



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

SODO STATION

415 W Kaley Street
Orlando, Florida 32806

DIVERSE REDEVELOPMENT OPPORTUNITY



SCAN ME



FOR SALE

- + **Sale Price:** Call for Pricing
- + **Available:** 246,270 SF | 5.65 Acres
- + **Zoning:** IG-T
- + **County:** Orlando



Highlights

- Located near the core of Downtown Orlando within the special plan designation the "SODO" Plan Area.
- "SODO" Plan Area was put forth by the City of Orlando to "encourage redevelopment, create a highly visible and memorable node of activity and establish the intersection of Division Avenue and Kaley Street as the western gateway to the South Downtown Subarea".
- The area is served by an Amtrak train station and a Sunrail Commuter Station,
- Enjoys close proximity to Orlando's CBD, is highly visible from I-4, and is anchored by Orlando Health.

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Demographics

1 Mile



9K+
ESTIMATED
POPULATION
2019



\$64K
AVERAGE
HOUSEHOLD
INCOME



\$221K
MEDIAN
HOME
VALUE 2021



38.7
AVERAGE
AGE

3 Miles



118K+
ESTIMATED
POPULATION
2021



\$71K
AVERAGE
HOUSEHOLD
INCOME



\$238K
MEDIAN
HOME
VALUE 2021



36.6
AVERAGE
AGE

5 Miles



318K+
ESTIMATED
POPULATION
2019



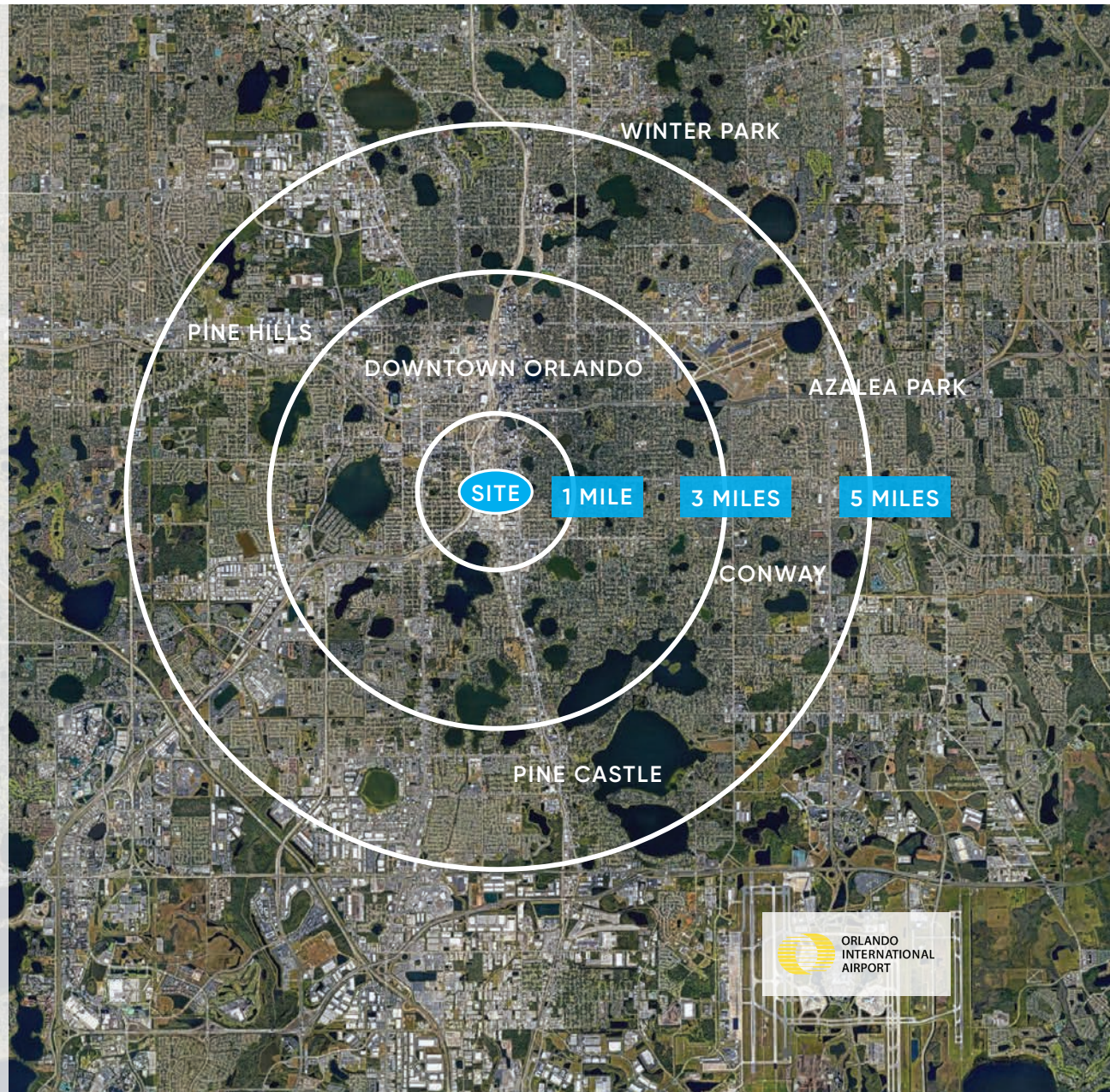
\$69K
AVERAGE
HOUSEHOLD
INCOME



\$231K
MEDIAN
HOME
VALUE 2021



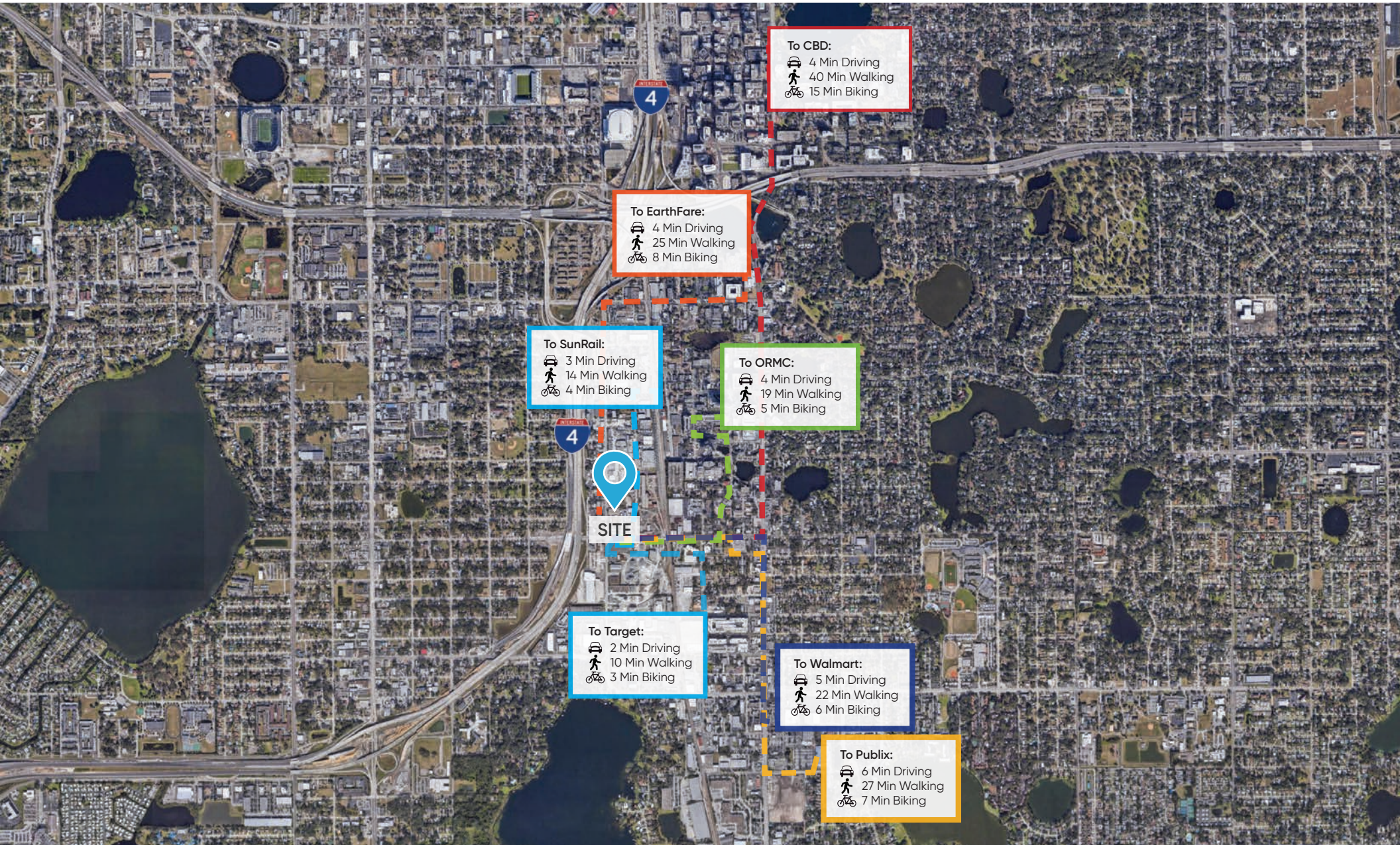
35.3
AVERAGE
AGE



Retail Map



Transportation Map

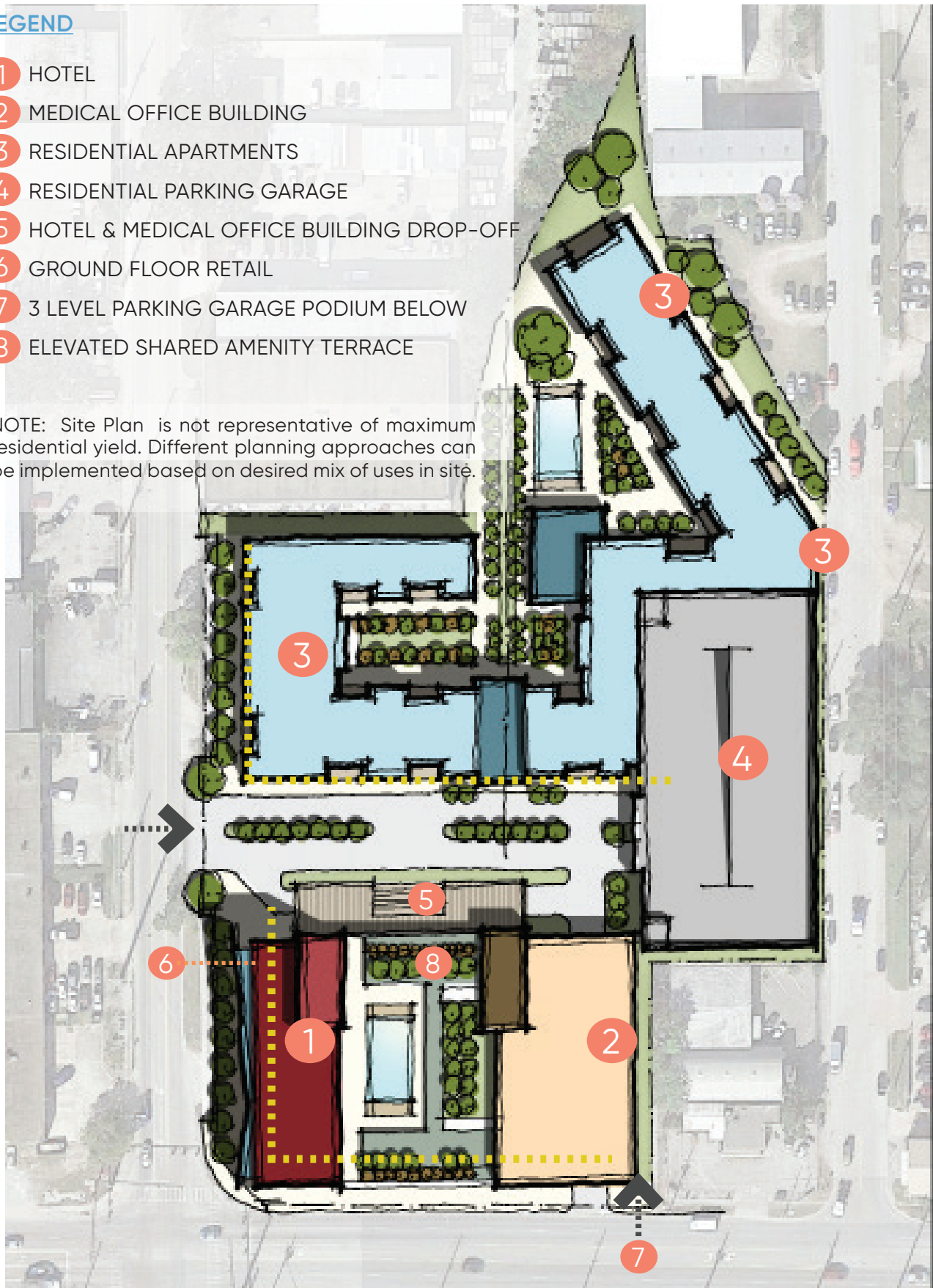


MASSING STUDY

LEGEND

- 1 HOTEL
- 2 MEDICAL OFFICE BUILDING
- 3 RESIDENTIAL APARTMENTS
- 4 RESIDENTIAL PARKING GARAGE
- 5 HOTEL & MEDICAL OFFICE BUILDING DROP-OFF
- 6 GROUND FLOOR RETAIL
- 7 3 LEVEL PARKING GARAGE PODIUM BELOW
- 8 ELEVATED SHARED AMENITY TERRACE

NOTE: Site Plan is not representative of maximum residential yield. Different planning approaches can be implemented based on desired mix of uses in site.



MASSING STUDY

PARCEL INFORMATION

ZONING: I-G/T
T-6 URBAN CORE (SODO OVERLAY)
SIZE: 5.65 ACRES (246,270 SF)

AREA CALCULATIONS (PER SODO OVERLAY)

SETBACK

STREET: 7'-15'
SIDE 0'
REAR 10'

MAX FAR : 2.0 (466,500 GSF) | 100 DWELLING UNITS/ACRE

MAX. RESIDENTIAL: 560 UNITS

RESIDENTIAL PARKING NEED

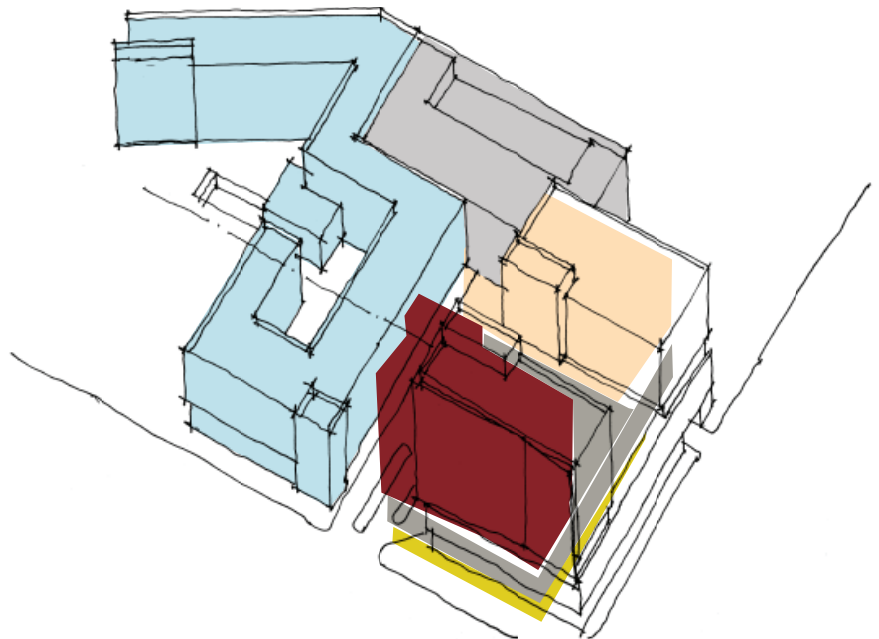
RESIDENTIAL PARKING:	2 CARS/ UNIT = 1,200 CARS
RESIDENTIAL VISITORS	60 CARS
TOTAL	1,260 CARS

RETAIL 40,000 GSF

HOTEL 20 KEYS/LEVEL @ 6 LEVELS = 120 KEYS
1 AMENITIES FLOOR
PARKING NEED = 120 CARS

MEDICAL OFFICE BUILDING 5 LEVELS @ 18,000GSF = 90,000 GSF
PARKING NEED @ 5/1000=450 CARS

HOTEL - MOB PARKING G+3 = 570 CARS
(PODIUM)



PRESENTED BY:

LITTLE