




For Lease

5151 S Orange Ave, Orlando FL

24,050 SF Medical Space Available

 **JLL** SEE A BRIGHTER WAY

5151 S Orange Ave
Orlando, FL

OPPORTUNITY DETAILS



24,050 SF available, full building opportunity



Available 4Q 2025



Delivered as Grey Shell – AC part of allowance



Total building size 24,050 SF



Class A building



Surface parking, 4/1,000 SF (expandable)



3 miles to Orlando Health/Arnold Palmer Hospitals
and less than a mile to Select Specialty Hospital

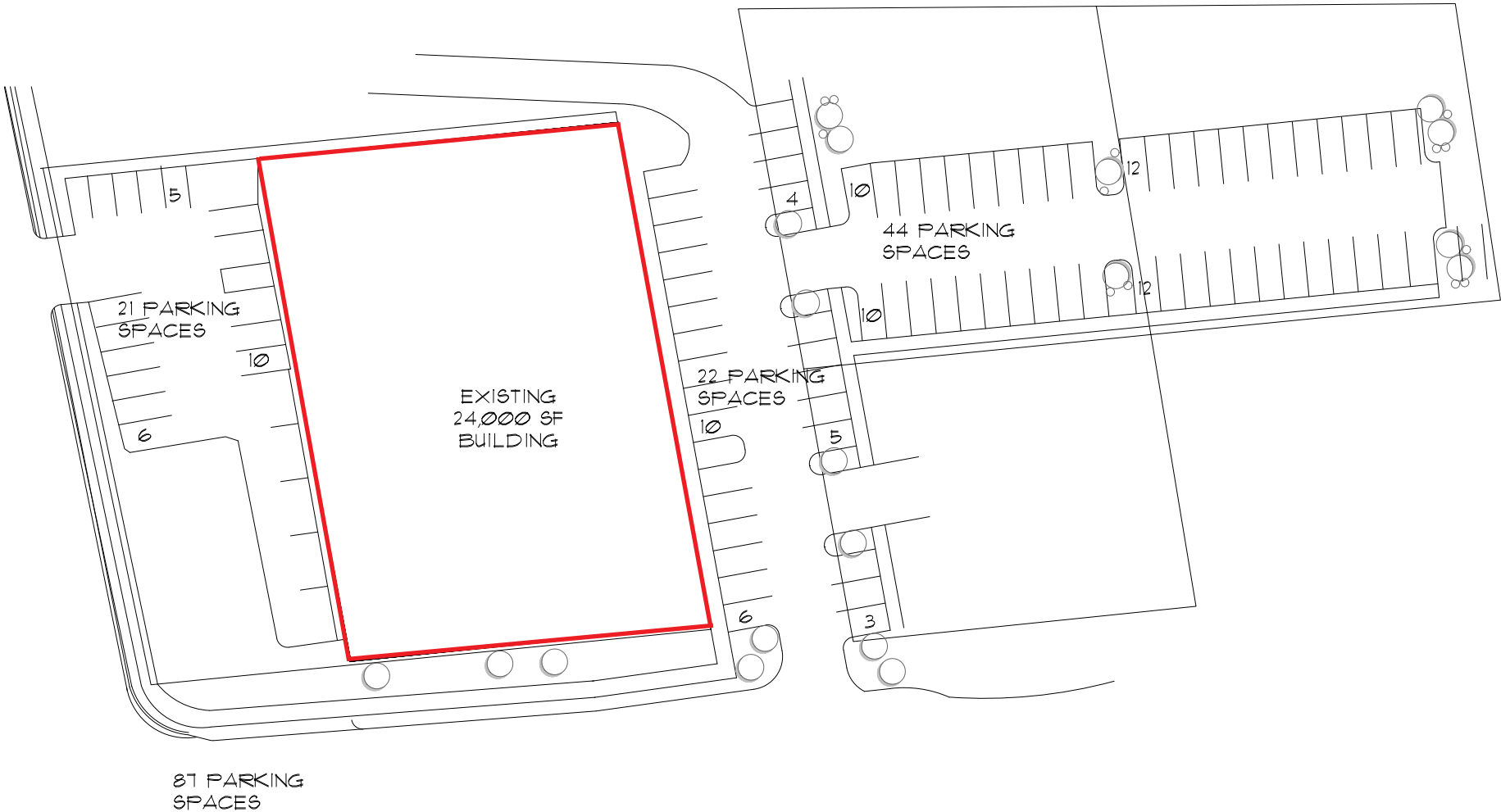


Located in Edgewood District, minutes from
Downtown Orlando



5151 S Orange Ave
Orlando, FL

SITE PLAN



The Edgewood District Location

3.2 Miles

to I-4

3.7 Miles

to SR-408

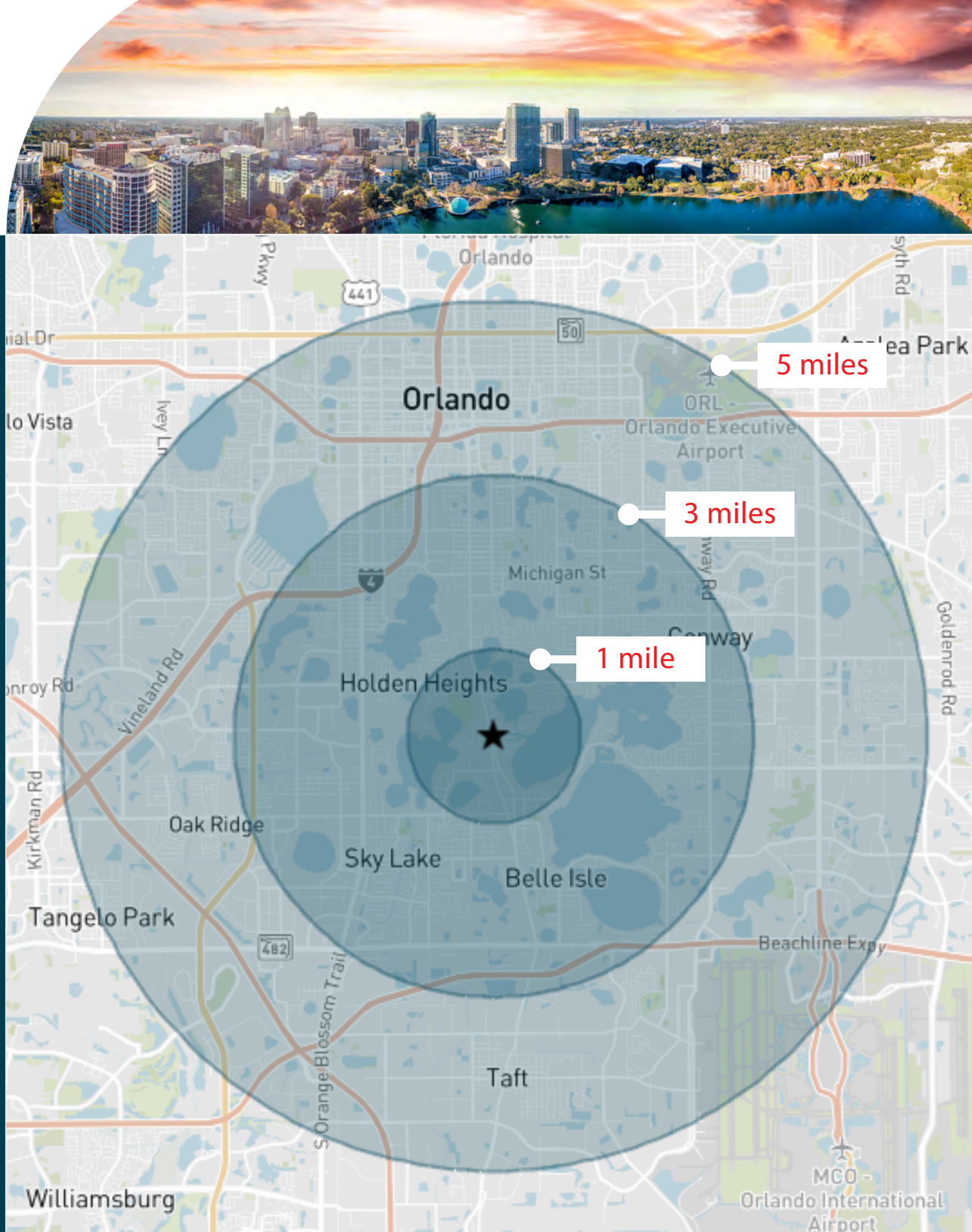
5.4 Miles

to the Florida Turnpike

20+ Dining Amenities

within a 1-mile radius

Additional nearby amenities include hotels, restaurants, pharmacies, and banks



The Edgewood District Story



► Housing

1 Mile

5,291

Population

2,127

Households

1,386

Families

44.1

Median Age

\$136,152

Average Household Income

3 Miles

105,226

Population

39,779

Households

24,564

Families

37.3

Median Age

\$98,118

Average Household Income

5 Miles

274,528

Population

110,729

Households

61,779

Families

36.6

Median Age

\$90,253

Average Household Income

Median Home Value

\$387,768

► Retail

30+

Neighborhood
Shopping Centers

Americana Plaza
106,000 SF

Fort Gatlin Village
48,000 SF

Edgewood Plaza
30,000 SF

► Multifamily

3

Proposed New
Developments

► Restaurants

20+

Dining Amenities

► Hotels

20+

Total Hotels

355

New Units



Area Amenities Map

FOOD SERVICE

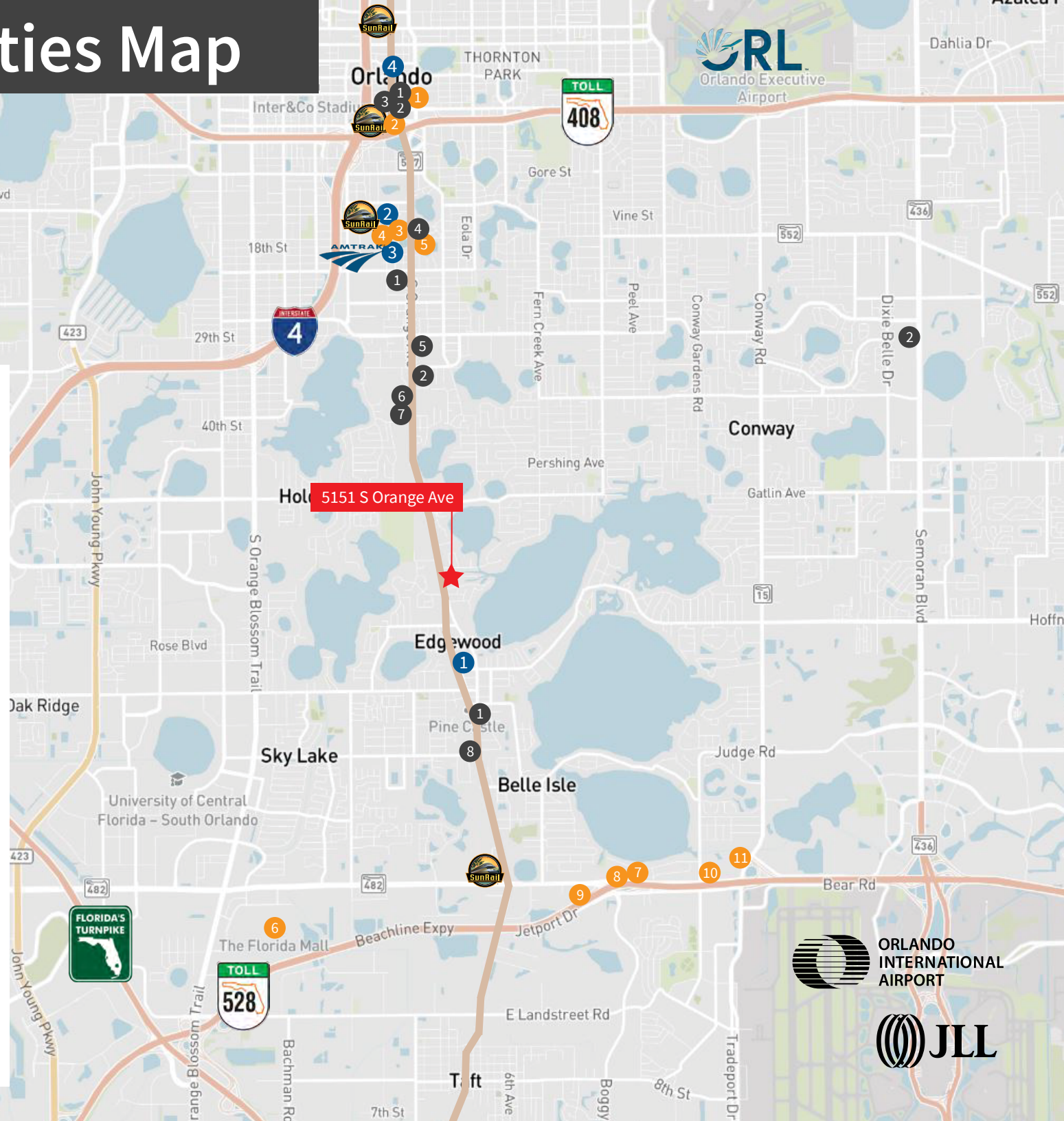
- 1 Dunkin' (3)
- 2 Starbucks (3)
- 3 Kres Chophouse
- 4 Delaney's Tavern
- 5 Cava
- 6 Panera Bread
- 7 4 Rivers Smokehouse
- 8 Taqueria La Prieta Linda

POINTS OF INTEREST

- 1 Select Specialty Hospital
- 2 Orlando Health Regional Medical Center
- 3 Arnold Palmer Hospital
- 4 Downtown Orlando

HOTELS

- 1 Grand Bohemian Orlando
- 2 Aloft Orlando Downtown
- 3 Hampton Inn Orlando South Medical Center
- 4 Towneplace Suites Orlando Downtown
- 5 The Delaney Hotel
- 6 The Florida Hotel & Conference Center
- 7 Wyndam Garden Orlando Airport
- 8 Quality Inn Orlando Airport
- 9 Comfort Suites Orlando Airport
- 10 LaQuinta Inn Orando Airport West
- 11 Holiday Inn Express - Orlanldo International





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