



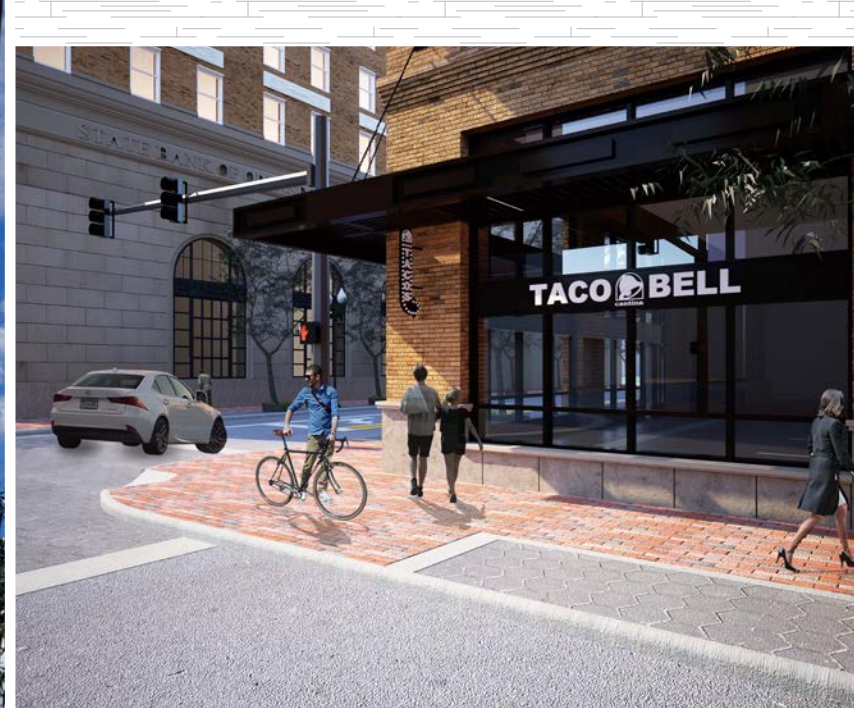
ONE SOUTH ORANGE

FOR LEASE



Est. 1913 Re-launched 2019

One South Orange Avenue, Orlando FL 32801

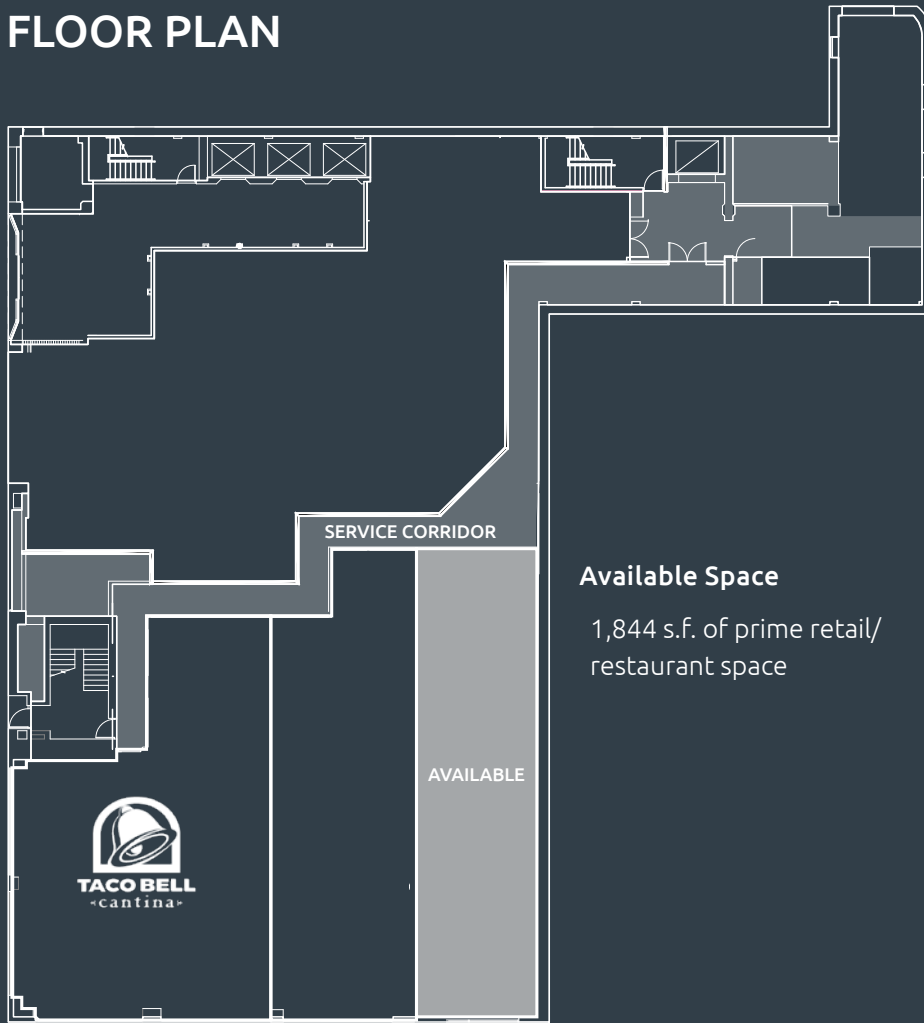


Retail space available in historic building in Downtown Orlando

- 1,844 s.f. available
- 76,995 s.f. Class B office building with first floor retail, located in the heart of the Central Business District of Downtown Orlando.
- New location of Central Florida's second Taco Bell Cantina
- Easy access to Interstate 4 (I-4) and State Road 408 (SR 408)
- Close proximity to restaurants and retail, including Dr. Phillips Performing Art Center, Amway Center, and Orlando City Soccer Stadium



FLOOR PLAN



Available Space

1,844 s.f. of prime retail/
restaurant space

PROPERTY HIGHLIGHTS

- New retail shell spaces with 20' ceilings and full-height glass storefronts
- Street-level building and awning signage, blade signage and building eyebrow signage all available
- Located at the heart of Downtown Orlando: The intersection of Orange Ave and Central Blvd
- Redevelopment of 1st floor retail at historic One South Orange Ave
- Entirely new first floor / retail storefronts featuring stone, bronze and glass with metal awnings
- Significant street front signage available

Demos
Downtown Orlando



44,000
population



\$66,242
avg. HH income



\$337,000
avg. residential price



\$1,875
median apt. rent



41.3
median age



70,000
daytime population





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