



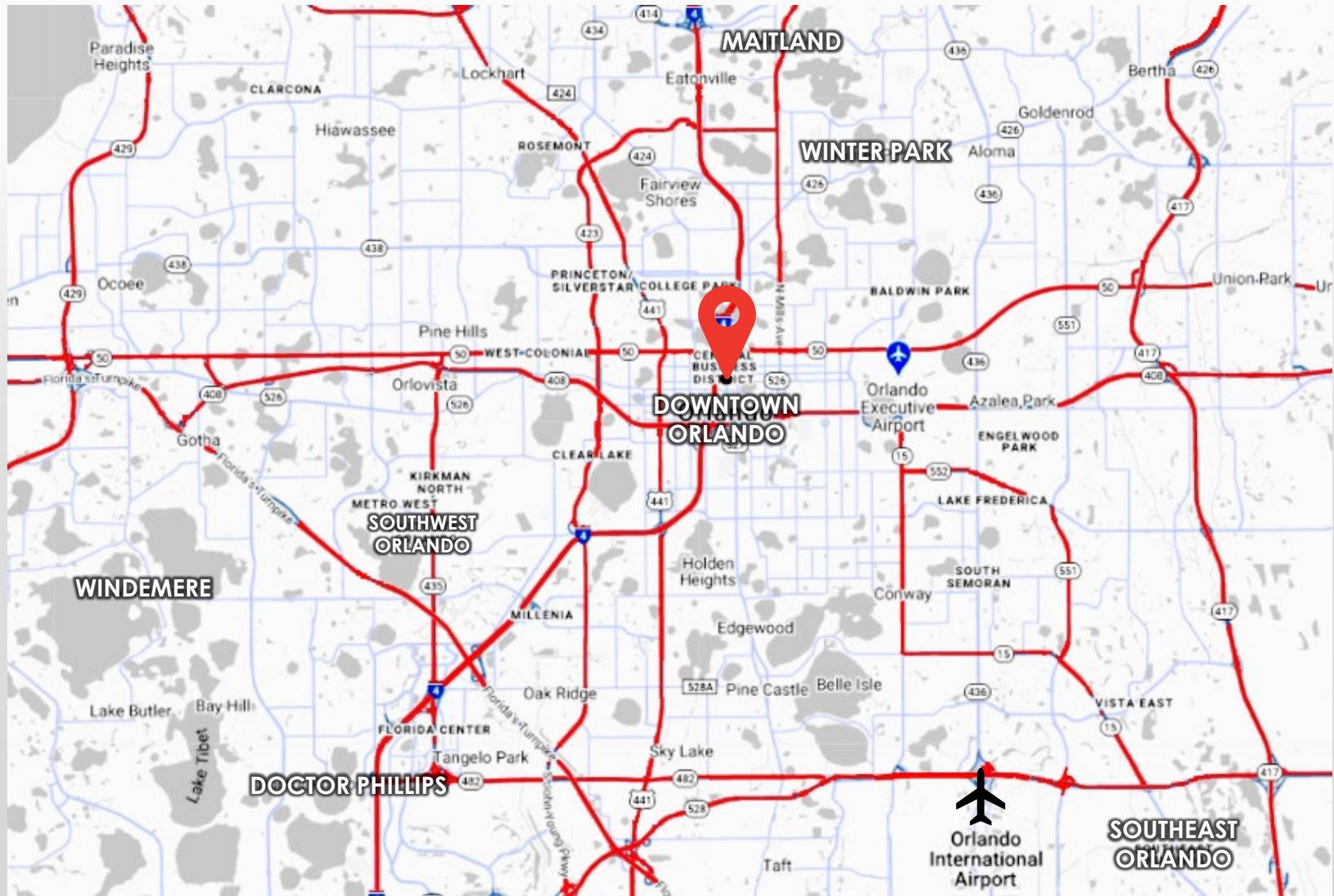
317 NORTH ORANGE AVENUE

317 N ORANGE AVENUE, ORLANDO, FL 32801

PREMIER SPACE IN THE HEART OF
"THE CITY BEAUTIFUL"

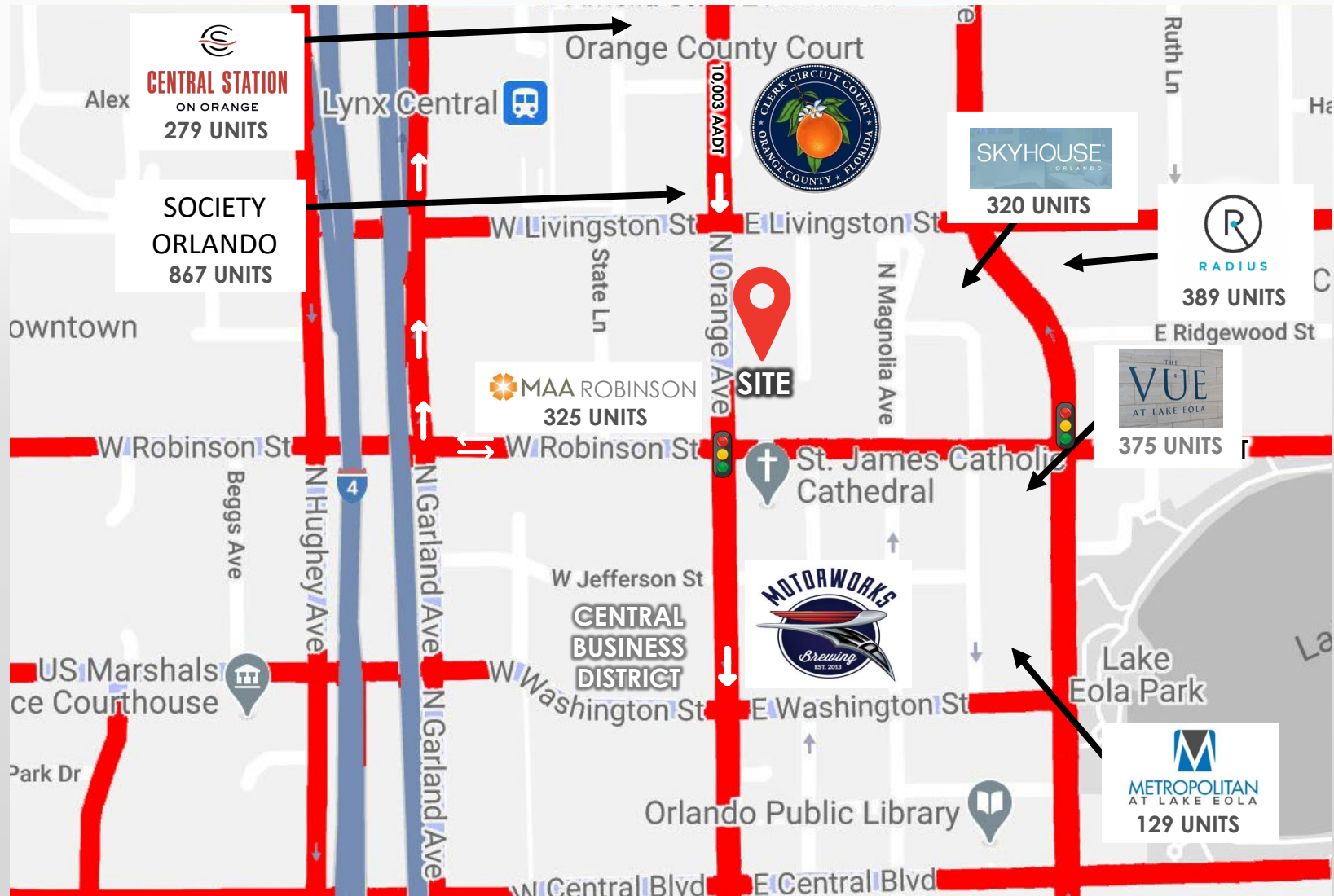


LOCATION, **LOCATION**, LOCATION



SITUATED IN THE **CENTRAL BUSINESS DISTRICT**, 317 N ORANGE IS IN THE HEART OF ORLANDO'S DOWNTOWN- MAKING **HERE** A PERFECT SPOT FOR **YOUR BUSINESS**.

IN THE CENTER OF IT ALL



TOP-NOTCH TRANSIT  **74**

WALKER'S PARADISE  **90**

CONVENIENT CRUISING  **73**



SITE SPECIFICATIONS

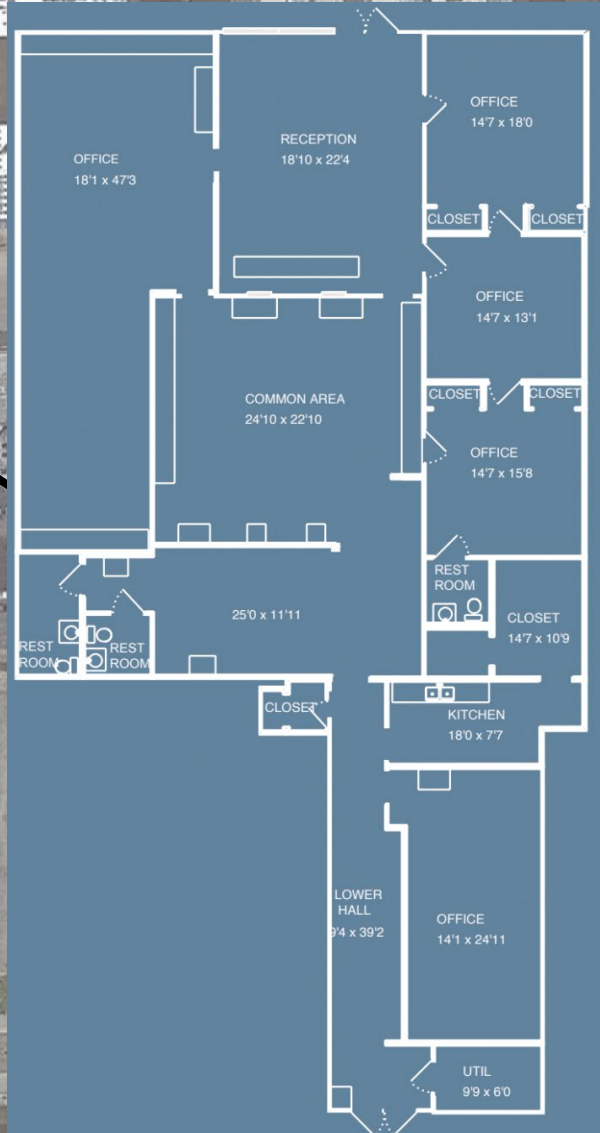
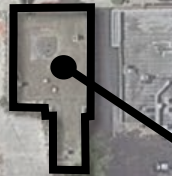
- **4,130 SF FULLY LEASED**
- IDEAL OFFICE, MEDICAL, OR RETAIL SPACE
- AVAILABLE PARKING BEHIND BUILDING
- LANDLORD OFFERING TI ALLOWANCE
- STREETFRONT VISIBILITY ON NORTH ORANGE AVENUE- 10,500+ CARS DAILY
- WALKABLE LOCATION IN THE HEART OF DOWNTOWN ORLANDO



SITE PLAN



ORANGE AVENUE
10,500 AADT



APPROXIMATELY
2,015 SF

APPROXIMATELY
735 SF

THE VISION



WITH GREAT VISIBILITY AND A CENTRAL LOCATION, 317 N ORANGE IS A PREMIER **OPPORTUNITY** IN DOWNTOWN. THIS **WALKABLE** SITE NEIGHBORS A POPULAR MEXICAN RESTAURANT, DINER, VARIOUS SHOPS AND MORE!



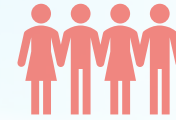
SEEKING USERS FOR..

- MEDICAL
- OFFICE
- DENTAL
- RETAIL
- RESTAURANT



DEMOGRAPHICS

POPULATION



1 MI- 21,942
3 MI- 95,217
5 MI- 287,891

AVG HH INCOME



1 MI- \$82,120
3 MI- \$92,917
5 MI- \$81,321

DAYTIME POPULATION



1 MI- 49,733
3 MI- 117,370
5 MI- 220,023

MEDIAN AGE



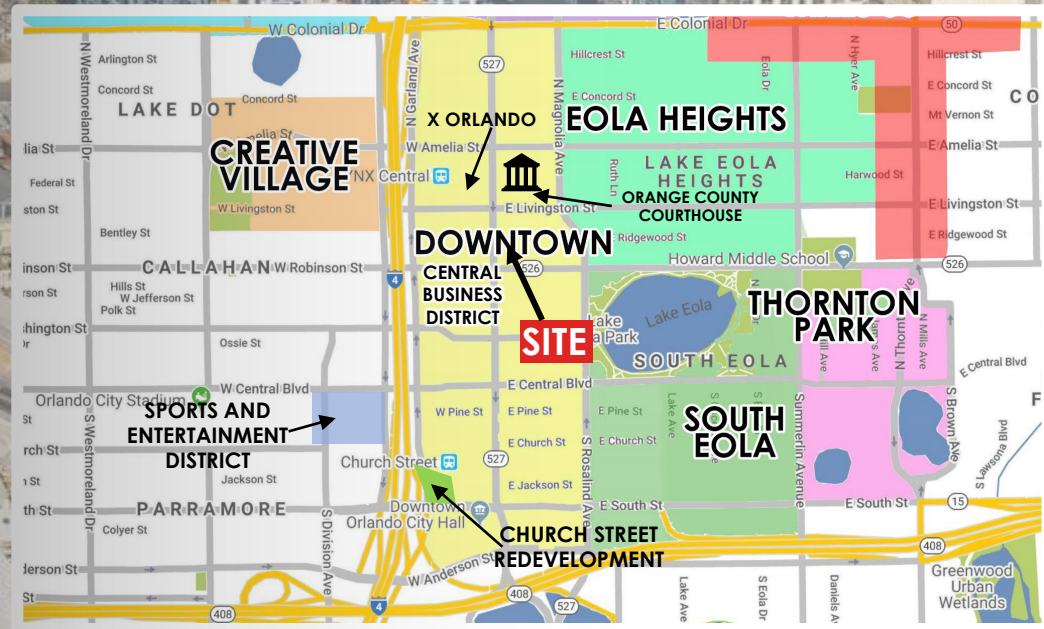
1 MI- 39.0
3 MI- 38.9
5 MI- 37.1

LAKE EOLA PARK
6 MIN WALK FROM SITE

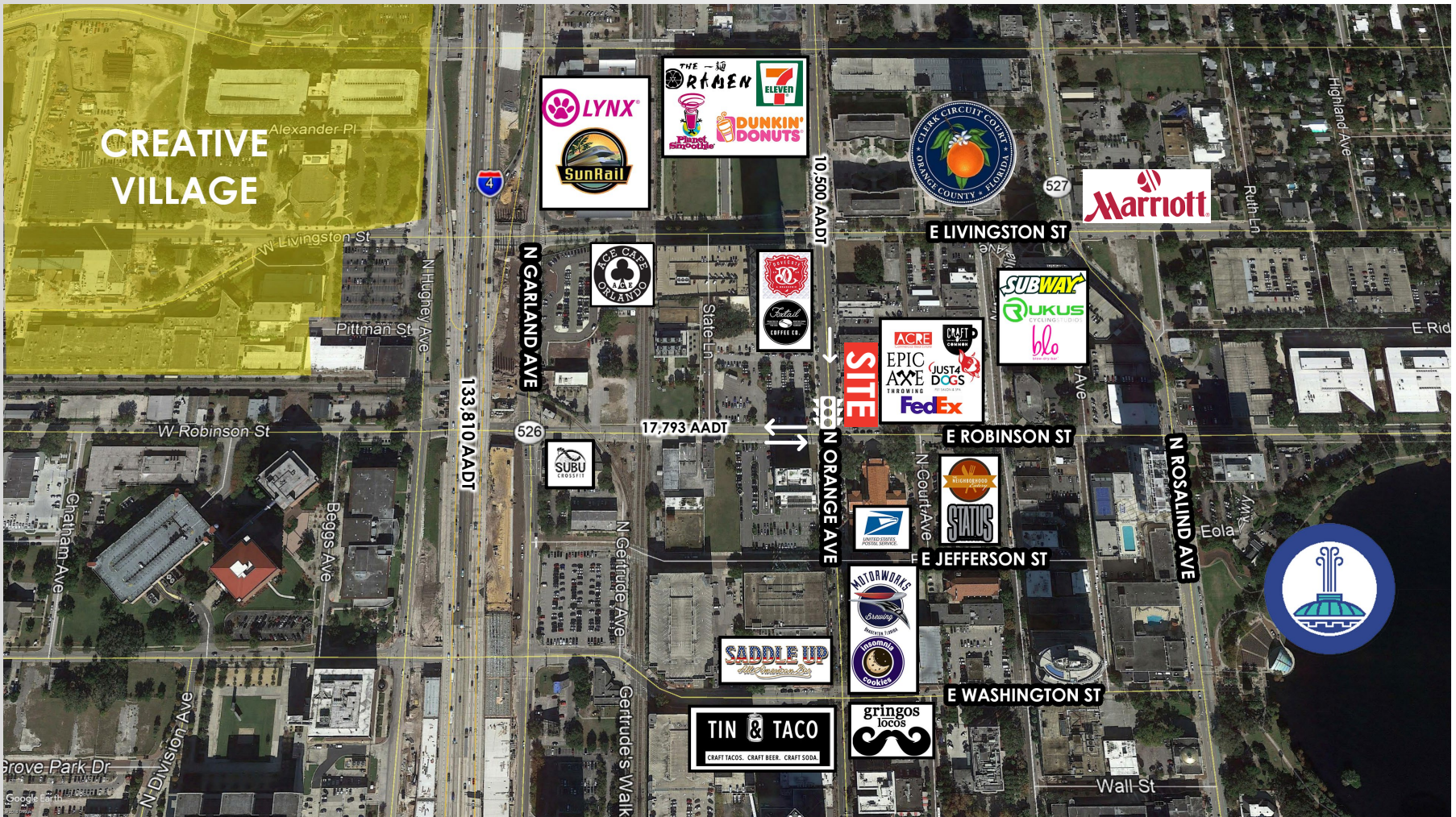
ON THE UP AND UP

FROM RISING OFFICE TOWERS, HOTELS, AND APARTMENT BUILDINGS THAT RADIATE THE SKYLINE- DOWNTOWN ORLANDO IS **THRIVING**.

JUST IN DOWNTOWN ORLANDO ALONE, A STAGGERING **31 PROJECTS** HAVE BEEN RECENTLY COMPLETED, IN-PROGRESS, OR PROPOSED- INCLUDING CREATIVE VILLAGE, THE SPORTS AND ENTERTAINMENT DISTRICT AND MORE.



SURROUNDING RETAIL



DID YOU KNOW?

THE TOTAL RETAIL EXPENDITURE FOR CONSUMERS IN 2020 WAS **\$360.64 MILLION** (WITHIN 1 MILE)!

A REDESIGNED CORRIDOR

WITH SUPPORT FROM FDOT AND THE CITY OF ORLANDO, THE ROBINSON STREET CORRIDOR (BETWEEN DOWNTOWN AND THE MILK DISTRICT) WILL SOON GET A MAKE-OVER.

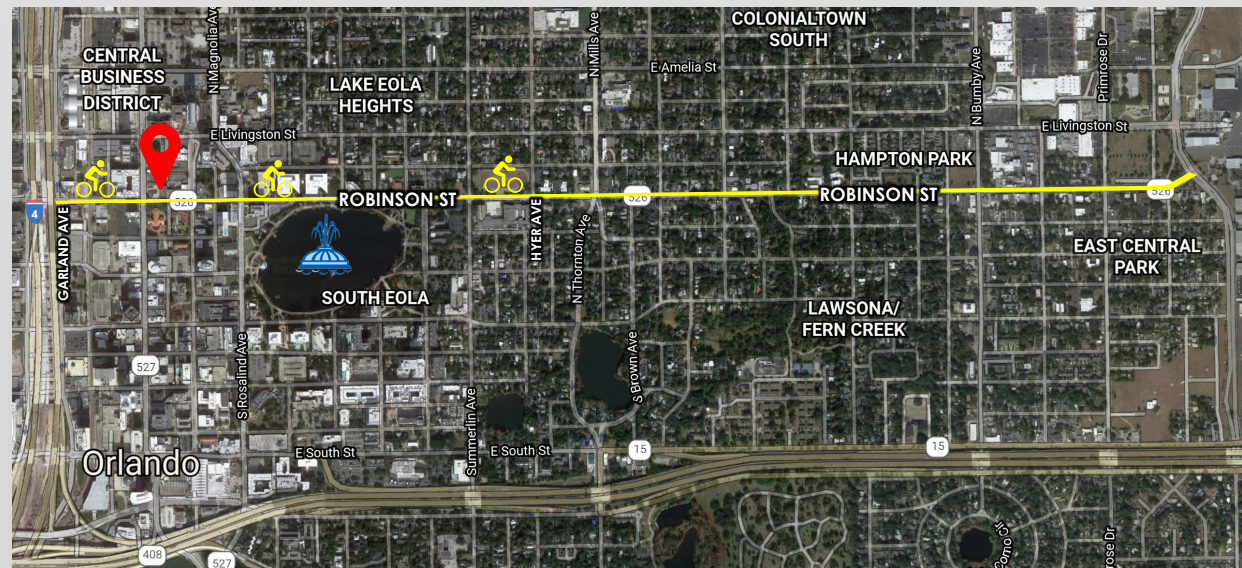
THIS COMES AFTER A PUBLIC STUDY SHOWS A DEMAND FOR INCREASED PEDESTRIAN AND BICYCLISTS SAFETY.

CHANGES TO ROBINSON STREET INCLUDE:

- 4-LANE ROAD TO 3-LANE CORRIDOR
- TWO-WAY CYCLE TRACK/SHARED PATH IN SOUTHERNMOST LANE BETWEEN GARLAND AND HYER AVENUES
- PERMANENT ON-STREET PARKING SPACES
- ADDITION OF BICYCLE SIGNALS
- RESTRICTION OF RIGHT TURNS ON ORANGE AVENUE



WALKABLE | BIKEABLE | ENJOYABLE



LIVE LIKE THE LOCALS

2,887 EXISTING UNITS | 340 PROPOSED UNITS

3,227 TOTAL UNITS



1	Skyhouse	320
2	Magnolia Mixed-Use (proposed)	40
3	Zoi House Orlando (proposed)	300
4	Central Station	279
5	Society Orlando	867
6	MAA Robinson	325
7	The Met at Lake Eola	129
8	Aspire	164
9	Reeves House	39
10	Radius	389
11	The Vue	375

PARKING

CONTACT ACRE



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SERVING RETAIL MARKETS THROUGHOUT FLORIDA AND SOUTH CAROLINA

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