



GOYAL & DECOSTER
A REAL ESTATE COMPANY

FOR SALE

UNDERPRICED DOWNTOWN ORLANDO ENTERTAINMENT COMPLEX

48,283 SF Gross / 41,932 SF Rentable / \$12,500,000

2000, 2008, 2010 NORTH ORANGE AVENUE,
Orlando, Florida 32804

PROPERTY HIGHLIGHTS

- Ideal for entertainment, retail, medical, or office use; perfect for both owner-users and investors
- Located in an excellent space in the heart of "Health Village"
- Priced well below market value; exceptional investment opportunity
- Strong potential for future value appreciation
- Flexible zoning allows for various uses: entertainment, retail, office, or multi-family development
- Includes three standalone buildings with direct frontage on Orange Avenue
- Properties available for purchase individually or as a complete portfolio



SALE PRICE: \$12,500,000



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PROPERTY HIGHLIGHTS

- Recent appraisal at \$20,000,000 for the combined properties.
- Prime Orange Avenue location based right off of Princeton Avenue
- Portfolio Includes the Following Properties (Extensively Renovated in 2017 & 2022):
 - **2000 N. Orange Ave & 321 E. Yale St:** 35,734 SF gross | 28,846 SF net | 0.57 acres
 - **2008 N. Orange Ave:** 6,631 SF gross | 6,587 SF net | 0.35 acres
 - **2010 N. Orange Ave:** 5,920 SF gross | 5,430 SF net | 0.20 acres
 - **316 E. Harvard St:** 0.15 acres
- This portfolio features a unique restaurant/event center, offering flexibility for continued entertainment use or conversion into a corporate office, training center, or retail space.
- The properties can be combined with nearby parcels to create a major footprint, making it ideal for medical offices or other complementary uses.
- Zoning: MU-2/T/SP – Mixed Use District, City Traditional with Specially Planned Overlay, FAR: 1.0; Future Development Potential: Building heights permitted up to 100 feet (10 stories)
- Currently, the property is 20% leased, with two tenants occupying 8,381 SF on the 2nd and 3rd floors under 10-year NNN leases.
- Largely covered pedestrian walkways and entrances.
- Convenient access to I-4, SR 50 (Colonial Drive), and US Hwy 17-92



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PROPERTY AERIAL



CONTACT US

Managing Broker

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Realtor

Meghan Elizabeth Stuart
+1 (321) 302-5837

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION



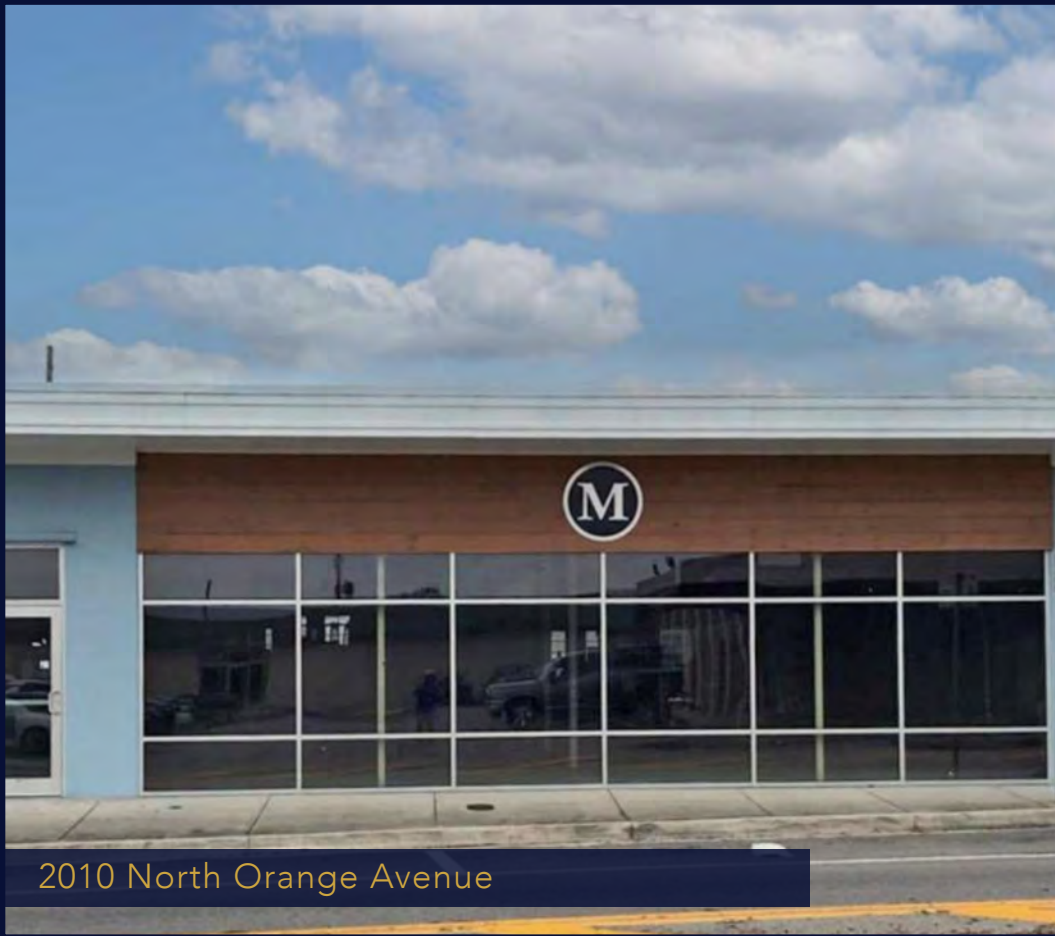
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PROPERTY PHOTOS



2000 North Orange Avenue



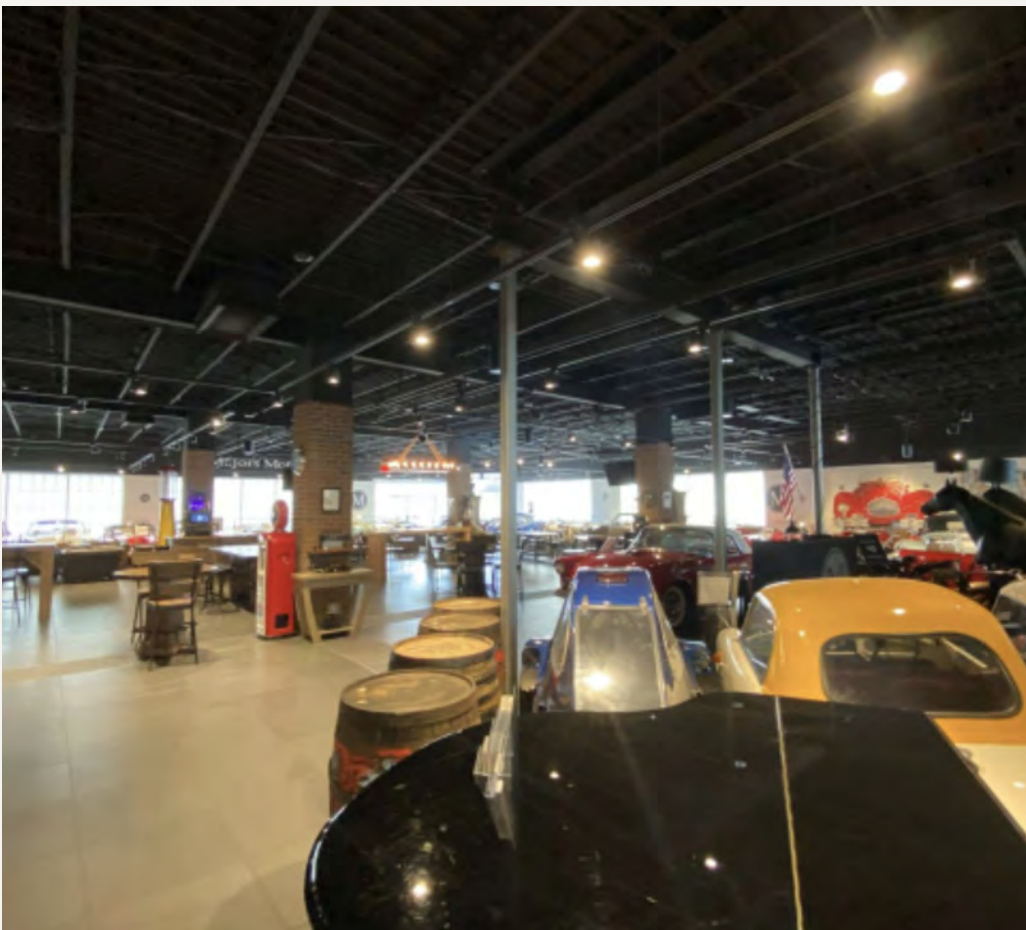
2010 North Orange Avenue



2008 North Orange Avenue

2000, 2008, 2010 NORTH ORANGE AVENUE,
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2000 N ORANGE - IST FLOOR



2000 N ORANGE - 2ND FLOOR



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2000 N ORANGE – ROOFTOP



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2008 N ORANGE



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2010 N ORANGE

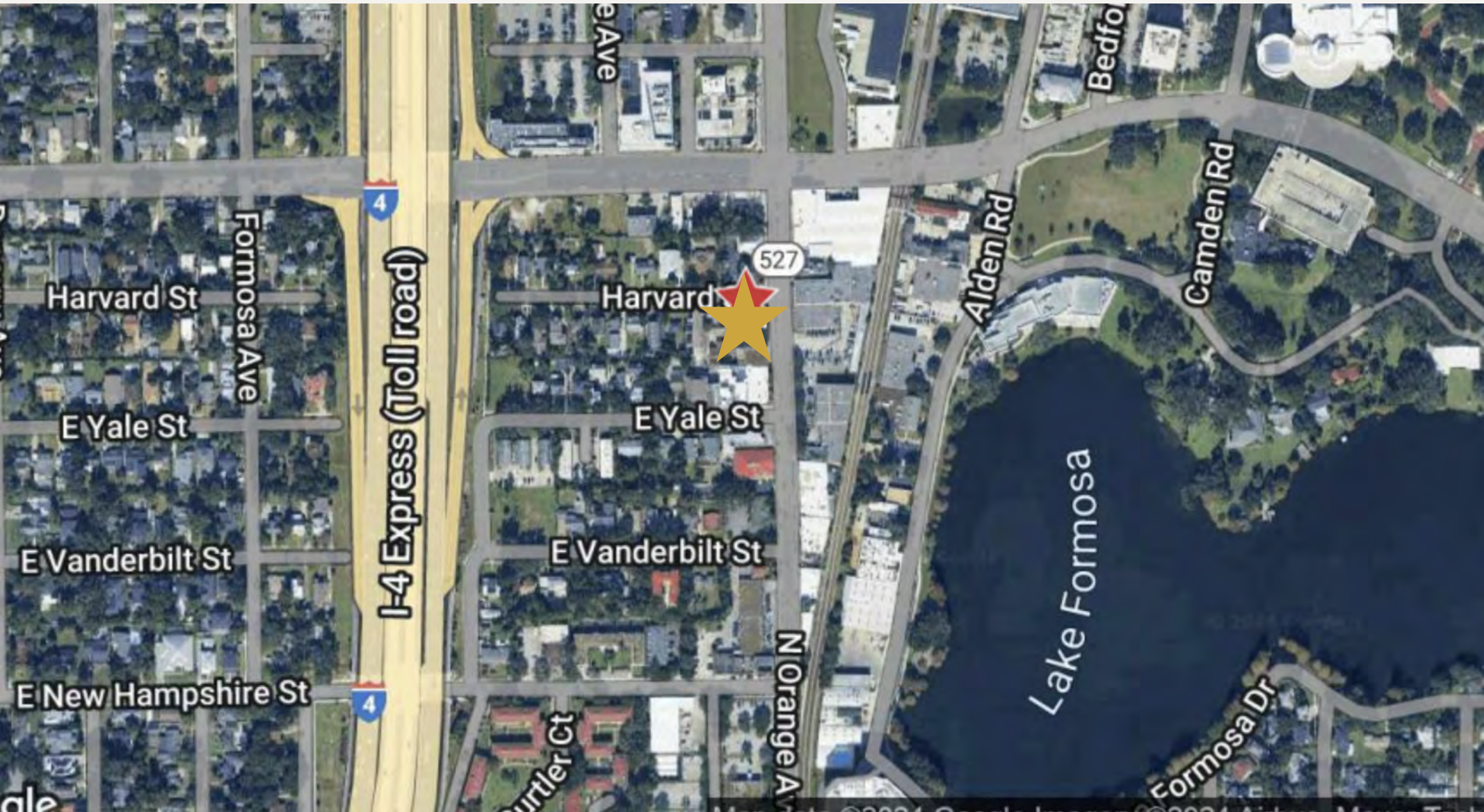
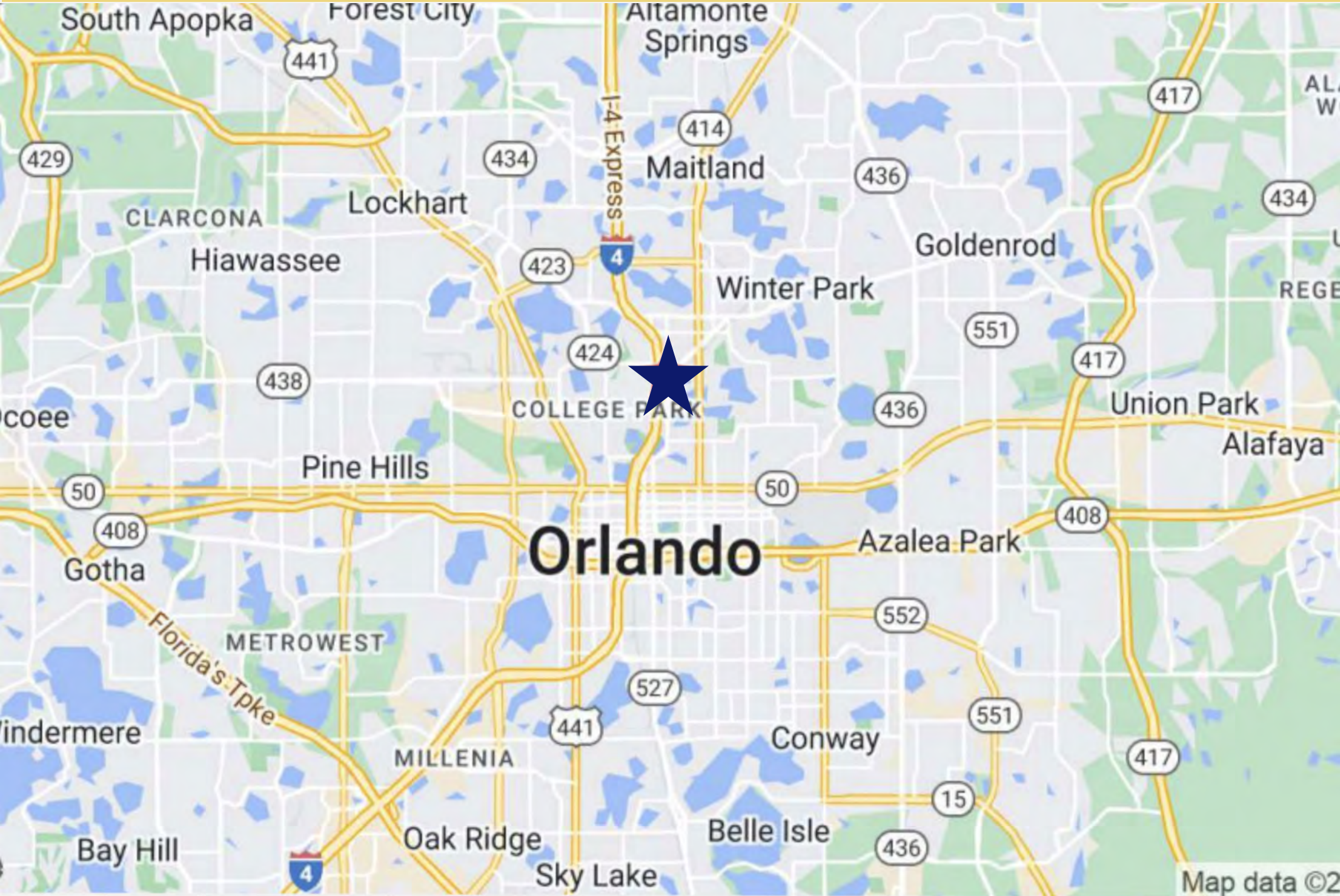


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MAPS OF LOCATION

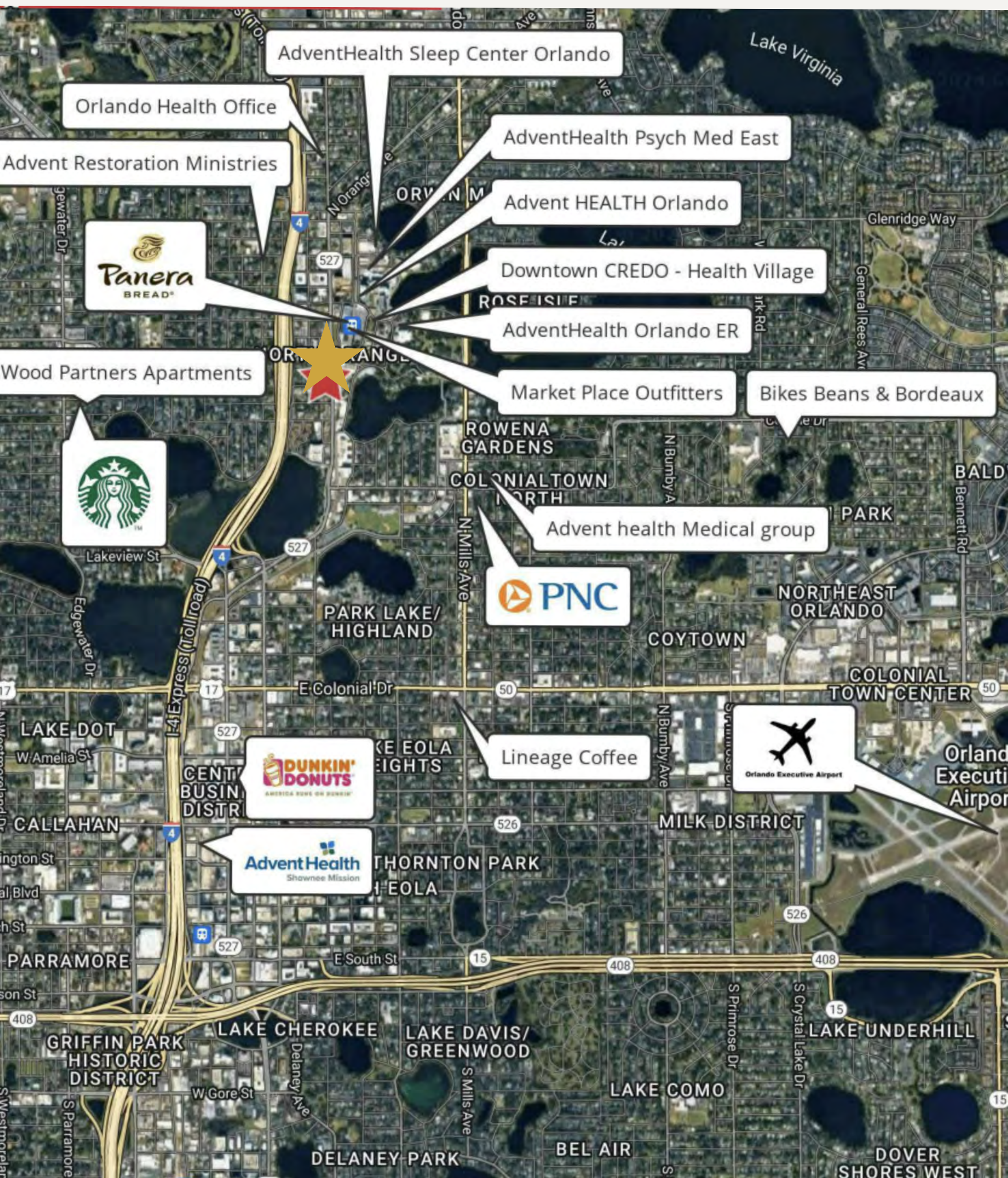


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RETAIL OPPORTUNITIES AROUND THE LOCATION

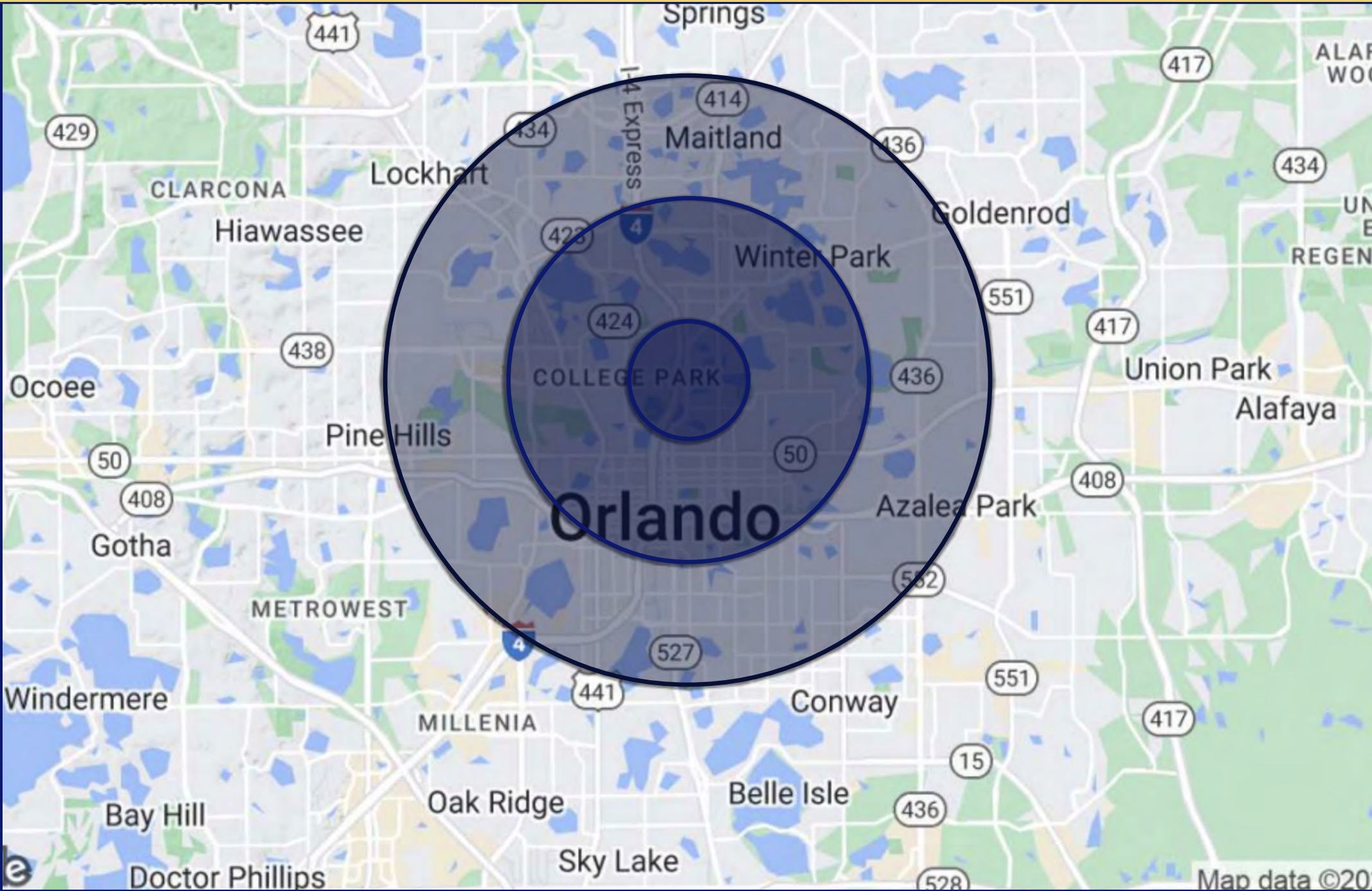


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DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
Total Population	11,006	97,945	275,070
Median Age	40	42	41
Median Age (MALE)	40	41	40
Median Age (FEM)	40	43	42

Households & Income	1 Mile	3 Mile	5 Mile
Total Households	5,692	47,978	118,601
Person(s) Per Household	1.9	2	2.3
Average Household Income	\$138,437	\$132,664	\$104,614
Average House Value	\$589,704	\$629,158	\$478,158