



AVAILABLE RETAIL LOCATIONS

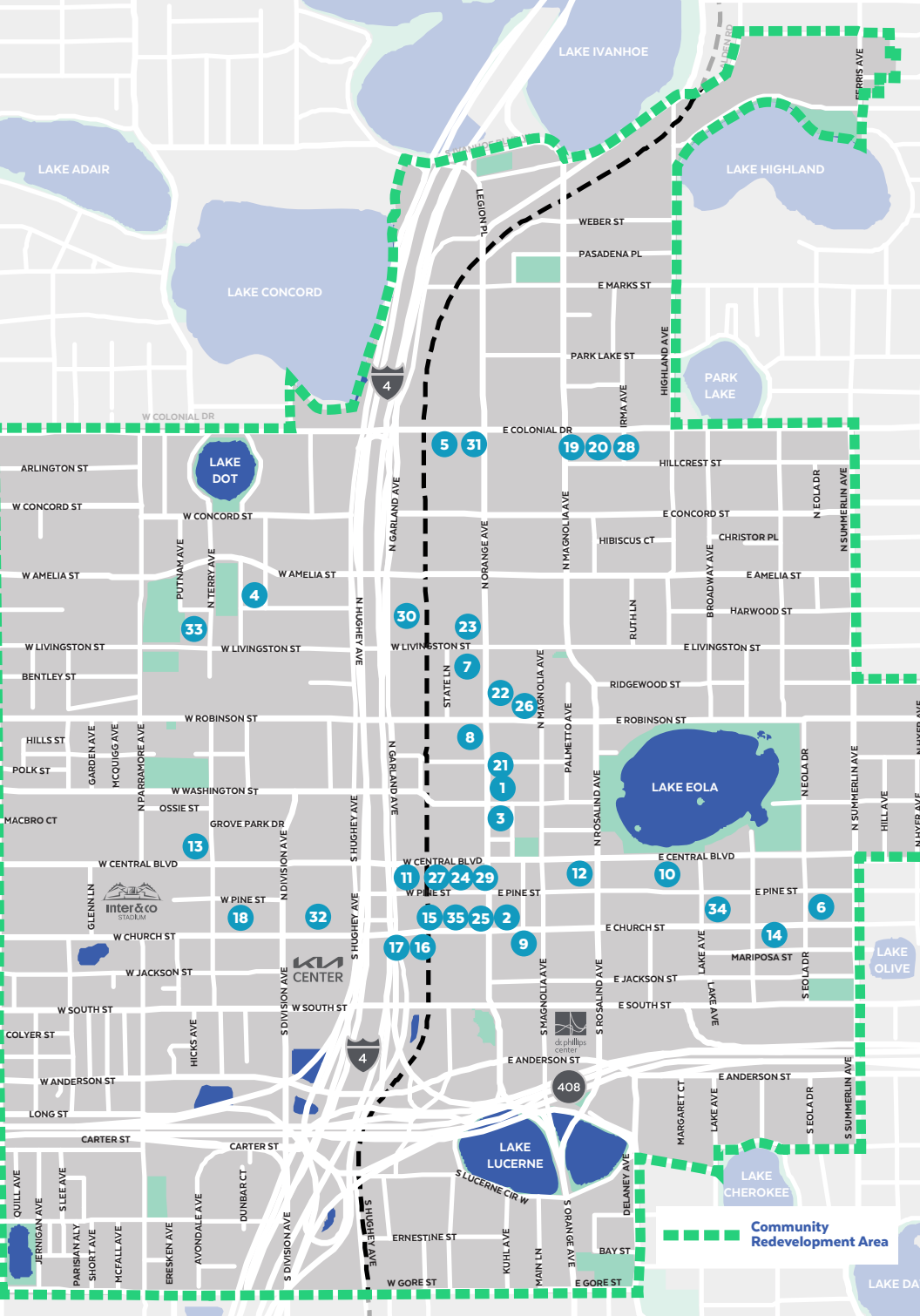
FIRST HALF 2026

AVAILABLE RETAIL LOCATIONS

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18	8,957	595 W. Church St. (City View, Largest Contiguous)	38
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2	5,993	121-189 S. Orange Ave., Suite 110S (The Chase Plaza)	8
15	5,857	55 W. Church St., Suite 128	32
35	5,829	41 W. Church St	70
15	5,666	55 W. Church St., Suite 101	32
5	5,500	62 W. Colonial Dr., Suite 101	12
13	5,425	617 W. Central Blvd., Suites A-C	28
26	4,600	47 E. Robinson St., Suite 104	54
15	4,540	55 W. Church St., Suite 113	32
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27	4,250	28-44 W. Central Blvd. (Empire Building)	56
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21	3,745	131 N. Orange Ave.	44
26	3,478	47 E. Robinson St., Suite 107	54
3	3,411	14 E. Washington St.	9
26	3,404	47 E. Robinson St., Suites 240-250	54
2	3,131	121-189 S. Orange Ave., Suite 120S	8
15	3,038	55 W. Church St., Suite 170	32
23	2,947-11,014	410 N. Orange Ave. (Retail)	48
2	2,868	121-189 S. Orange Ave., Suite 110S	8
20	2,832	110 E. Colonial Dr., Suite 110	42
9	2,753	201 S. Orange Ave.	20
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33	2,548	601 W. Livingston St.	66
6	2,531	101 S. Eola Dr., Suite 105	14
7	2,500	100 W. Livingston St. (Ace Cafe Complex), 1st Floor Ste. B	16
30	2,500	455 N. Garland Ave.	60
14	2,489	520 E. Church St., Suite 102 (Camden Lake Eola)	30

MAP	SQ. FT.	ADDRESS	PAGE
18	2,304	595 W. Church St., Suite M	38
19	2,159	100 E. Colonial Dr., Suite 106 (Liberty Corner)	40
18	2,158	595 W. Church St. Suite Nb	38
2	2,150-3,131	121-189 S. Orange Ave., Suite 120S	8
19	2,132	100 E. Colonial Dr., Suite 107 (Liberty Corner)	40
4	2,065	505 Chatham Ave., Suite D	10
35	2,015	41 W. Church St	70
29	1,983	20-28 S. Orange Ave., Unit 20	59
24	1,924	2 S. Orange Ave.	50
31	1,875	692 N. Orange Ave.	62
35	1,808	41 W. Church St	70
18	1,747	595 W. Church St. Suite F	38
8	1,640	250 N. Orange Ave., Suite 100	18
28	1,625	126-132 E. Colonial Dr., Suite 128	58
28	1,600	126-132 E. Colonial Dr. (Retail)	58
20	1,519	110 E. Colonial Dr., Suite 108	42
18	1,500	595 W. Church St. Suite Na	38
19	1,440	100 E. Colonial Dr., Suite 104	40
28	1,400	126-132 E. Colonial Dr., Retail	58
4	1,415	505 Chatham Ave., Suite B	10
12	1,391	150 E. Central Blvd., Suite 100	26
15	1,385	55 W. Church St., Suite 169	32
19	1,344	100 E. Colonial Dr., Suite 105	40
25	1,278-6,400	190 S. Orange Ave.	52
18	1,248	595 W. Church St. Suite A	38
26	1,237	47 E. Robinson St., Suite 102	54
11	1,167	122 W. Pine St., Suite 103	24
34	1,160	101 Lake Ave., Unit 2 (CITI Tower)	68
4	1,088	505 Chatham Ave., Suite A	10
12	1,018	150 E. Central Blvd., Suite 300	26
15	981	55 W. Church St., Suite 131	32
14	860	520 E. Church St. (Retail)	30
12	814	150 E. Central Blvd., Suite 200	26
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12	101	150 E. Central Blvd., Suite G	26
12	67	150 E. Central Blvd., Suite Q	26
12	60	150 E. Central Blvd., Suite F	26



Community Redevelopment Area

The DDB/CRA makes reasonable efforts to ensure accuracy of the Available Retail Locations Profile, but no representation as to accuracy is offered.

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1: 111 N. ORANGE AVE.



REPRESENTATIVE: Greg Morrison

EMAIL: greg.morrison@avisonyoung.com

PHONE: 407.257.8320

RETAIL SPACES AVAILABLE:

Suite 100: 10,279 sq. ft.

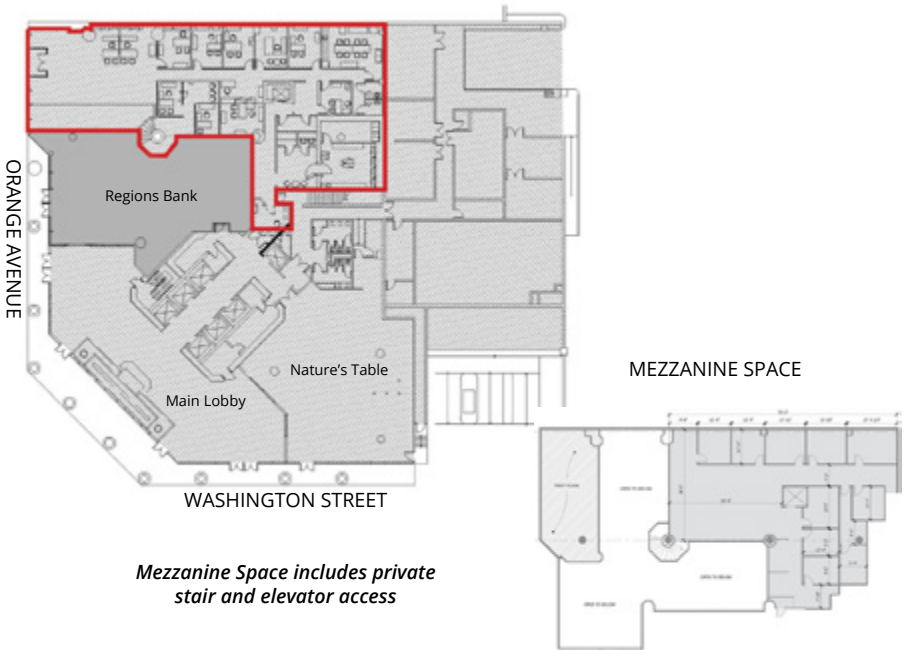


Office Space for Lease

111 N. Orange Avenue

111 N. Orange Avenue | Orlando, FL 32801

Unique Two-Story Retail / Office Space
Suite 100 - 10,279± rsf
(Includes Second Floor Mezzanine Space)



*Mezzanine Space includes private
stair and elevator access*

Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

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2: 121-189 S. ORANGE AVE.



REPRESENTATIVE: Roger Soderstrom Jr.

EMAIL: roger@stirlingint.com

PHONE: 407.617.2830

RETAIL SPACES AVAILABLE:

Suite 110S: 2,868–5,993 sq. ft.

Suite 120S: 2,150–3,131 sq. ft.

Suite 170N: 2,787 sq. ft.

Level 2 Retail: 57,000 sq. ft.

The DDB/CRA makes reasonable efforts to ensure accuracy of the Available Retail Locations Profile, but no representation as to accuracy is offered.

3: 14 E. WASHINGTON ST.



REPRESENTATIVE: Timothy Garito

EMAIL: tim@garitoco.com

PHONE: 321.848.8269

RETAIL SPACES AVAILABLE:

Sq. Ft.: 3,411

4: 505 CHATHAM AVE.



REPRESENTATIVE: Rebekah Donato

EMAIL: rebekah@atriumcommercial.com

PHONE: 407.756.4379

RETAIL SPACES AVAILABLE:

Suite E: 3,992 sq. ft.

Suite D: 2,065 sq. ft.

Suite B: 1,415 sq. ft.

Suite A: 1,088 sq. ft.

For Lease

1,088-6,057 SF OF RETAIL AVAILABLE
505 CHATHAM AVENUE, ORLANDO, FL 32801



RETAIL SPACE AVAILABLE

Modera Creative Village

505 CHATHAM AVENUE, ORLANDO, FL



DESCRIPTION

Modera Creative Village is a luxury mixed-use project in the heart of Downtown Orlando. The ground-floor retail faces the Luminary Green Park along Chatham Avenue and the EA Headquarters along Amelia Street. Creative Village is home to UCF's Downtown Campus and Valencia's Culinary Program.

PROPERTY OVERVIEW

SPACE AVAILABLE	1,088-6,057 SF
ASKING RATE	CALL FOR PRICING

HIGHLIGHTS

- Located on the corner of West Amelia Street and Chatham Avenue
- Across from Luminary Green a 2.3 AC park with monthly market and outdoor movie series
- Modera Creative Village contains 292 market rate luxury apartments above the ground-floor retail
- Phase I of Creative Village constitutes 8,000 students, over 1,000 high-wage employees, and 350,000 square feet of higher education space
- On-street metered parking along Chatham Ave and walking distance to the Amelia Street Garage and UnionWest Garage
- Join Greate Coffee, a craft coffee cafe

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

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REAL ESTATE
ATRIUMCOMMERCIAL.COM

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5: 62 W. COLONIAL DR.



REPRESENTATIVE: Justin Core

EMAIL: justin@thecoregroupfl.com

PHONE: 407.446.3708

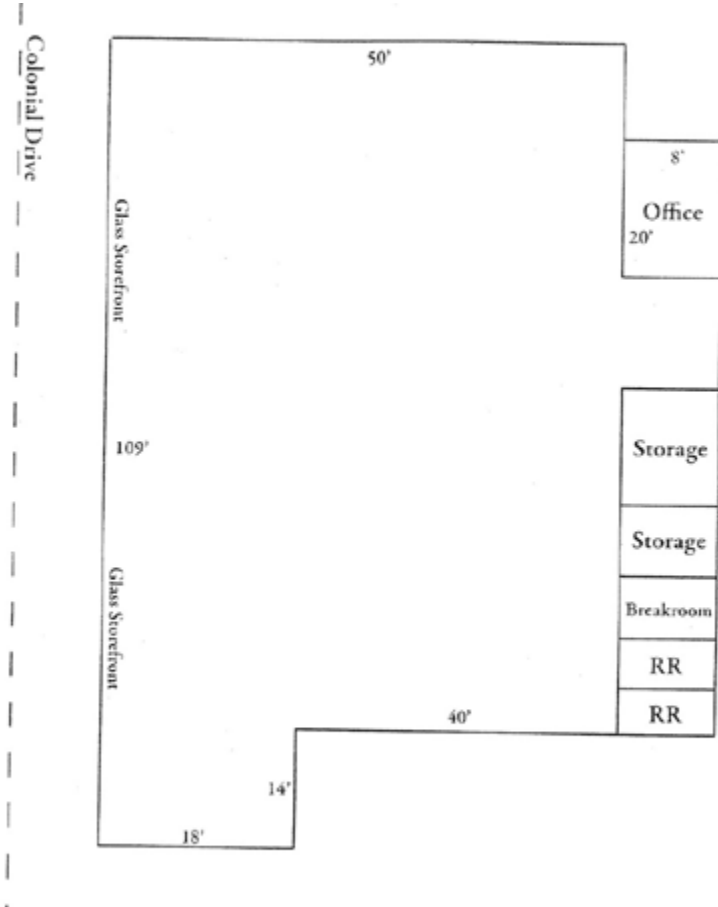
RETAIL SPACES AVAILABLE:

Suite 101: 5,500 sq. ft.

FLOORPLAN (SHOWROOM)

62 WEST COLONIAL DRIVE, ORLANDO, FL 32801

China Glass Corners



PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

RETAIL PROPERTY

For Lease

6: 101 S. EOLA DR.



REPRESENTATIVE: Trey Gravenstein

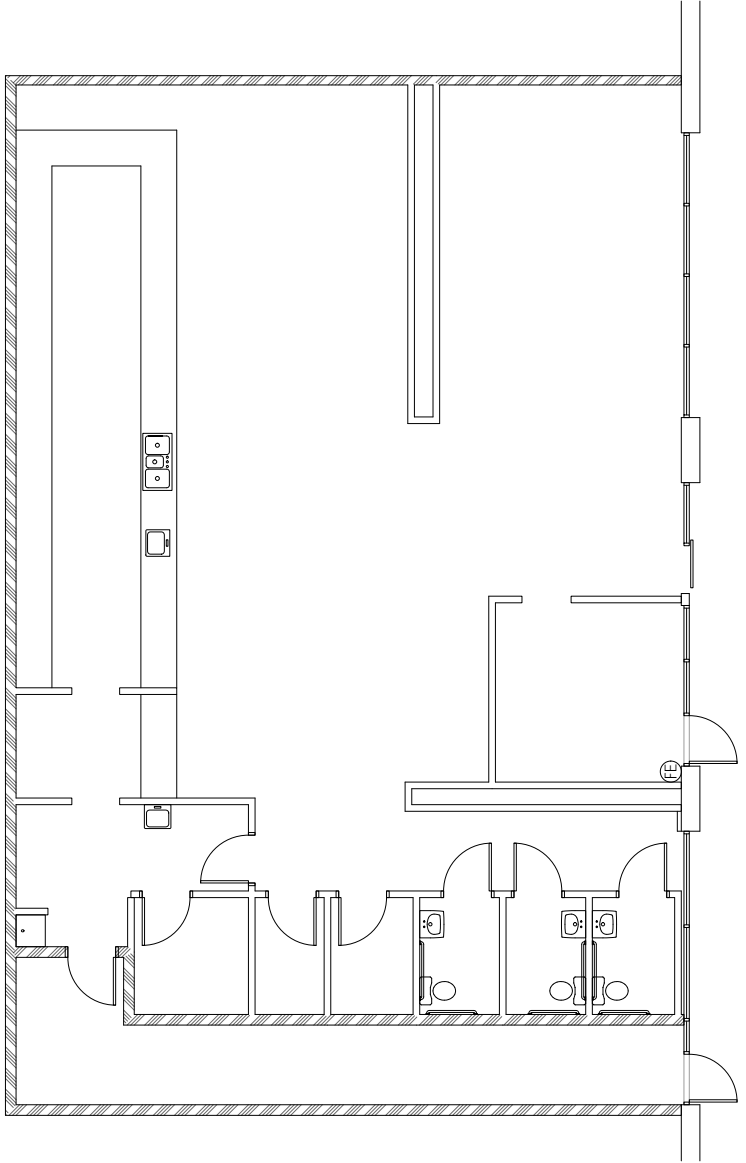
EMAIL: trey@fcpg.com

PHONE: 407.872.0177, ext. 119

RETAIL SPACES AVAILABLE:

Suite 105: 2,531 sq. ft.

Suite 105
2,531 sf



7: 100 W. LIVINGSTON ST.



Photo by Chris Tobar Rodriguez

REPRESENTATIVE: Mark Allen

EMAIL: mark@orlandocommercialrealestate.com

PHONE: 321.689.8000

RETAIL SPACES AVAILABLE:

Retail Space 1st Floor: 14,250 sq. ft.

Retail Space 1st Floor Ste. B: 2,500 sq. ft.

Retail Space 2nd Floor: 16,750 sq. ft.

1st Floor

Space Available	14,250 SF
Rental Rate	Upon Request
Contiguous Area	33,500 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2-2 story buildings, Being leased as one whole building, you must lease the entire 33,500 SF. The landlord is open to allowing subleasing. \$12,000,000.00 in improvement, 2 kitchens, Stand alone building Heart of Downtown Orlando.

1

1st Floor Ste B

Space Available	2,500 SF
Rental Rate	\$45.50 /SF/YR
Contiguous Area	33,500 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

This 2500 SF Unit is located at the North End of the building fronting W Livingston. Asking \$9500/Month + NNN on a 5-year lease term

2

2nd Floor

Space Available	16,750 SF
Rental Rate	Upon Request
Contiguous Area	33,500 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2-2 story buildings, Being leased as one whole building, you must lease the entire 33,500 SF. The landlord is open to allowing subleasing. \$12,000,000.00 in improvement, 2 kitchens, Stand alone building Heart of Downtown Orlando.

3

8: 250 N. ORANGE AVE.



REPRESENTATIVE: Buffy Gillette

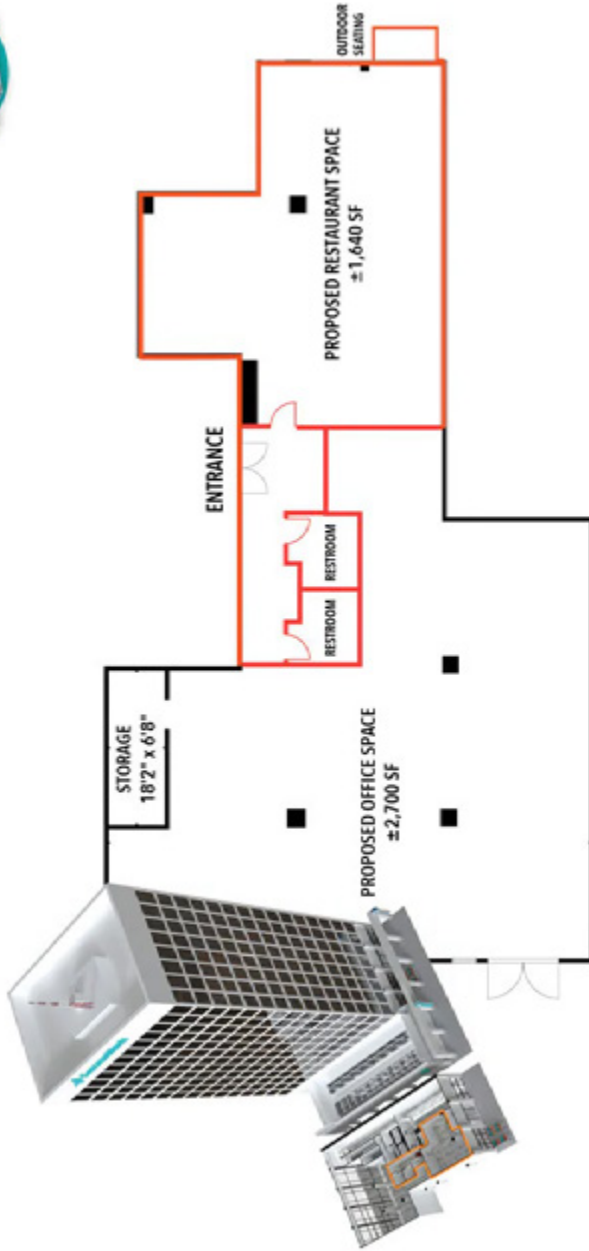
EMAIL: buffy@bbdre.com

PHONE: 352.636.4517

RETAIL SPACES AVAILABLE:

Suite 100: 1,640 sq. ft.

Proposed Retail/Restaurant | ±1,640 sf



9: 201 S. ORANGE AVE.



REPRESENTATIVE: Dave Ayers

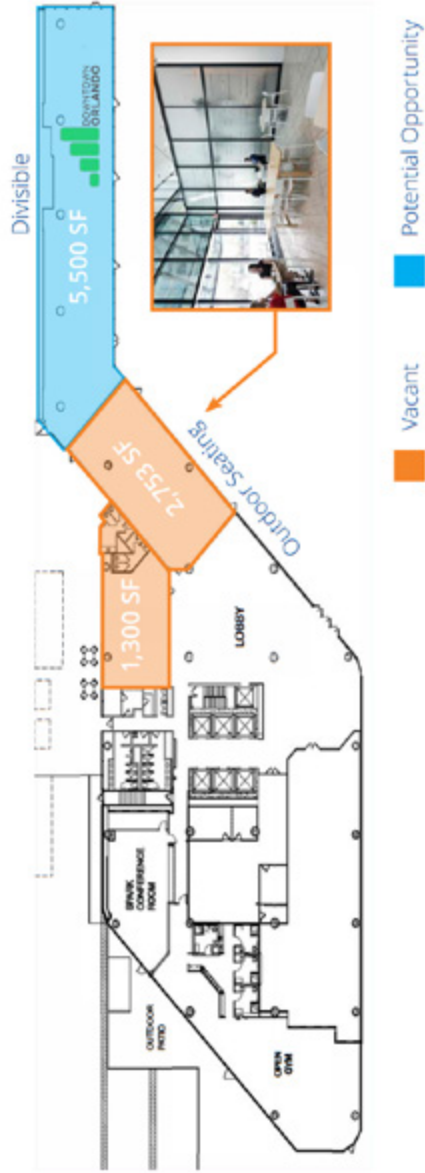
EMAIL: dave.ayers@highwoods.com

PHONE: 407.443.9111

RETAIL SPACES AVAILABLE:

Retail Space: 2,753 sq. ft.

Site Plan



10: 301 E. PINE ST.



REPRESENTATIVE: Dave Ayers

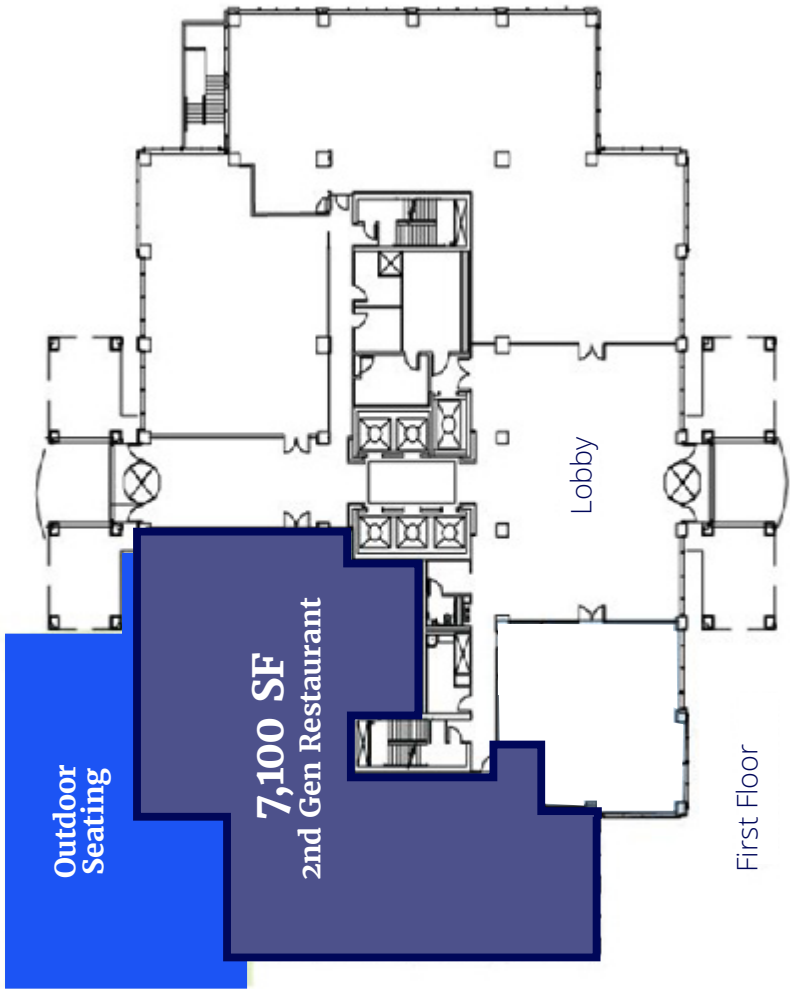
EMAIL: dave.ayers@highwoods.com

PHONE: 407.443.9111

RETAIL SPACES AVAILABLE:

Retail Space: 7,100 sq. ft.

Site Plan



11: 122 W. PINE ST.



REPRESENTATIVE: Adam Yeager

EMAIL: adam.yeager@sullivanpropertiesinc.com

PHONE: 407.446.5490

RETAIL SPACE AVAILABLE:

Suite 103: 1,167 sq. ft.



LEASING PLAN
 SCALE: 1/8" = 1'-0"
 SHEET SIZE IS 11x17

CHURCH STREET EXCHANGE
 122 S. PINE ST
 1ST FLOOR
 ORLANDO, FL 32801



SULLIVANPROPERTIES INC

12: 150 E. CENTRAL BLVD.



REPRESENTATIVE: Shayna Hansen

EMAIL: SHansen@LPC.com

PHONE: 317.400.5636

RETAIL SPACES AVAILABLE:

Suite 100: 1,391 sq. ft.

Suite C: 417 sq. ft.

Suite E: 317 sq. ft.

Suite L: 197 sq. ft.

Suite M: 140 sq. ft.

Suite G: 101 sq. ft.

Suite Q: 67 sq. ft.

Suite F: 60 sq. ft.

Suite 300: 1,018 sq. ft.

Suite 200: 814 sq. ft.

FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



13: 617 W. CENTRAL BLVD.



REPRESENTATIVE: Doug Badia

EMAIL: info@purepropertiesgroup.com

PHONE: 310.498.8897

RETAIL SPACES AVAILABLE:

Suite A: 5,425 sq. ft.

Suite B: 5,425 sq. ft.

Suite C: 5,425 sq. ft.

FOR LEASE

617 W Central Blvd

PRIME LOCATION IN ORLANDO
RETAIL | F&B | ENTERTAINMENT



CONCEPTUAL PARKING LAYOUT OPTION 1



14: 520 E. CHURCH ST.



REPRESENTATIVE: Willow Ferrelli

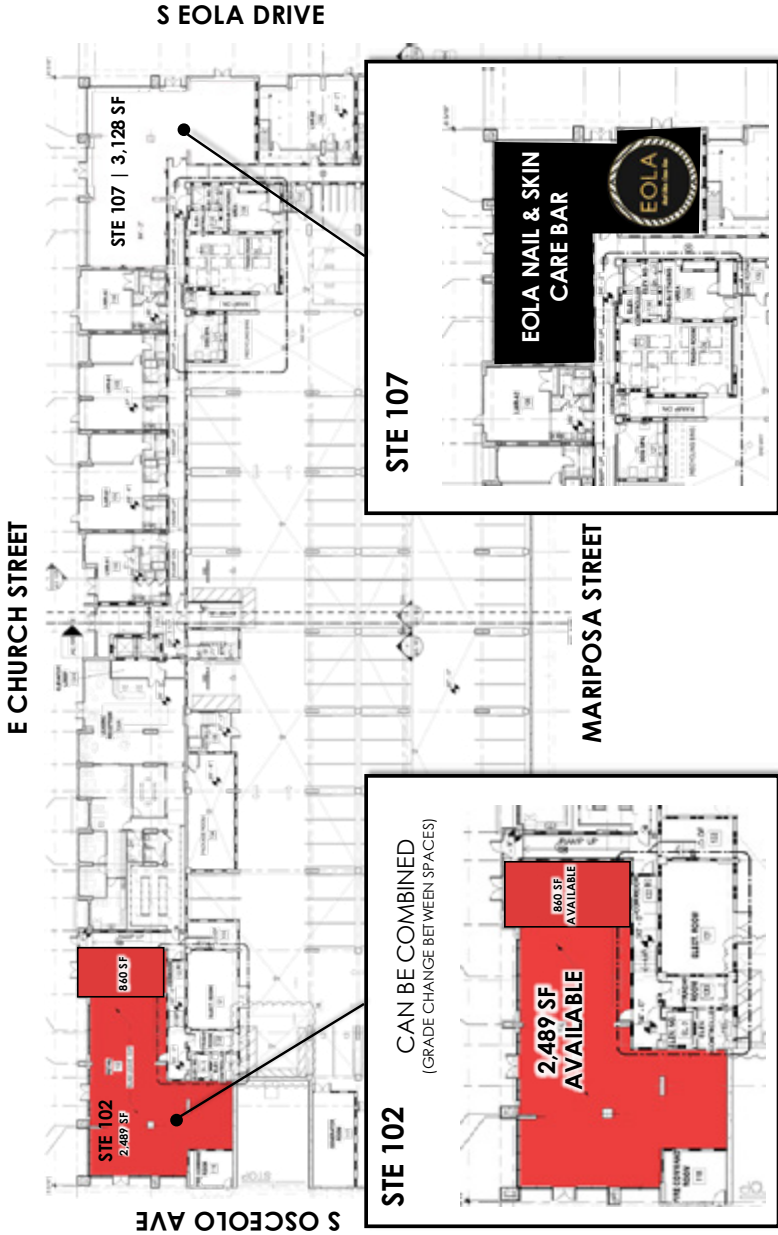
EMAIL: willow@acrefl.com

PHONE: 407.453.1858

RETAIL SPACES AVAILABLE:

Suite 102: 2,489 sq. ft.

Retail Space: 860 sq. ft.



15: 55 W. CHURCH ST.



REPRESENTATIVE: Kathy Bonini

EMAIL: kathy.bonini@cbre.com

PHONE: 386.846.5890

RETAIL SPACES AVAILABLE:

Suite 128: 5,857 sq. ft.

Suite 101: 5,666 sq. ft.

Suite 113: 4,540 sq. ft.

Suite 170: 3,038 sq. ft.

Suite 169: 1,385 sq. ft.

Suite 131: 981 sq. ft.

Suite 205: 4,430 sq. ft.

Site Plan



SUITE	SPACE SIZE (RSF)	TENANT NAME
101	5,666	Available
113	4,540	Available
114	3,168	7-11
125-128	5,857	Available
130	1,532	Crepe Delicious
131	981	Available
140	2,097	The Bao Spot
141	3,641	Birria 1983
150	1,489	CFS Coffee

SUITE	SPACE SIZE (RSF)	TENANT NAME
151	2,678	Cucina Pizza & Bar
169	1,385	Available
170	3,038	Available
201	6,531	LRK
201-202	9,997	The Orlando Fringe
205	4,430	Available
206	3,810	Luxe Med Spa
211	7,168	SAK Comedy Lab
250-251	8,212	Hawkers Coporate

16: 110-126 W. CHURCH ST.



REPRESENTATIVE: Shayna Hansen

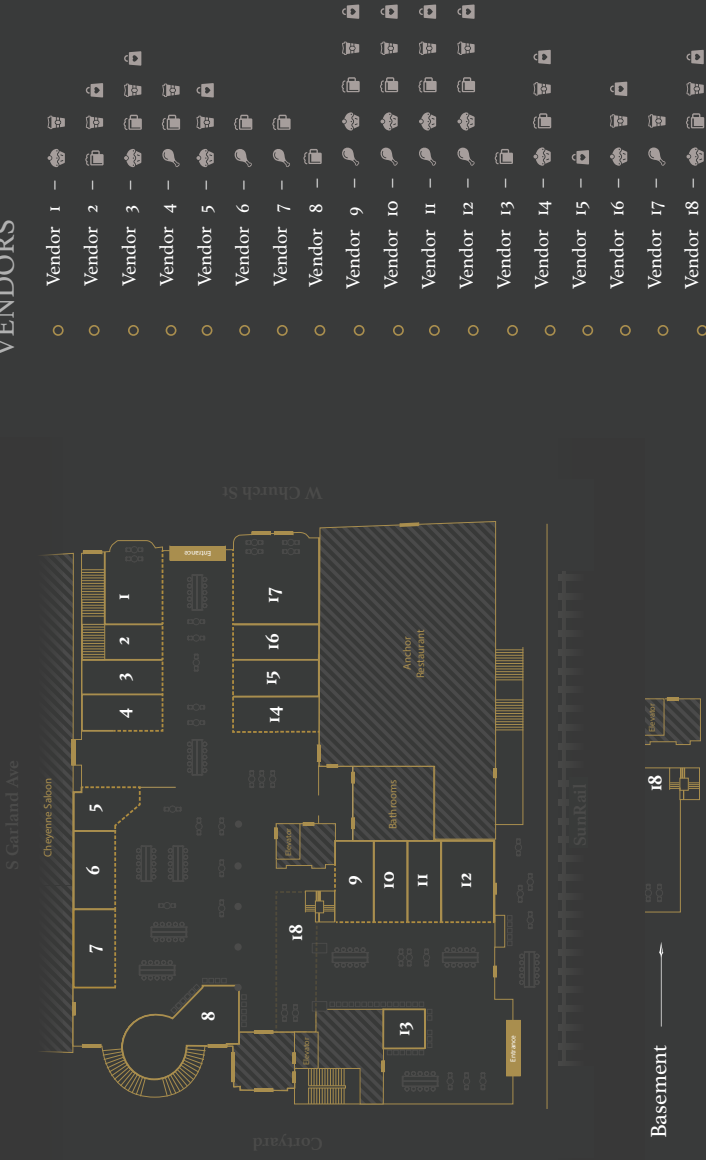
EMAIL: SHansen@LPC.com

PHONE: 317.400.5636

RETAIL SPACES AVAILABLE:

Sq. Ft.: 200-15,000

Tenancy Map-First Floor



VENDORS

- Vendor 1 - ☕
- Vendor 2 - ☕
- Vendor 3 - ☕
- Vendor 4 - ☕
- Vendor 5 - ☕
- Vendor 6 - ☕
- Vendor 7 - ☕
- Vendor 8 - ☕
- Vendor 9 - ☕
- Vendor 10 - ☕
- Vendor 11 - ☕
- Vendor 12 - ☕
- Vendor 13 - ☕
- Vendor 14 - ☕
- Vendor 15 - ☕
- Vendor 16 - ☕
- Vendor 17 - ☕
- Vendor 18 - ☕

- ☕ BEVERAGE - Coffee, Juice
- 🍷 MERCHANTILE - Accessories, Candies, Gifts

- 🍔 FOOD (cooked) - Burgers, Tacos
- 🍷 FOOD (uncooked) - Cheese, Bagels, Ice Cream
- 🍷 BAR - Cocktails, Wine, Beer



Contact Broker for Pricing Information:
(P) 407.872.3500

17: 128 W. CHURCH ST.



REPRESENTATIVE: Shayna Hansen

EMAIL: SHansen@LPC.com

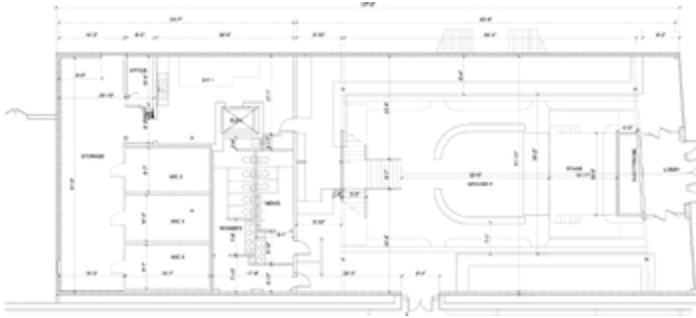
PHONE: 317.400.5636

RETAIL SPACES AVAILABLE:

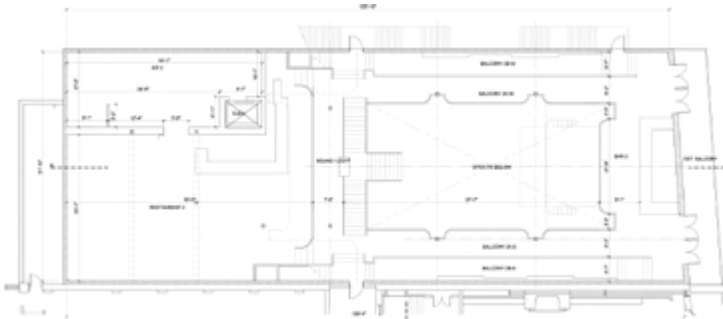
Sq. Ft.: 17,000

FLOOR PLANS

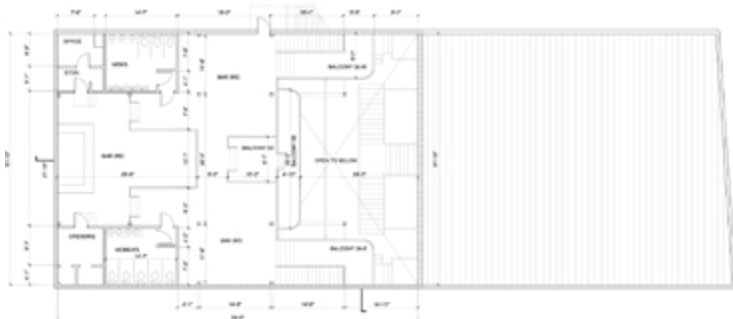
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



18: 595 W. CHURCH ST.



REPRESENTATIVE: Jeré Matheny

EMAIL: JMatheny@fcpg.com

PHONE: 407.697.2176

RETAIL SPACES AVAILABLE:

Suite M: 2,304 sq. ft.

Suite Na: 1,500 sq. ft.

Suite Nb: 2,158 sq. ft.

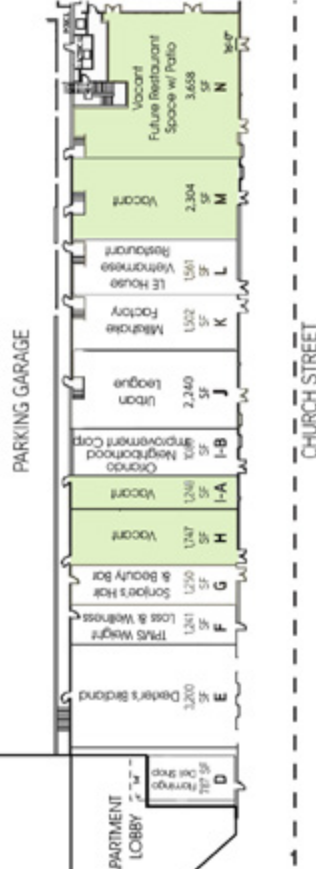
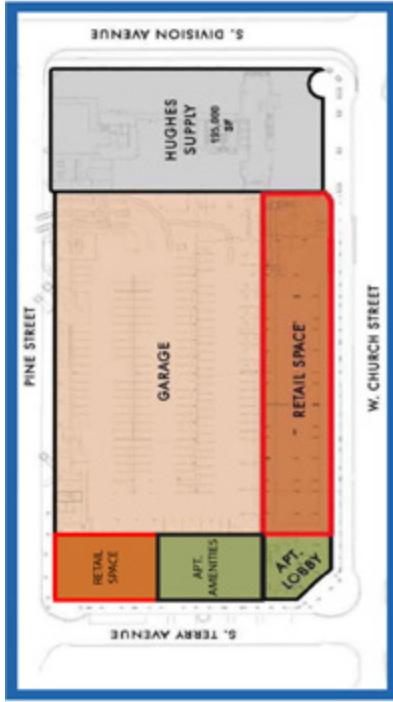
Suite A: 1,248 sq. ft.

Suite F: 1,747 sq. ft.

SITE MAP

**AVAILABLE
IMMEDIATELY**

- Suite H: ± 1,747 SF
- Suite I-A: ± 1,248 SF
- Suite M: ± 2,304 SF
- Suite N: ± 3,658 SF
- Suite Na: ± 1,500 SF
- Suite Nb: ± 2,158 SF
- Suite M & N: ± 5,962 SF



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services



615 E. Colomado Dr., Orlando, FL 32803 | Phone: 407.872.0209 | www.FCPG.com
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19: 100-108 E. COLONIAL DR.



REPRESENTATIVE: Jeré Matheny

EMAIL: JMatheny@fcpg.com

PHONE: 407.697.2176

RETAIL SPACES AVAILABLE:

Suite 106: 2,159 sq. ft.

Suite 107: 2,132 sq. ft.

Suite 104: 1,440 sq. ft.

Suite 105 : 1,344 sq. ft.

SITE MAP

Availability: ± 1,344 - 7,075 SF

Retail: ± 1,344 - 7,075 SF
Office: ± 7,075 SF

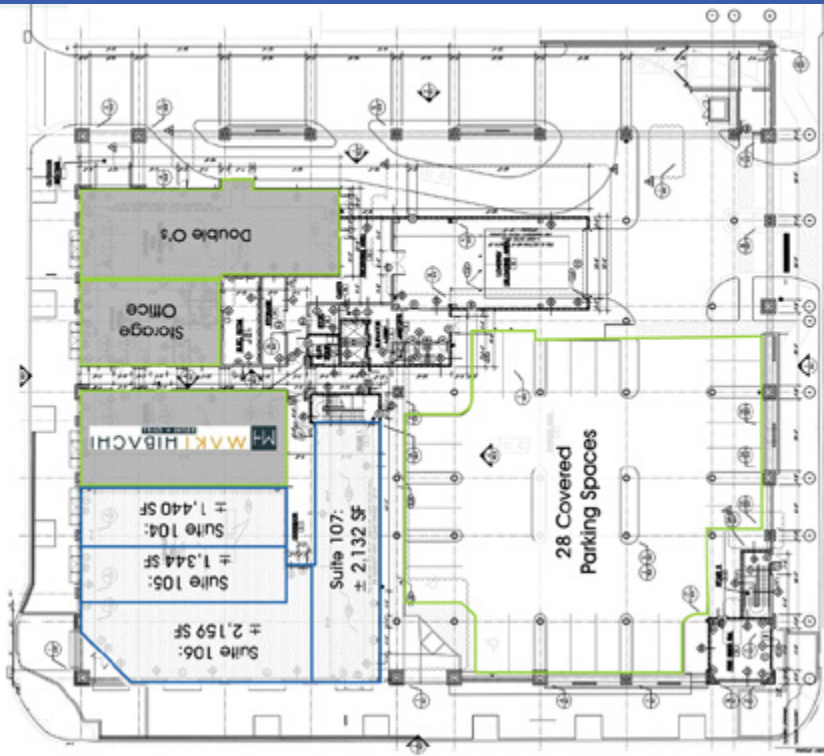
Suite 104: ± 1,440 SF
Suite 105: ± 1,344 SF
Suite 106: ± 2,159 SF
Suite 107: ± 2,132 SF



GREY SHELL
DELIVERY



END-CAP SUITE



FIRST CAPITAL
Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm
Avalon Creek, Florida, Charlotte

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCG.com

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20: 110 E. COLONIAL DR.



REPRESENTATIVE: Jeré Matheny

EMAIL: JMatheny@fcpg.com

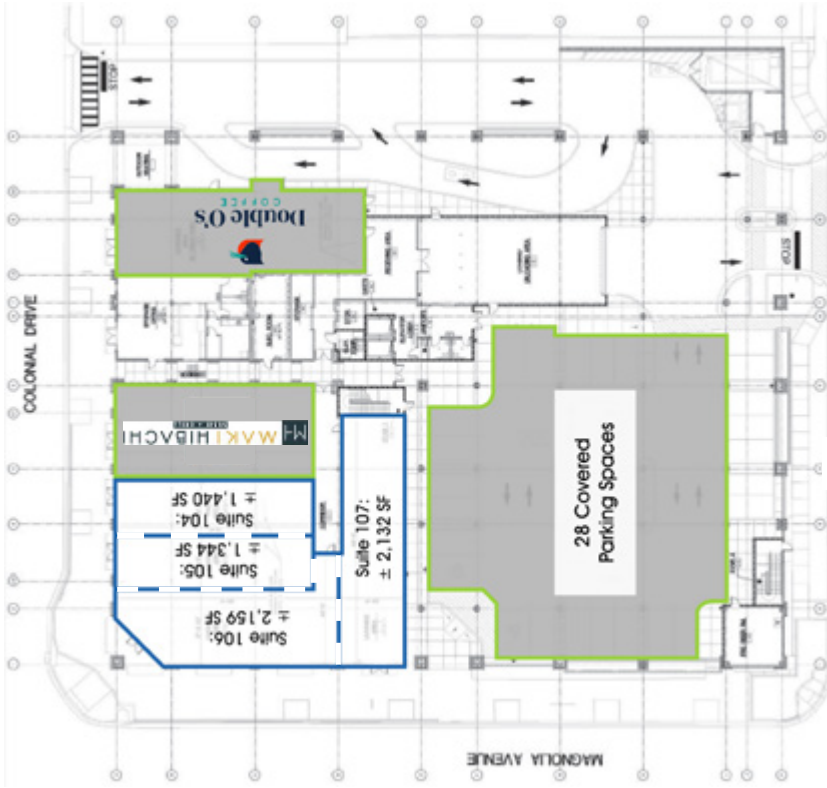
PHONE: 407.697.2176

RETAIL SPACES AVAILABLE:

Suite 110: 2,832 sq. ft.

Suite 108: 1,519 sq. ft.

SITE MAP



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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F C
P G

FIRST CAPITAL
Property Group, Inc.

COMMERCIAL REAL ESTATE SERVICES

21: 131 N. ORANGE AVE.



REPRESENTATIVE: Kathy Bonini

EMAIL: Kathy.Bonini@cbre.com

PHONE: 386.846.5890

RETAIL SPACES AVAILABLE:

Sq. Ft.: 3,745



Property Details

- + Excellent opportunity to lease a 2nd generation restaurant space in the thriving Central Business District of Downtown Orlando
- + Inline space size available: ±3,745 SF
- + Complete with gas lines and 1,800-gallon grease trap
- + Located at the nearby intersection of N. Orange Avenue (9200 AADT) & E. Jefferson Street
- + Amazing street-front visibility on N. Orange Avenue
- + Situated within a densely populated area by more than 5,300 multifamily housing units and over 11,000,000 SF of office space within walking distance offering significant daytime population, pedestrian foot traffic and close proximity to many bars, eateries and more
- + Highly amenitized area offering a short walking distance to many high traffic entertainment and recreational venues that include Lake Eola, Creative Village, KIA Center, Dr Philips Performing Art Center and more
- + Just a few minutes' drive to Interstate 4 (±24,000 AADT) and the SR-408 Exchange (898,000 AADT)
- + Easily accessible to public transit systems that includes the Lynx Central Exchange and the Sunrail AdventHealth Station

22: 317 N. ORANGE AVE.



REPRESENTATIVE: Kathy Bonini

EMAIL: Kathy.Bonini@cbre.com

PHONE: 386.846.5890

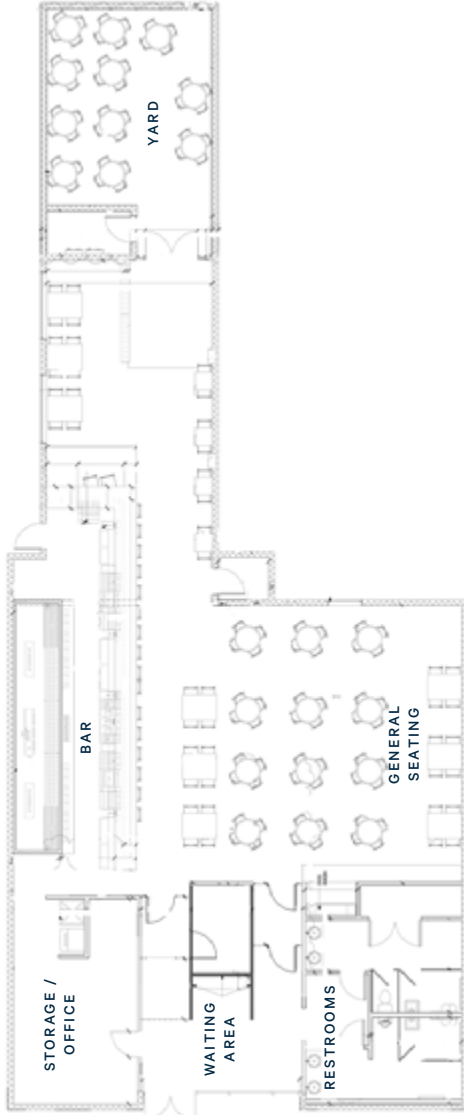
RETAIL SPACES AVAILABLE:

Sq. Ft.: 4,130

For Lease

Excellent Freestanding Retail Opportunity
317 N. Orange Avenue | Orlando, FL 32801

Floorplan



23: 410 N. ORANGE AVE.



REPRESENTATIVE: Cabot Jaffee

EMAIL: cabot.jaffee@cbre.com

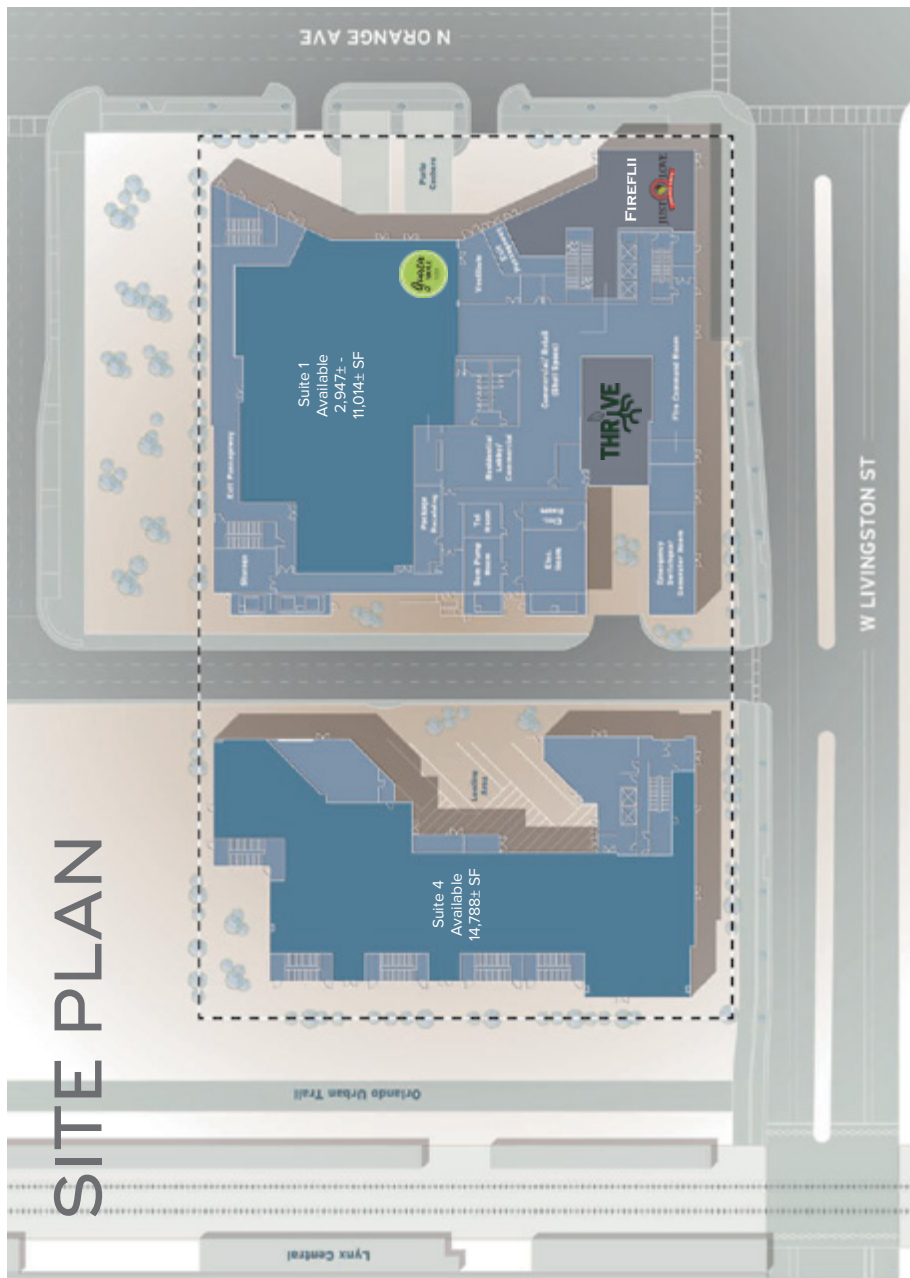
PHONE: 407.493.6075

RETAIL SPACES AVAILABLE:

Office/Retail: 14,788 sq. ft.

Retail: 2,947-11,014 sq. ft.

SITE PLAN



The DDB/CRA makes reasonable efforts to ensure accuracy of the Available Retail Locations Profile, but no representation as to accuracy is offered.

24: 2 S. ORANGE AVE.



REPRESENTATIVE: Jeré Matheny

EMAIL: JMatheny@fcpg.com

PHONE: 407.697.2176

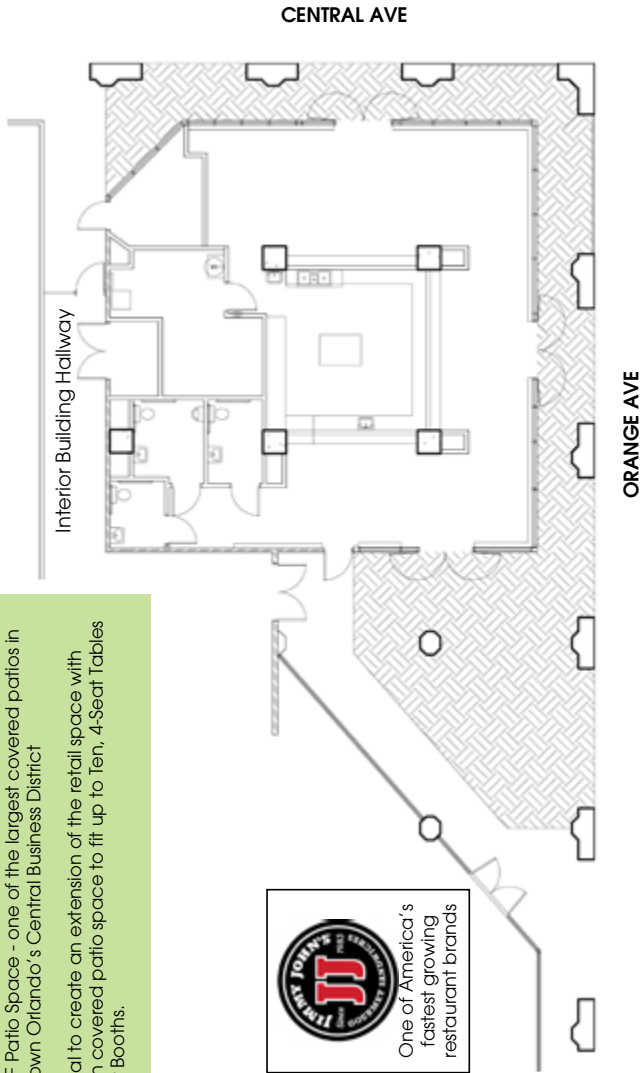
RETAIL SPACES AVAILABLE:

Sq. Ft.: 1,924

FLOORPLAN

± 800 SF Patio Space - one of the largest covered patios in Downtown Orlando's Central Business District

Potential to create an extension of the retail space with enough covered patio space to fit up to Ten, 4-Seat Tables and/or Booths.



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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25: 190 S. ORANGE AVE.



REPRESENTATIVE: Kathy Bonini

EMAIL: Kathy.Bonini@cbre.com

PHONE: 386.846.5890

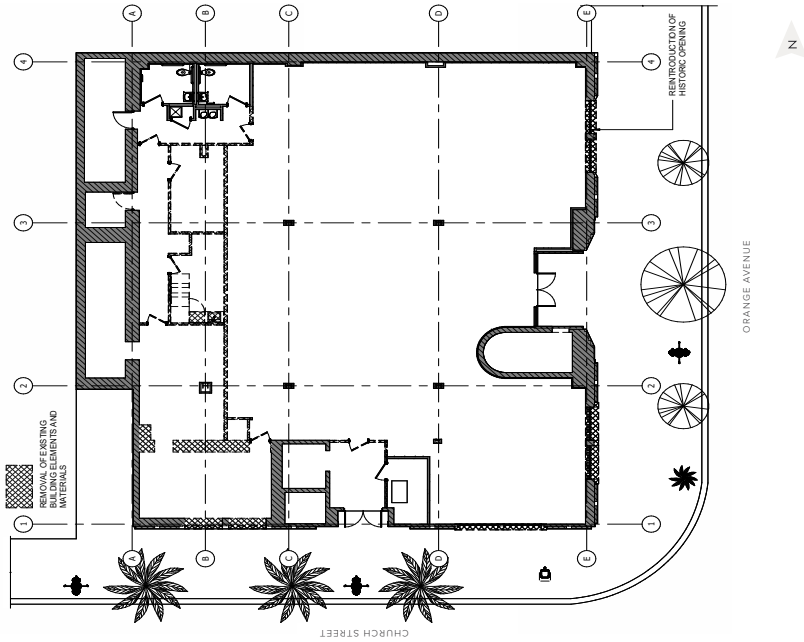
RETAIL SPACES AVAILABLE:

Sq. Ft.: 1,278-6,400

OPEN SITE PLAN

±6,641 SF

- ◆ Open Space Plan
- ◆ Multiple Entrances
- ◆ Historic Architectural Details



26: 47 E. ROBINSON ST.



REPRESENTATIVE: Serenity Lorenz

EMAIL: serenity@acrefl.com

PHONE: 904.887.3302

RETAIL SPACES AVAILABLE:

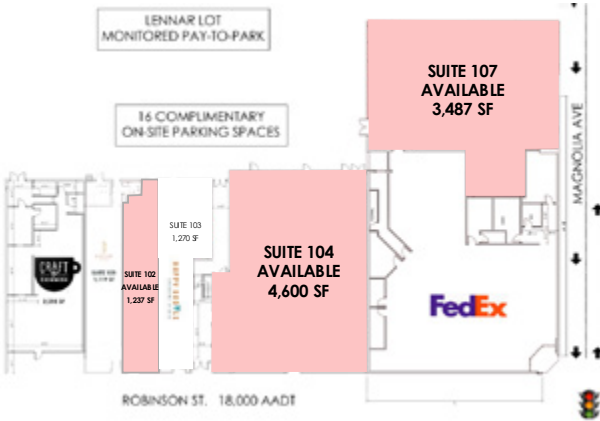
Suite 104: 4,600 sq. ft.

Suite 107: 3,478 sq. ft.

Suite 102: 1,237 sq. ft.

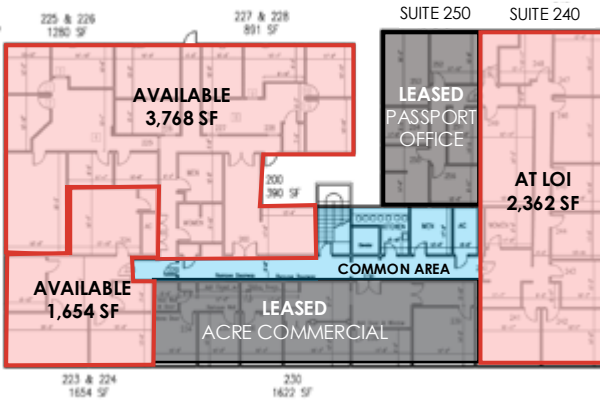
Suites 240-250: 3,404 sq. ft.

SITE PLAN / DEMOS



FIRST
FLOOR

**1,237-
4,600 SF
AVAILABLE**



SECOND
FLOOR

**1,654- 3,768 SF
AVAILABLE**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	24,948	103,995	294,457
AVG HH INCOME	\$103,571	\$119,745	\$107,162
DAYTIME POPULATION	47,931	113,271	216,969

The DDB/CRA makes reasonable efforts to ensure accuracy of the Available Retail Locations Profile, but no representation as to accuracy is offered.

27: 28-44 W. CENTRAL BLVD.



REPRESENTATIVE: Jeff Bloom

EMAIL: jbloom@realvest.com

PHONE: 407.718.1558

RETAIL SPACES AVAILABLE:

Sq. Ft.: 4,250 sq. ft.

For Lease

Empire Building - Retail Space

4,250 SF | \$28.50 / SF



28-44 West Central Blvd

Orlando, Florida 32801

Property Highlights

- 37,144± SF, four-story office building in Downtown Orlando
- Historic brick building; built in 1912
- Great location in the center of Downtown; close to Amway Center and Dr. Phillips Center
- Walking distance to Church Street SunRail station and shops
- Some free surface parking included
- Surrounded by restaurants and banking
- Zoning: AC-3A/T/HP (City of Orlando)
- Easy access to I-4, Colonial Drive (SR 50), SR 408 (EastWest) and Orange Blossom Trail

Lease Rate: \$28.50 / SF Modified Gross

OFFERING SUMMARY

Available SF	4,250 SF
Lease Rate	\$28.50 / SF (MG)
Building Size	37,144 SF



For more information

Jeffrey Bloom, CCIM

O: 407 949 0709

jbloom@realvest.com

1800 Pembroke Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

nairealvest.com



12.13.21

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

The DDB/CRA makes reasonable efforts to ensure accuracy of the Available Retail Locations Profile, but no representation as to accuracy is offered.

28: 126-132 E. COLONIAL DR.



REPRESENTATIVE: Patricia Sullivan

EMAIL: psullivan@oldetownbrokers.com

PHONE: 407.719.6550

RETAIL SPACES AVAILABLE:

Suite 128: 1,625 sq. ft.

Retail: 1,600 sq. ft.

Retail: 1,400 sq. ft.

29: 20-28 S. ORANGE AVE.



REPRESENTATIVE: Scott Lloyd

EMAIL: scott@lloydca.com

PHONE: 407.963.7558

RETAIL SPACES AVAILABLE:

Unit 20: 1,983 sq. ft.

30: 455 N. GARLAND AVE.



REPRESENTATIVE: Jeff Bloom

EMAIL: jbloom@realvest.com

PHONE: 407.718.1558

RETAIL SPACES AVAILABLE:

Sq. Ft.: 2,500 sq. ft.

**Floor Plan - For Illustration
Purposes Only**



For Illustration Purposes Only

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1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407.875.9989 tel
nairealvest.com



31: 692 N. ORANGE AVE.



REPRESENTATIVE: Janaien Rabah

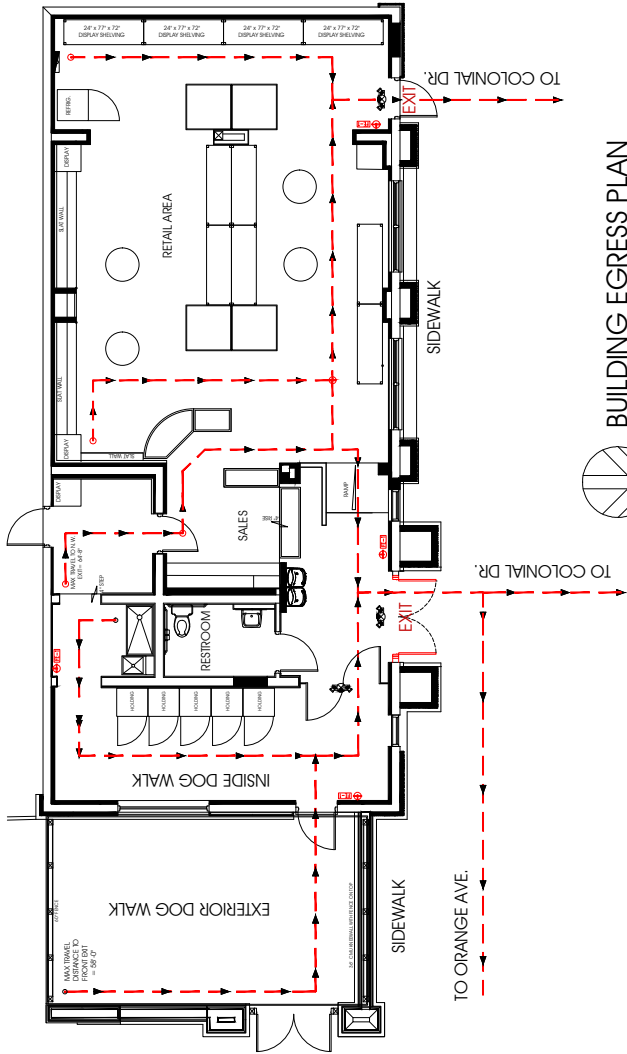
EMAIL: magicpetflorida@yahoo.com

PHONE: 407.687.8232

RETAIL SPACES AVAILABLE:

Sq. Ft.: 1,875 sq. ft.

OCCUPANTS: 41



BUILDING EGRESS PLAN

32: 413 W. CHURCH ST.



REPRESENTATIVE: Stuart Zall

EMAIL: szall@zallcompany.com

PHONE: 303.888.9040

RETAIL SPACES AVAILABLE:

Sq. Ft.: 125,000

Level 1 Retail

LEASING
OPPORTUNITIES



Level 2 Retail

LEASING
OPPORTUNITIES



33: 601 W. LIVINGSTON ST.



REPRESENTATIVE: Alexie Fonseca

EMAIL: Alexie.Fonseca@colliers.com

PHONE: 321.276.4006

RETAIL SPACES AVAILABLE:

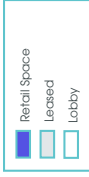
Sq. Ft.: 2,548

Last Space Available

2,548 SF with outdoor patio

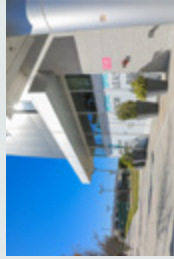
- At present, our community encompasses **over 8,000 students, faculty, and staff**, and we have a strategic vision to expand our reach to a range of **10,000 to 15,000 students**.
- Maintaining a stable occupancy rate of **95% +** for our **640 student housing beds**.
- Providing **600 integrated parking spaces, including 100 available for retail customers**.
- Situated next to **957 new apartments**, and over **2,100 residents** overall in the Village.
- Offering **105,000 square feet** of education space leased to UCF and Valencia College, as part of the Downtown Campus, fostering collaborative educational environments.
- EA Orlando Studio, boasting a workforce of over **1,000 employees**.
- Close proximity to **Luminary Green Park** (a 2.3-acre public park) enhances the community experience by hosting regular programming and special events that draw in thousands of attendees.

Site Plan



Street View

Next to Addition Financial, featuring two primary entrances and an outdoor seating area.



Grey Shell

2,548 square feet fronting Livingston Street



34: CITI TOWER — 101 LAKE AVE.



REPRESENTATIVE: Nick Robinson

EMAIL: nick.robinson@avisonyoung.com

PHONE: 352.565.4517

RETAIL SPACES AVAILABLE:

Unit 1: 2,719 sq. ft.

Unit 2: 1,160 sq. ft.

35: 41 W. CHURCH ST



REPRESENTATIVE: Ben Kuykendall

EMAIL: Ben@FCPG.com

PHONE: 407.872.0177

RETAIL SPACES AVAILABLE:

Suite 100: ± 1,808 sq. ft.

Space B: ± 5,829 sq. ft.

Space C: ± 2,015 sq. ft.

RETAIL SPACE FOR LEASE

411 W Church Street, Orlando, FL 32801

Contact: Dominique Greco
Sales & Leasing Associate
E: Dominique@FCPG.com
P: 407.872.0177 ext. 142

Contact: Ben Kuykendall
Vice President of Brokerage Services
E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Contact: Dan Van Natta, CCIM
Vice President of Brokerage Services
E: Dan@FCPG.com
P: 407.872.0177 ext. 117



For Lease: Inquire For Rate

Availability: ± 1,808 - 9,652 SF

Suite 100: ± 1,808 SF
Suite 110: ± 5,829 SF
Suite 150: ± 2,015 SF

IDEAL FOR HOSPITALITY, RESTAURANT, & ENTERTAINMENT USERS

Two 2nd Gen. restaurant spaces available separately or combined for one flagship hospitality concept



Active nightclub conditional use permit (CUP2025-10004) valid through August 11, 2027 (extension available)

Hospitality-Ready 2nd-Gen. restaurant and nightlife space with existing bar, kitchen, and entertainment layouts

Planned façade upgrades including a new storefront window and door system

Surrounded by established restaurants, nightlife, and entertainment destinations within City District Main Street

City-led streetscape improvements underway, enhancing Church Street for festivals, events, and walkable activity (see page 7)

Prominent ground-level storefront benefiting from event-driven foot traffic from major venues like Kia Center, WestCoast and Dr. Phillips Center for the Performing Arts

Constructed in 1910, offering hard to find historic architectural features and character



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