

FOR LEASE

2nd Generation Restaurant at Skyhouse Orlando | 3,001 ± SF Available | Orlando, FL

335 N MAGNOLIA AVE, ORLANDO, FL 32801

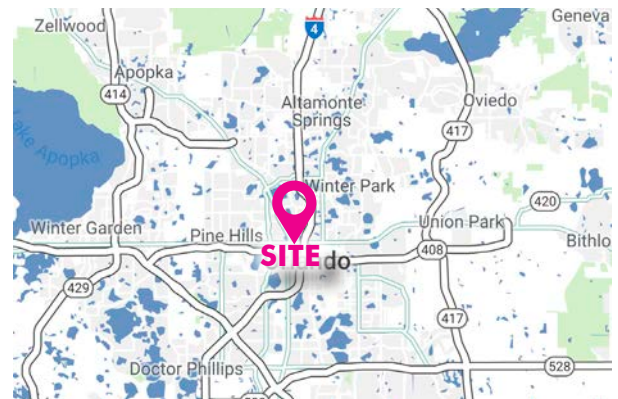
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PROPERTY INFO

- + 3,001 ± SF available on the first floor of a 23-story upscale 320 unit apartment complex, which is 98% occupied with close to 500 residents
- + Skyhouse is the closest retail location to Lake Eola which hosts approximately 300 events each year and welcomes over 2.5 million visitors
- + Located in the Central Business District of Downtown Orlando at the corner of Magnolia Avenue and E Livingston Street
- + Within walking distance to the Church St. & Lynx Central SunRail stations
- + Ample onsite garage parking
- + Traffic Count:
 - N Magnolia Ave: 33,500 AADT
 - E Livingston St: 5,000 AADT
 - N Rosalind Ave: 17,500 AADT

LOCATION MAP



2019 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,032	96,872	285,692
Daytime Population	73,808	246,884	451,121
Population Growth (2010-2019)	3.10%	1.36%	1.23%
Households	11,520	46,296	119,781
Average Household Income	\$89,363	\$87,314	\$76,555
Median Household Income	\$59,552	\$57,073	\$48,852

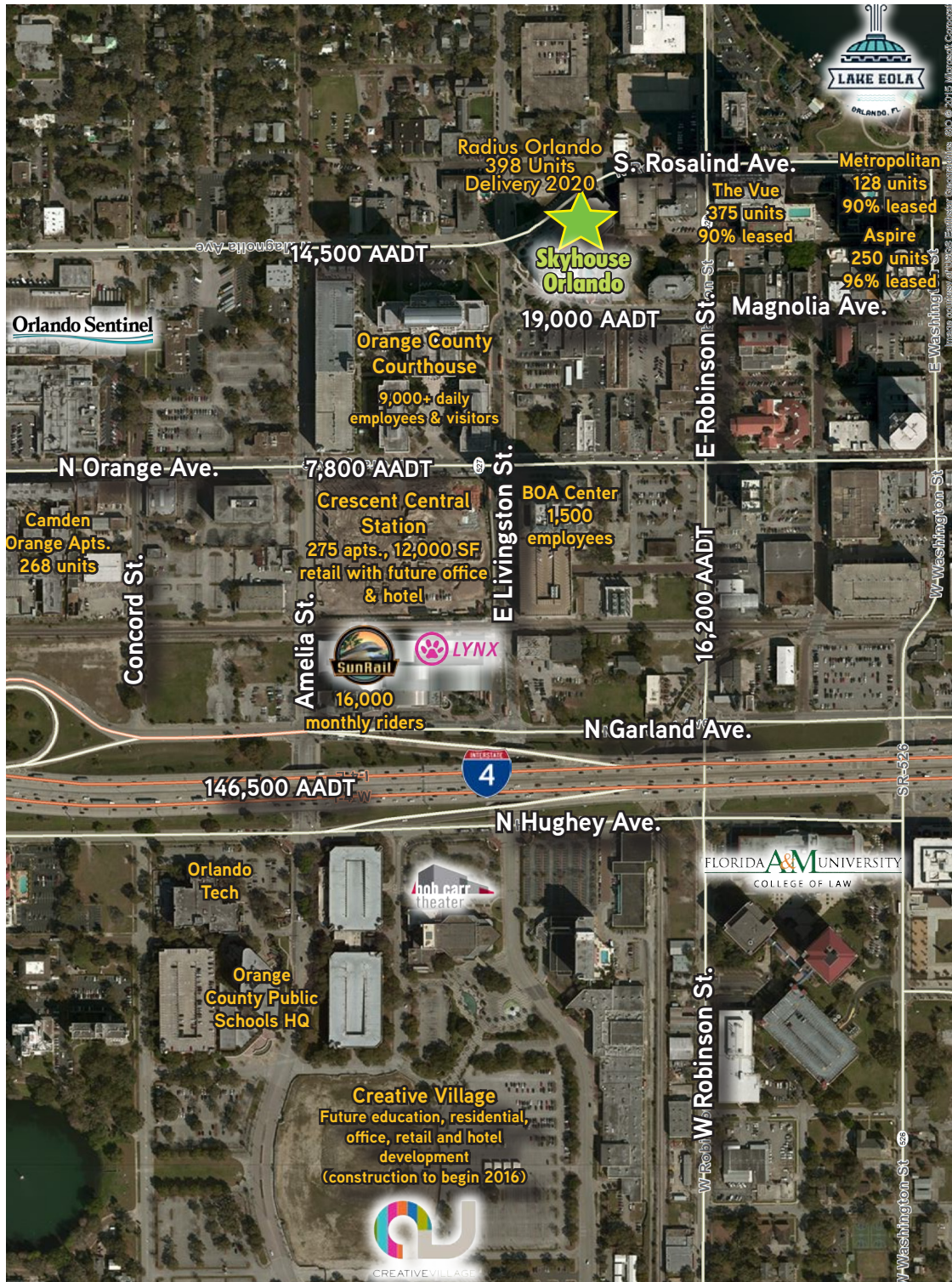
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AREA MAP



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MACRO AERIAL



	Office High Rise	# Employees*	GLA		Housing & Accommodations	OCC %*	#Units/Rooms
1	Suntrust Tower	2,081	640,741	A	55 West Apartments	98%	461
2	Fairwinds	436	169,600	B	Grand Bohemian Hotel	-	247
3	20 N Orange	780	267,400	C	The Solaire Condos	90+%	305
4	The Plaza	1,740	500,000	D	Aspire Apartments	96%	164
5	Suntrust Corporate	600	200,000	E	The Vue Condos	90+%	375
6	The Citrus Center	920	260,751	F	The Metropolitan Condos	90%	128
7	Seaside Plaza	1,000	273,938	G	Embassy Suites Hotel	-	167
8	Park Building	212	101,086	H	The Grande Condos	100%	364
9	Lincoln Plaza	922	246,117	I	The Waverly Condos	93%	230
10	CNL Center II	1,091	275,000	J	Paramount Condos	98%	317
11	City Hall	450	150,000	K	Skyhouse Orlando Apts.	98%	320
12	CNL Center I	1,265	366,015	L	Crescent Central Station	91%	379
13	Bank of America Center	1,500	421,069	M	Radius Orlando	-	389
14	Regions Bank Tower	875	244,794				

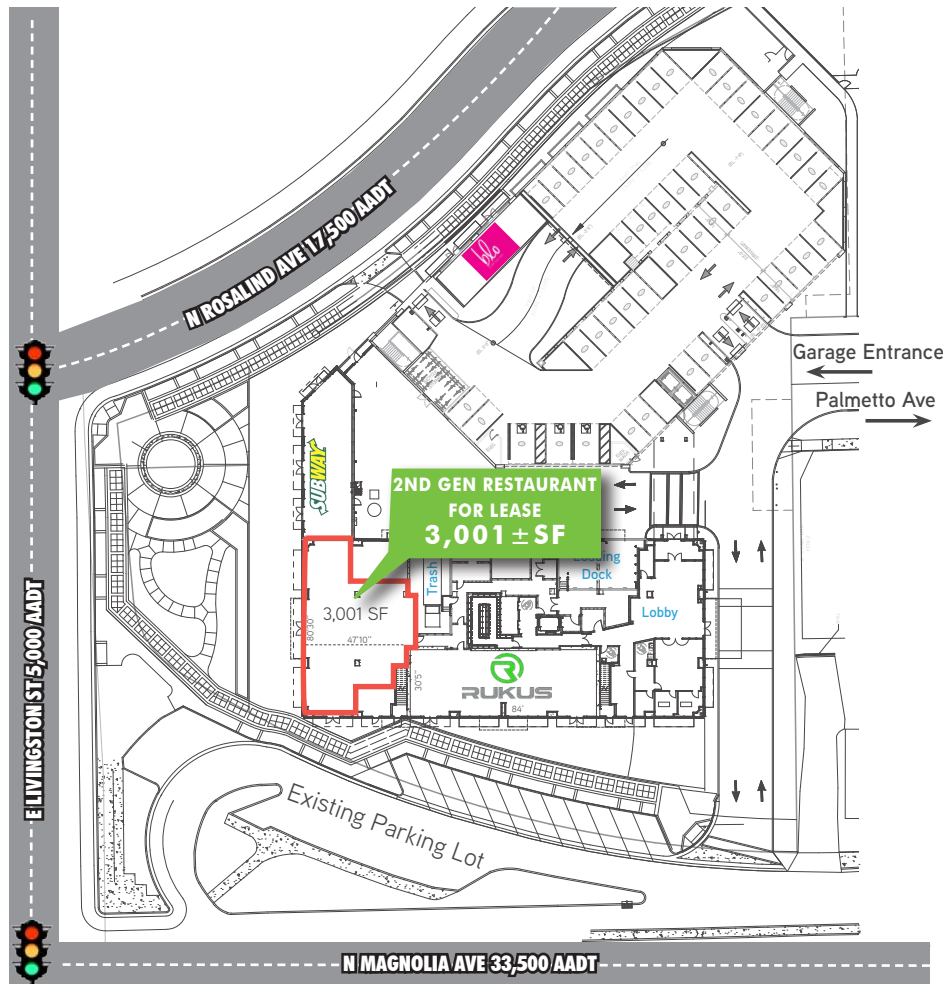
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SITE PLAN



CONTACT US

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