Space Available
2,787-3,565 SF

THE PLAZA

183 South Orange Avenue, Orlando, FL 32801

PROPERTY HIGHLIGHTS

- **GLA:** 102,041 SF
- **Municipality:** Orange County
- **Space Available:** Suite 170N - 2,787 SF, Suite 103 E - 3,565 SF
- **Parking Spaces:** Within complex, paid by tenant
- **Notable Tenants:** CMX Cinemas Plaza Cafe, Corona Cigar Company, Bento Cafe, Olives & Mochi, Debonair Supper Club, Mai Thai
- **Traffic Counts:** Orange Ave. – 24,106 ADT

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Total Population	17,474	46,439	91,166
Total Households	9,612	22,932	42,693
Number of Businesses	3,926	7,306	10,416
Number of Employees	72,958	120,745	165,607

ARCHON
COMMERCIAL ADVISORS

Janet Galvin
O 407 278 5535 x 404
C 407 484 9562
janet@archonca.com

100 East Central Blvd, Suite #2
Orlando, FL 32801
P 407 278 5535 | F 407 545 2844
www.archonca.com

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Site Plan

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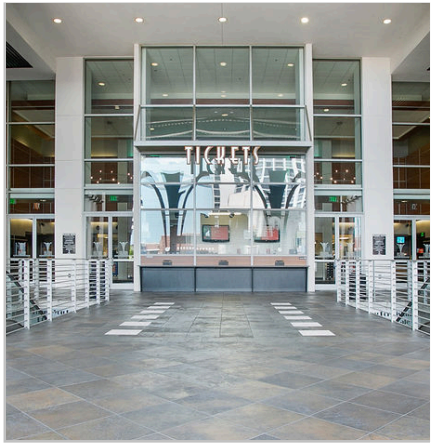

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Downtown Demographics

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WHO LIVES DOWNTOWN?

Downtown Orlando has evolved into a true urban neighborhood offering a diverse selection of residential properties encompassing high-rise multi-family buildings, townhouses, and single family homes. The downtown Orlando geography is accentuated with beautiful lakes, public parks, and recreational venues, providing residents with an ideal place to live and raise a family.

12,333 Residential units downtown
94.2% Apartment occupancy rate
$1,627 Average rental rate ($1.87 per SF)
3,337 Residential units in-progress or proposed
58% Residential population increase from 2000 to 2016
52.4% Bachelor's degree or higher
$73,286 Average household income

WHO WORKS DOWNTOWN?

Downtown Orlando is Central Florida's hub for finance, government, commerce, and is home to a growing tech industry. The City of Orlando serves our business community by creating an environment that supports the various industries in our downtown core and the entire region. Downtown Orlando will continue to create, retain, and attract high-wage and high-value jobs that grow the economy.

11,083,733 Rentable square feet
91.2% Office occupancy rate
$25.06 Average office rental rate per SF
191 Business licenses issued in 2017
80,047 Total jobs in downtown Orlando
54.2% Are college educated
$70,808 Average salary downtown

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Points of Interest

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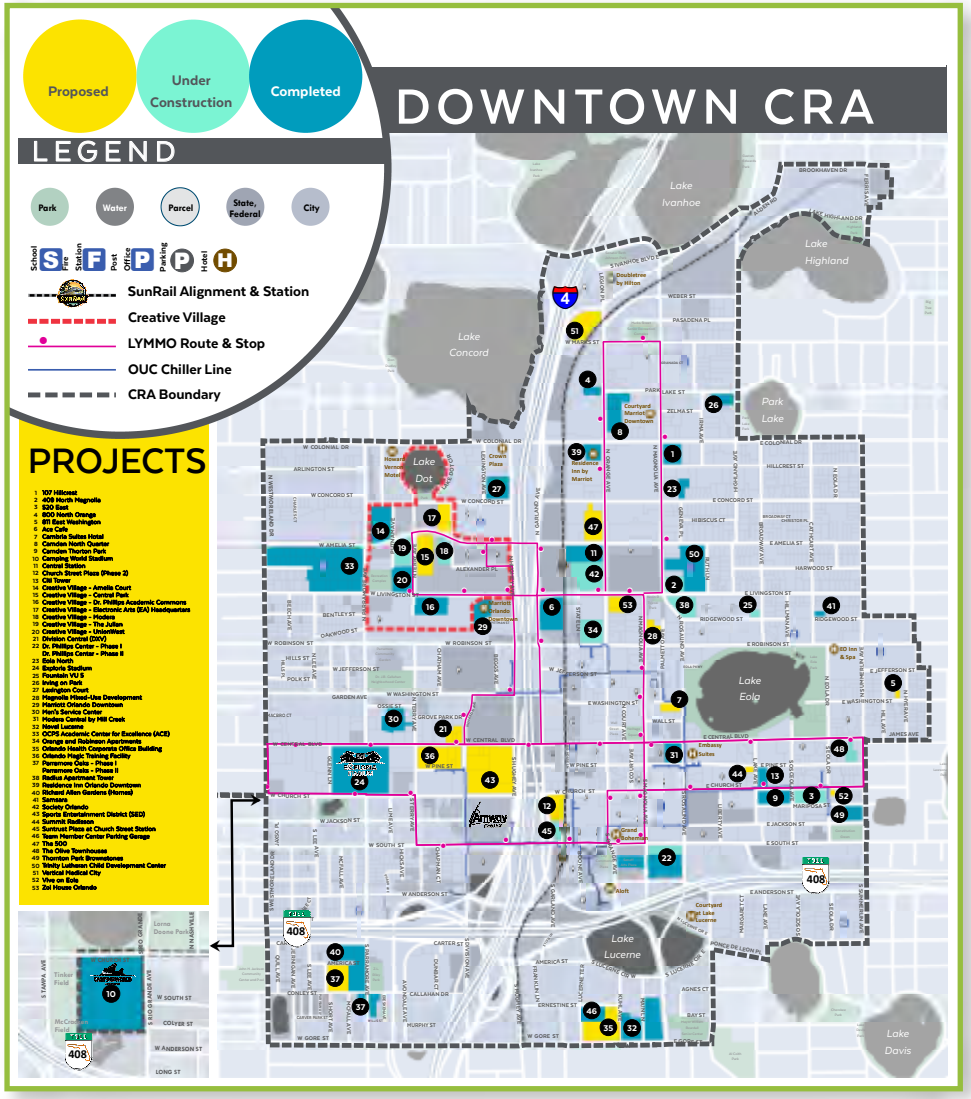
Proposed
Under Construction
Completed
LEGEND
Park
Water
Parcel
State, Federal
City
School
Fire Station
Post Office
Parking
Hotel
SunRail Alignment & Station
Creative Village
LYMMO Route & Stop
OUC Chiller Line
CRA Boundary
DOWNTOWN CRA
PROJECTS
1 107 Hillcrest
2 409 North Magnolia
3 520 East
4 800 North Orange
5 811 East Washington
6 Ace Cafe
7 Cambria Suites Hotel
8 Camden North Quarter
9 Camden Thornton Park
10 Camping World Stadium
11 Central Station
12 Church Street Plaza (Phase 2)
13 Citi Tower
14 Creative Village - Amelia Court
15 Creative Village - Central Park
16 Creative Village - Dr. Phillips Academic Commons
17 Creative Village - Electronic Arts (EA) Headquarters
18 Creative Village - Modera
19 Creative Village - The Julian
20 Creative Village - UnionWest
21 Division Central (DXV)
22 Dr. Phillips Center - Phase I
Dr. Phillips Center - Phase II
23 Eola North
24 Exploria Stadium
25 Fountain VU 5
26 Irving on Park
27 Lexington Court
28 Magnolia Mixed-Use Development
29 Marriott Orlando Downtown
30 Mark's Service Center
31 Modera Central by Mill Creek
32 Novel Lucerne
33 OCPS Academic Center for Excellence (ACE)
34 Orange and Robinson Apartments
35 Orlando Health Cooperate Office Building
36 Orlando Magic Training Facility
37 Paramore Oaks - Phase I
Paramore Oaks - Phase II
38 Radius Apartment Tower
39 Residence Inn Orlando Downtown
40 Richard Allen Gardens (Storrow)
41 Samsara
42 Society Orlando
43 Sports Entertainment District (SED)
44 Summit Radisson
45 Suntrust Plaza at Church Street Station
46 Team Member Center Parking Garage
47 The 500
48 The Olive Townhouses
49 Thornton Park Brownstones
50 Trinity Lutheran Child Development Center
51 Vertical Medical City
52 Vine on Eola
53 Zel House Orlando
Lake Ivanhoe
Lake Highland
Lake Concord
Park Lake
Lake Dot
Lake Eola
Lake Lucerne
Lake Davis
Amway Arena
Exploria Stadium
Camping World Stadium
Orlando Magic Training Facility
Tinker Field
Orlando Regional Medical Center
Lorna Doone Park
Doubletree by Hilton
Courtyard Marriott Downtown
Howard Johnson Vernon Motel
Crown Plaza
Residence Inn by Marriott
Embassy Suites
Grand Bohemian
Courtyard at Lake Lucerne
Aloft
BD Inn & Spa
Hilton Garden Inn Orlando Downtown
Marriott Orlando Downtown
Hyatt Regency Orlando
Sheraton Orlando Downtown
I-4
408
W COLONIAL DR
W CONCORD ST
W AMELIA ST
W LIVINGSTON ST
W ROBINSON ST
W JEFFERSON ST
W WASHINGTON ST
W CENTRAL BLVD
W CHURCH ST
W JACKSON ST
W SOUTH ST
W ANDERSON ST
W GORE ST
S ORANGE AVE
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S MAGNOLIA AVE
S TAMPA AVE
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Residential Buildings

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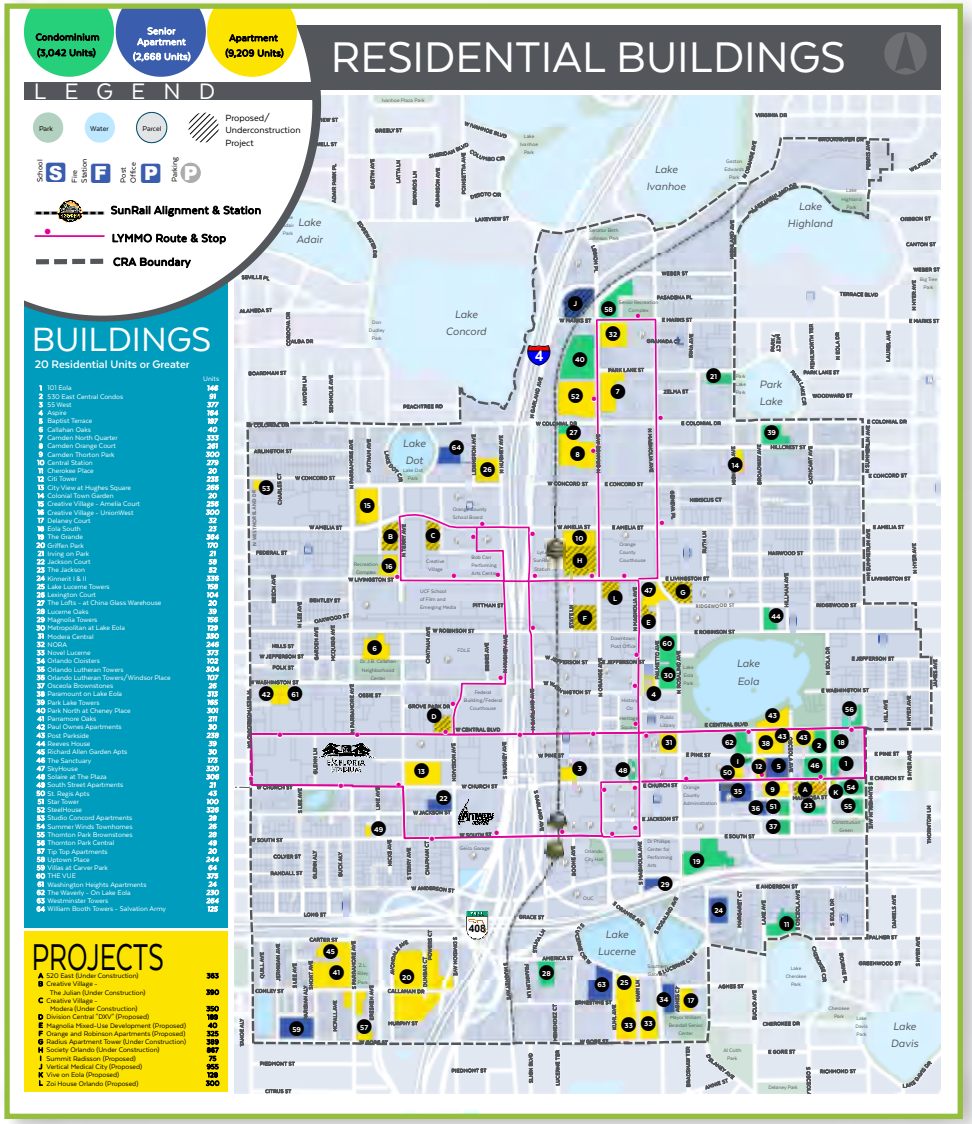

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Downtown Hotels

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Archon Commercial Advisors is an affiliate of SITE SOURCE

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