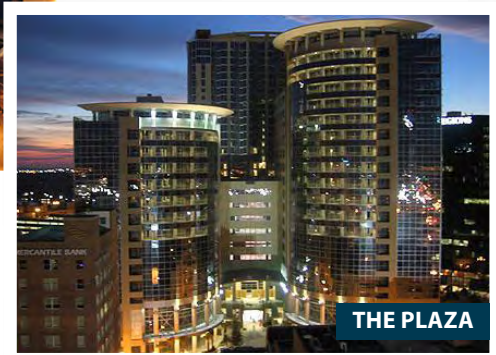








Retail Space
Available

THE PLAZA

171 S. Orange Ave. & 124 S. Magnolia Ave., Orlando, FL 32801



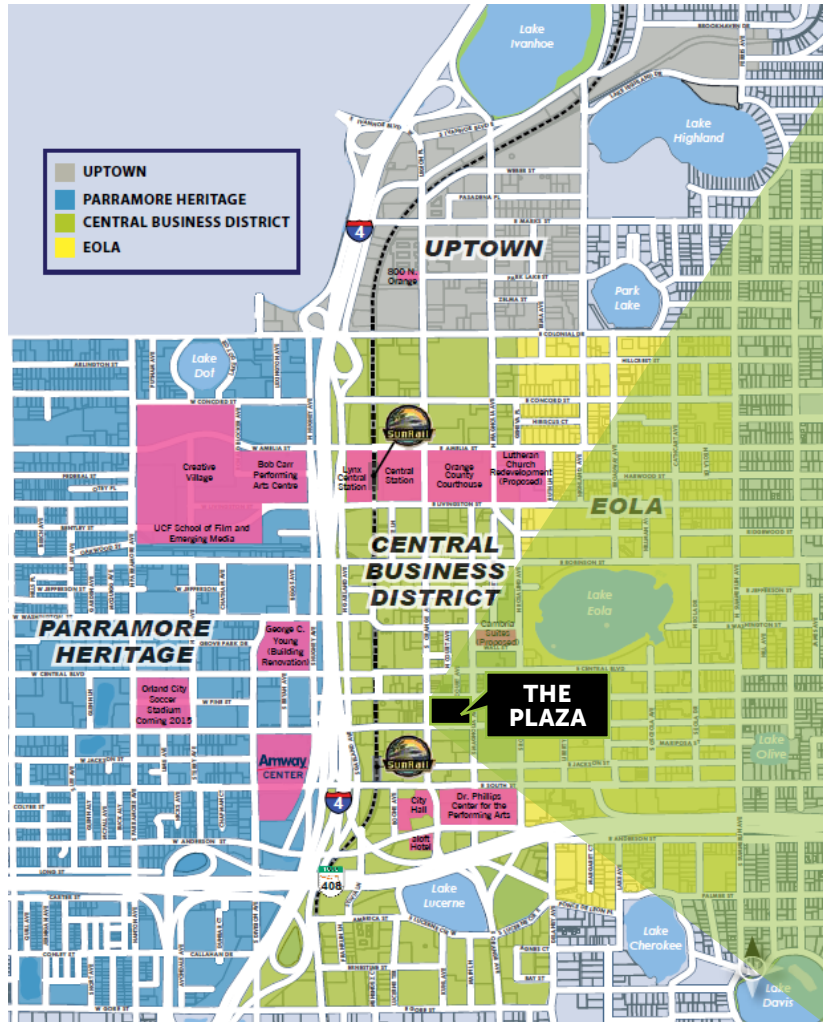
PROPERTY HIGHLIGHTS

-  **GLA:** 102,041 SF
-  **Municipality:** Orange County
-  **Space Available:**
171 S. Orange Ave., Suite 110S – 3,924 SF Former Restaurant
124 S. Magnolia Ave., Suite 103E – 3,565 SF
-  **Parking Spaces:** 1,181
-  **Notable Tenants:** Cobb Theatres, Chela Tequila & Tacos, Corona Cigar Company, Bento Cafe, Frank & Steins, 7-Eleven, Olives & Mochi
-  **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

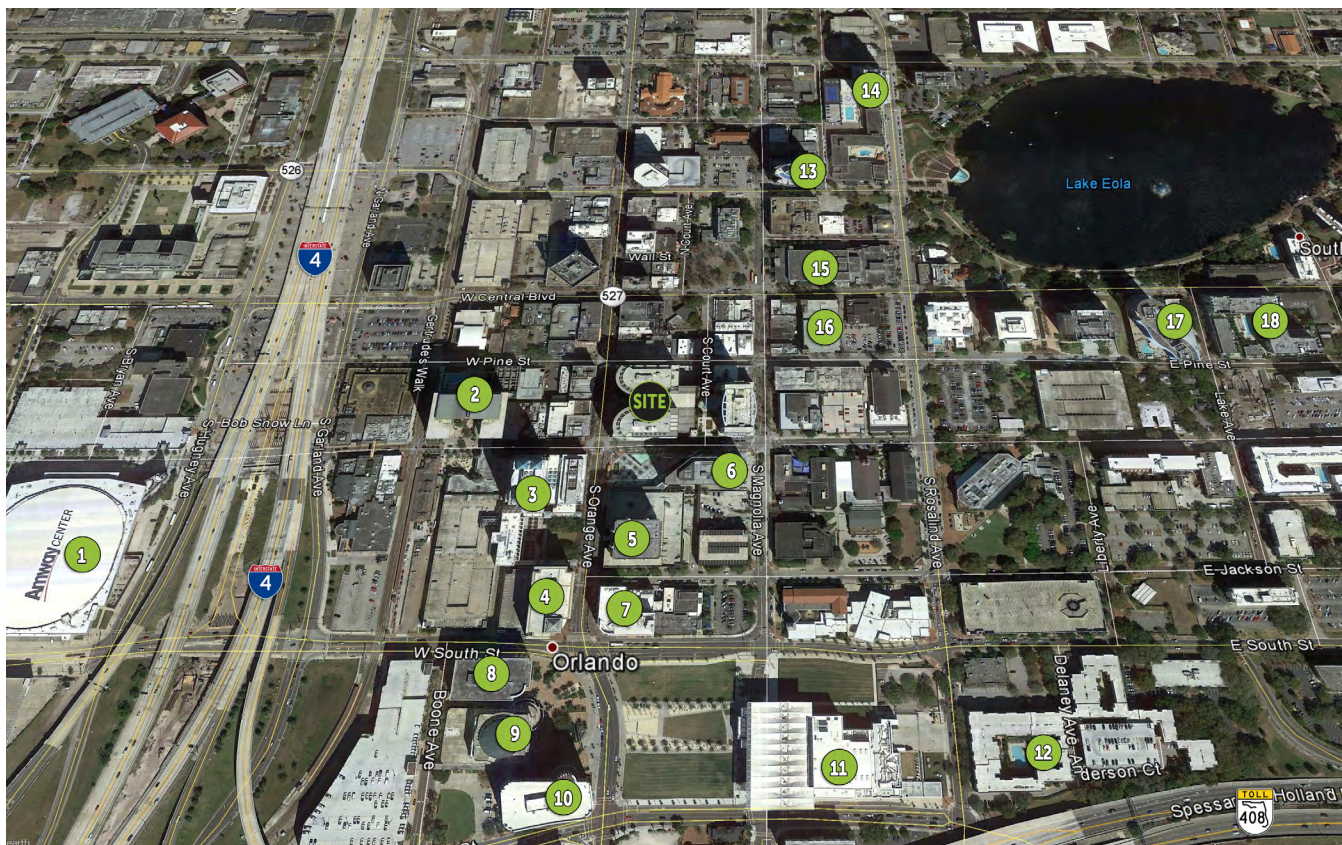
THE PLAZA

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1. Amway Center – 18,500-seat stadium
2. 55 West – 425 units
3. Suntrust Tower – 2,081 employees
4. Lincoln Plaza – 922 employees
5. BB&T Office Tower – 920 employees
6. Seaside Plaza – 1,000 employees
7. Grand Bohemian Hotel – 247 rooms
8. CNL Center II – 1,091 employees
9. City Hall – 450 employees
10. CNL Center I – 1,265 employees
11. Dr. Phillips Center for the Performing Arts
12. The Grande Condos – 365 units
13. Aspire Apartments – 164 units
14. The Vue Residential Condos – 375 units
15. Public Library
16. Public Parking
17. The Waverly Residential Condos – 230 units
18. Paramount Residential Condos – 306 units

The Plaza Downtown Orlando is a dynamic mixed use project located in the heart of Orlando's world class urban core with residential, retail, and commercial development. A true live, work, play development, The Plaza, boost a Class A, 29-story, 305 unit, residential condominium tower, The Solaire, along with 332,000 SF of Class A office with over 1,700 employees and ground floor entertainment, including a 12-screen Cobb movie theater, fine and casual dining options, served by a 1,181 space structured parking garage.

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