

Retail/
Restaurant Space
for
LEASE

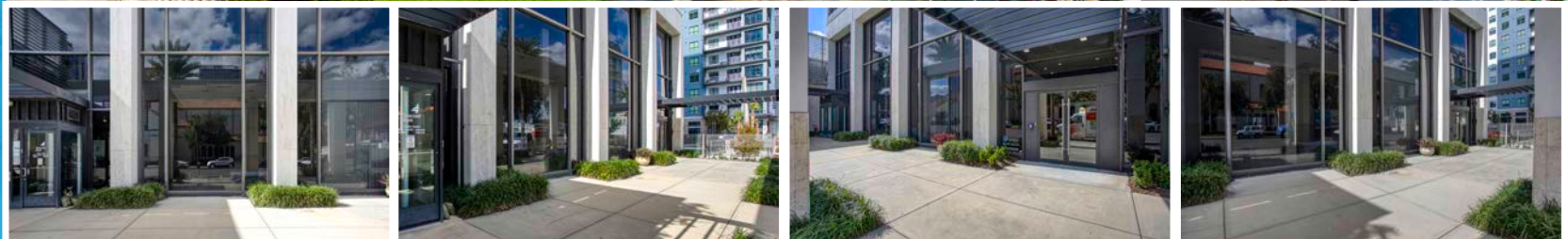
250
NORTH
ORANGE

1st floor retail/proposed
restaurant space

call for details

- + \$3M in improvements
- + floor to ceiling windows
- + located in Orlando
Centrall Business District

- + **building:** 128,791 SF
- + **available:** 1,640 SF
- + **class:** A
- + **stories:** 16
- + **parking:** 145 spaces



250 n. orange ave.
orlando, fl 32801

buffy gillette
broker associate
(407) 670.9113
buffy@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

incredible
downtown
location within
walking distance
of many shops,
multifamily
residences &
more.

- ±1,640 sf of Restaurant/Retail Space Available Now
- High visibility on the corner of Orange and Robinson
- Spacious outdoor seating/patio area
- Surrounded by office and residential buildings
- Neighboring Seacoast Bank and MMA Robinson (369 units)
- Downtown Orlando currently is home to 10,943 apartment units
- Easy access to Interstate-4 within minutes from SR 50 and SR 441
- Generous tenant improvement package available



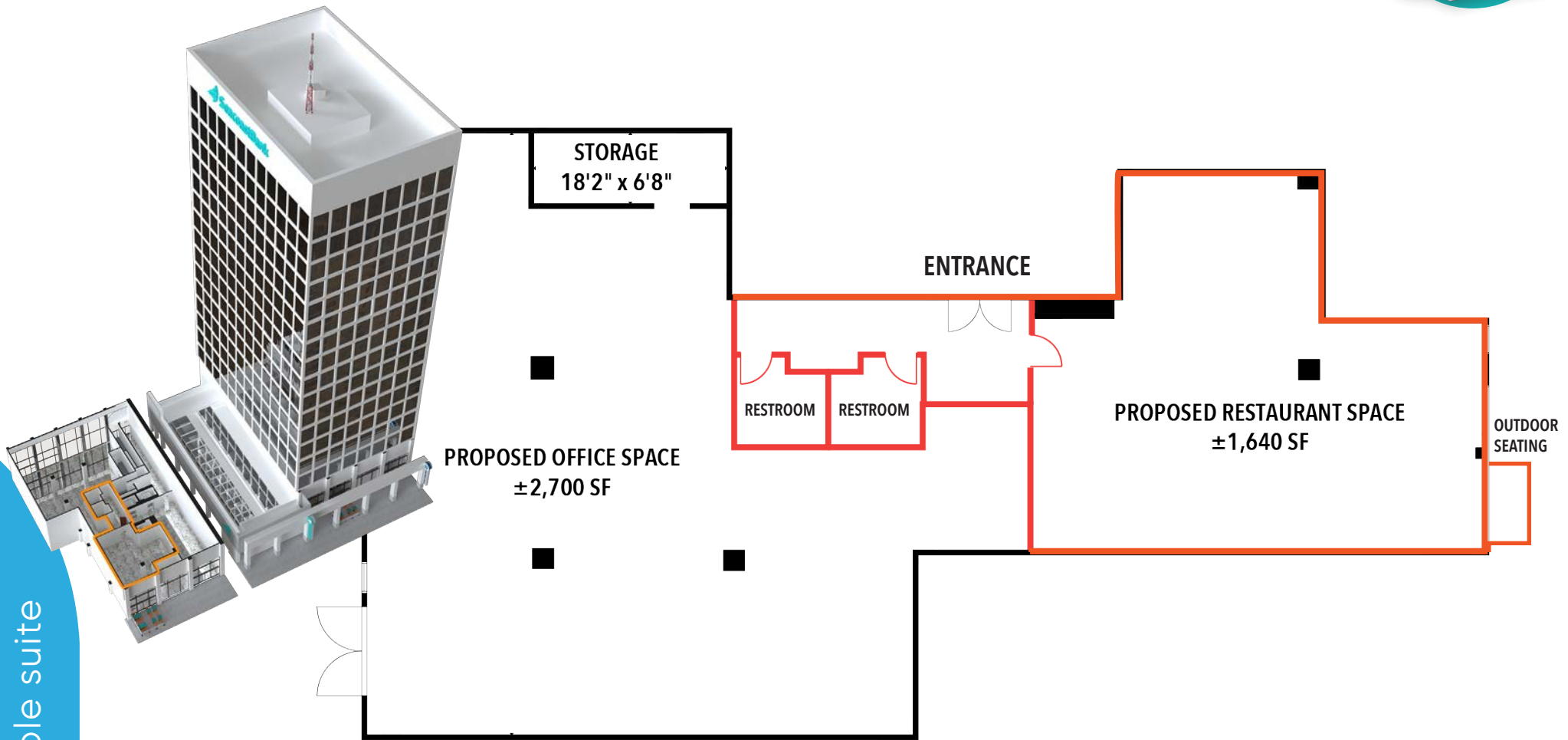
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

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for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

Proposed Retail/Restaurant | $\pm 1,640$ sf

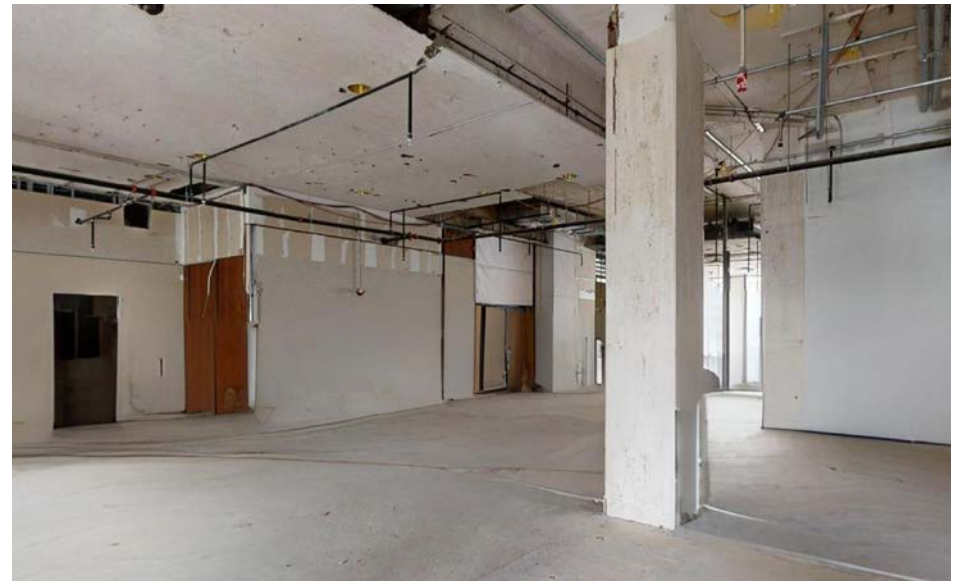
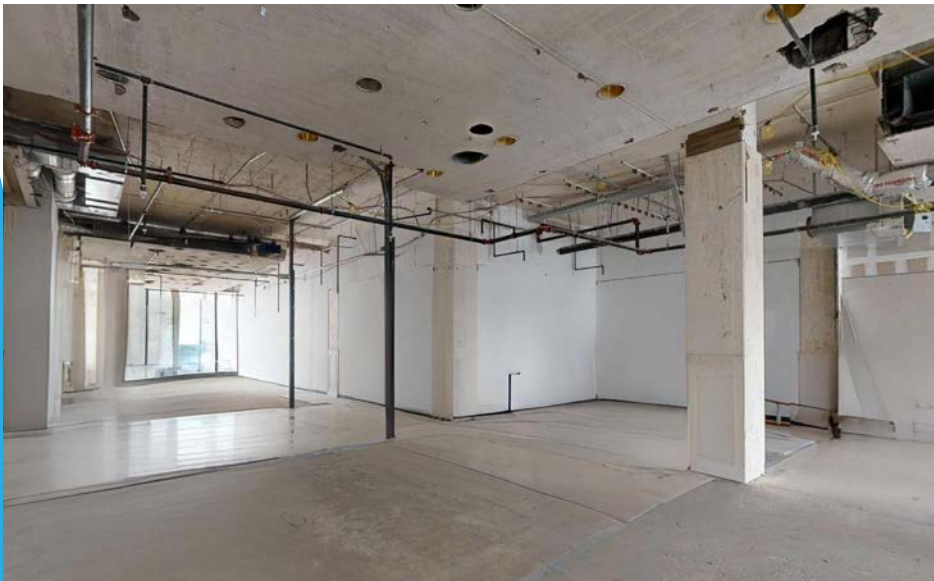


available suite



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First Floor Retail/Restaurant | $\pm 1,640$ sf



interior



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First Floor Retail/Restaurant | Outdoor Seating Area



interior



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3 Minutes

from Creative Village &
Kia Center

4 Minutes

from Inter & Co Stadium

5 Minutes

from Dr. Phillips Center

8 Minutes

from Camping World
Stadium

10 Minutes

from Orlando Health

24 Minutes

from Orlando International
Airport

city views



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the location advantage

Situated in a rapidly growing metropolitan area that's a hub for tourism, technology, and healthcare, the district enjoys high foot traffic, translating to excellent visibility and customer reach for businesses. Its location is prime—near government offices, hotels, entertainment venues, and other commercial establishments—making it an attractive spot for any business.

The area is well-served by public transport, including bus lines and the SunRail, reducing commuting challenges for both employees and customers. The Central Business District is often the focus of city improvement initiatives, from public safety to urban aesthetics, ensuring the quality and vision your company seeks.

demographics

	1 Mile	3 Mile	5 Mile
Population	23,562	104,751	297,832
Employees	64,406	197,323	307,891
Daytime Pop.	75,401	246,206	457,583
Ave HH Income	\$98,326	\$104,170	\$92,095

within walking distance

2,200+ Hotel Rooms

50+ Restaurants

5,000+ Multi-Family units



ART²
BY ASCEND

Art² is an urban pocket park attached to 250 N Orange Avenue on the southwest corner of Orange Ave. and Robinson St that will be opening soon to the public.

Park amenities include a two-story container structure with a café, art gallery, stage, seating, and more. The Park will include audiovisual equipment throughout the footprint, space for two food trucks, green space for scheduled activities, and a downtown gateway feature.

new amenity



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