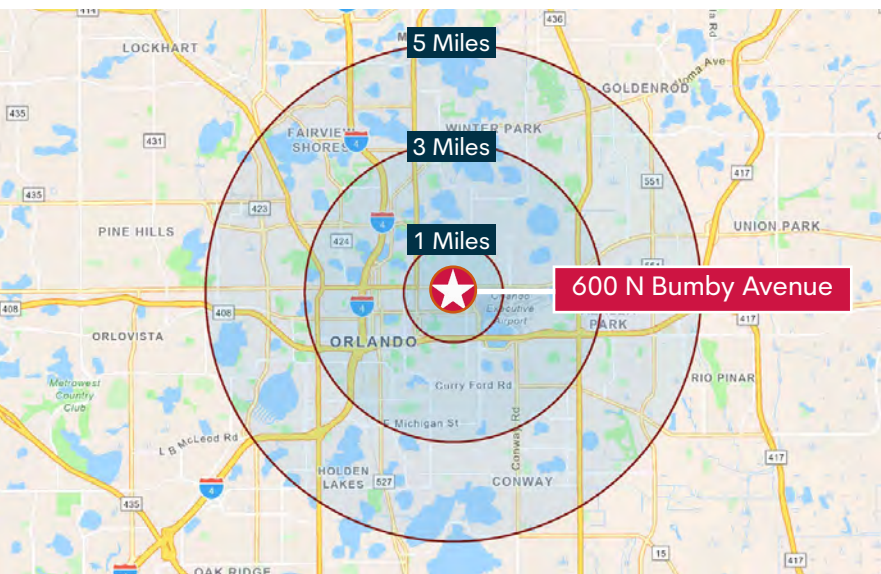
\$473,048

Median Home Value



\$53.9M

Annual Food + Alcohol Spending



POPULATION OVERVIEW

1 MILE	3 MILES	5 MILES
 11,496 Population (2025)	 126,819 Population (2025)	 321,826 Population (2025)
 12,566 Projected Population (2030)	 138,416 Projected Population (2030)	 351,246 Projected Population (2030)
 6,034 Households	 60,453 Households	 139,448 Households

POPULATION OVERVIEW

	1 MILE	3 MILES	5 MILES
Average Household Income	\$133,312	\$116,262	\$102,777
Median Household Income	\$111,213	\$90,495	\$73,918
Household Earning \$150K+	35%	25%	20%
Bachelor's Degree or Higher	49%	48%	37%
Median Home Value	\$473,048	\$486,628	\$430,731

CONSUMER SPENDING (ANNUAL)

	1 MILE	3 MILES	5 MILES
Food + Alcohol/Household	\$8,936	\$8,428	\$8,039
Entertainment, Hobbies + Pets / Household	\$4,917	\$4,590	\$4,298
Total Spending in Radius	\$199.3M	\$1.86B	\$4.05B
Food + Alcohol Spending in Radius	\$53.9M	\$509.5M	\$1.12B
Median Home Value	\$473,048	\$486,628	\$430,731



COMMERCIAL REAL ESTATE SERVICES



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