

# SKYHOUSE

ORLANDO

RETAIL AVAILABLE

2<sup>ND</sup> GEN FITNESS SPACE AVAILABLE  
WITH AMPLE PARKING

335 N MAGNOLIA AVENUE | ORLANDO, FL 32801

# PROPERTY

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## HIGHLIGHTS

- **2,580 SF AVAILABLE** ON THE GROUND FLOOR OF 23-STORY LUXURY MIXED-USE DEVELOPMENT, SKYHOUSE ORLANDO
- 320 MULTI-FAMILY UNITS **ON SITE** WITH NEARLY **500 RESIDENTS**
- LOCATED IN THE BUSTLING CENTRAL BUSINESS DISTRICT OF DOWNTOWN ORLANDO AND DIRECTLY ACROSS FROM THE ORANGE COUNTY COURTHOUSE
- **CENTRALLY LOCATED** WITHIN THOUSANDS OF RESIDENTIAL MULTI-FAMILY UNITS
- **EASY ACCESS** TO CHURCH ST & LYNX CENTRAL SUNRAIL STATIONS, CREATIVE VILLAGE, CRESCENT CENTRAL STATION, LAKE EOLA AND MORE
- PARKING AVAILABLE- **101 VISITOR SPACES**, CUSTOMER VALIDATION ALSO AVAILABLE
- EASILY ACCESSIBLE BY I-4 AND **EXCELLENT WALKABILITY**



# SITE PLAN



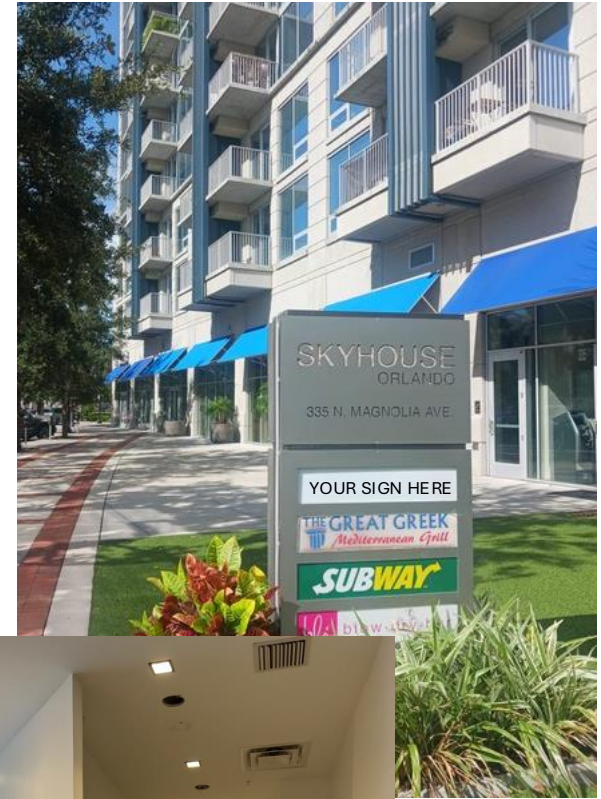
2,580 SF  
RETAIL  
SPACE  
AVAILABLE

MOVE-IN READY  
FITNESS USER

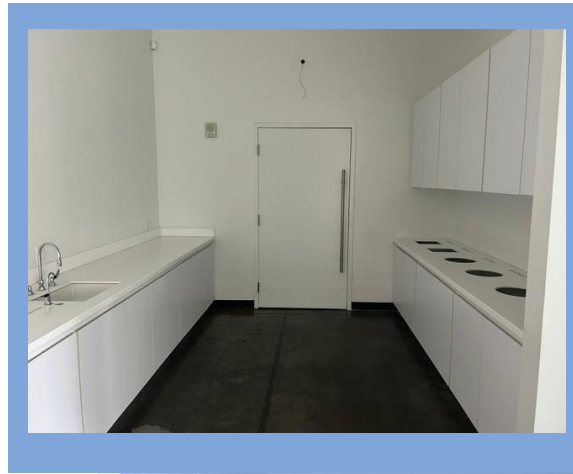
# SKYHOUSE

ORLANDO

RETAIL AVAILABLE



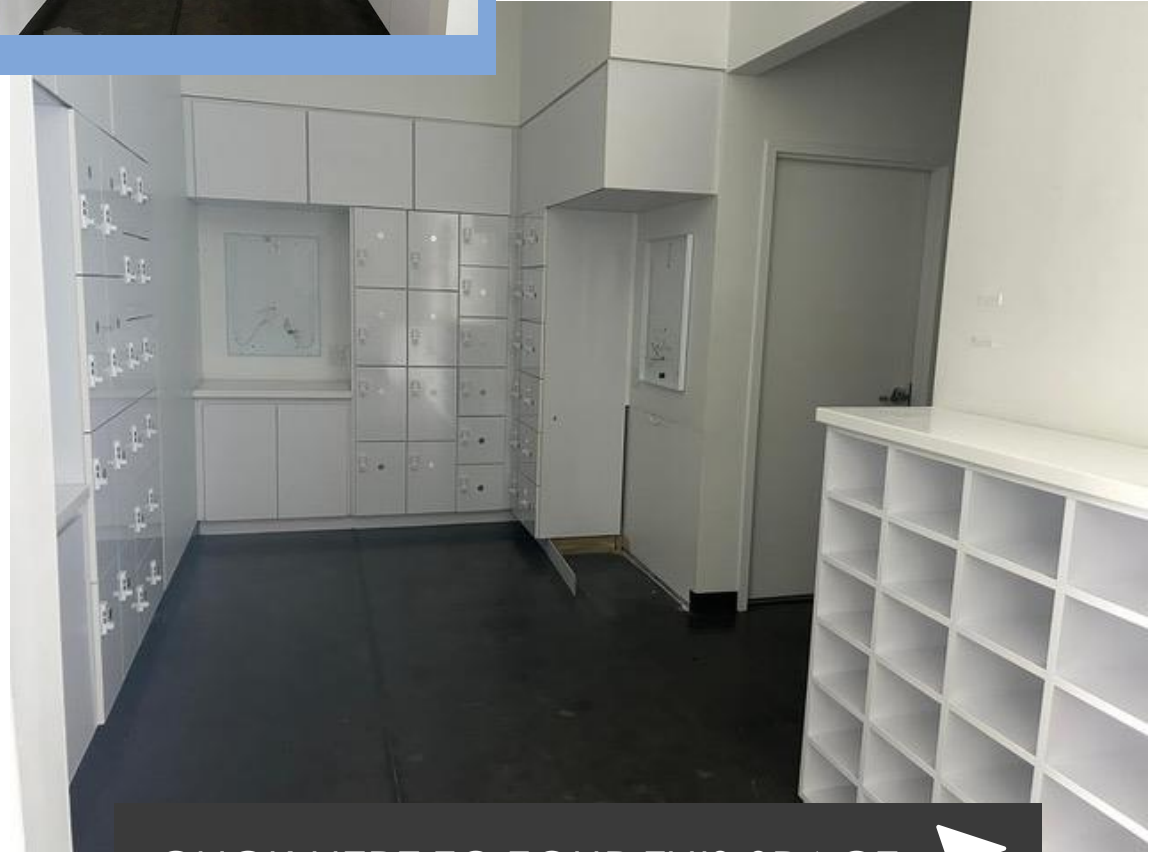
PREMIER RETAIL SPACE IN THE  
HEART OF DOWNTOWN  
ORLANDO



# INTERIOR

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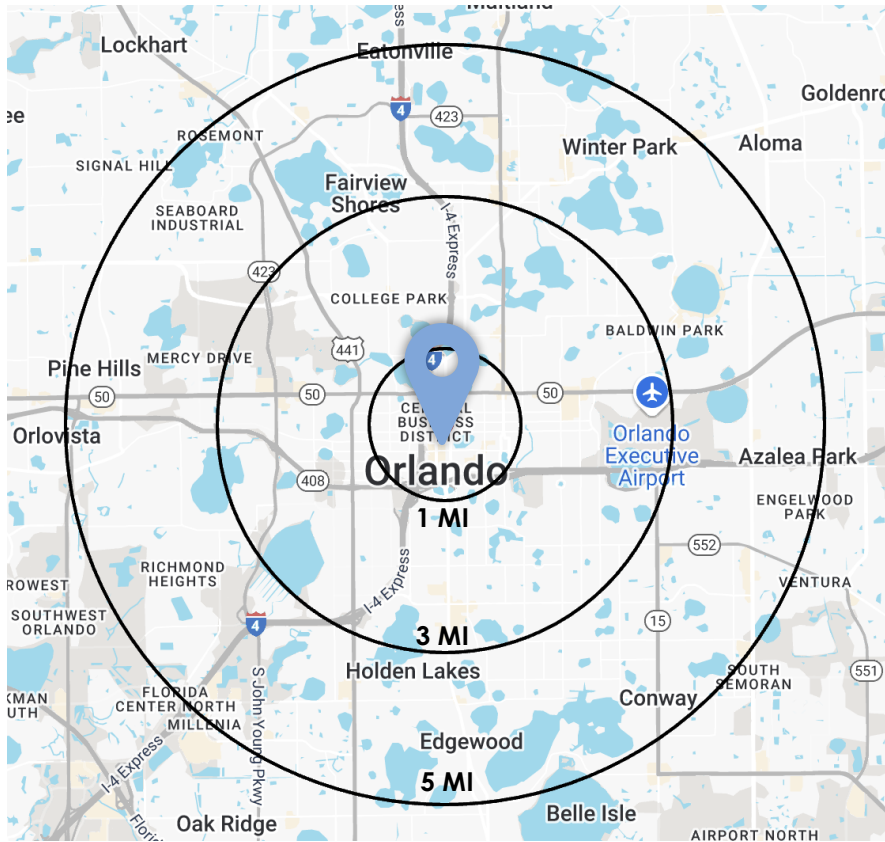
## SPACE



CLICK HERE TO TOUR THIS SPACE



# DEMOGRAPHICS



Downtown Orlando has a diverse and dynamic demographic profile, shaped by its role as a business, cultural, and entertainment hub. The area attracts a mix of young professionals, students, and families, with a median age of around 37 years. As a growing urban center, it has seen an influx of new residents due to its thriving job market, particularly in sectors like hospitality, technology, and healthcare. This demographic blend contributes to a vibrant social scene, with residents enjoying a range of cultural events, restaurants, and nightlife.

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	23,034	106,074	300,586
<b>AVG HH INCOME</b>	\$142,452	\$136,931	\$115,495
<b>MEDIAN AGE</b>	37.0	38.7	37.7
<b>DAYTIME EMPLOYEES</b>	54,156	139,925	300,850

**92**

WALK SCORE- A WALKERS PARADISE  
-WALKSCORE.COM

**#15**

BEST CITIES IN THE SOUTH  
-SOUTHERN LIVING

**#3**

TOP BUSINESS TRAVEL DESTINATIONS  
-BOOKING.COM



# SURROUNDING

— MULTI-RESIDENTIAL



1	<b>SKYHOUSE</b>	<b>320</b>
2	MAGNOLIA MIXED-USE (PROPOSED)	232
3	CENTRAL STATION	279
4	SOCIETY ORLANDO	704
5	MAA ROBINSON	369
6	METROPOLITAN AT LAKE EOLA	129
7	THE VUE	375
8	ASPIRE	164
9	REEVES HOUSE	39
10	RADIUS	389

**3,000 TOTAL UNITS**

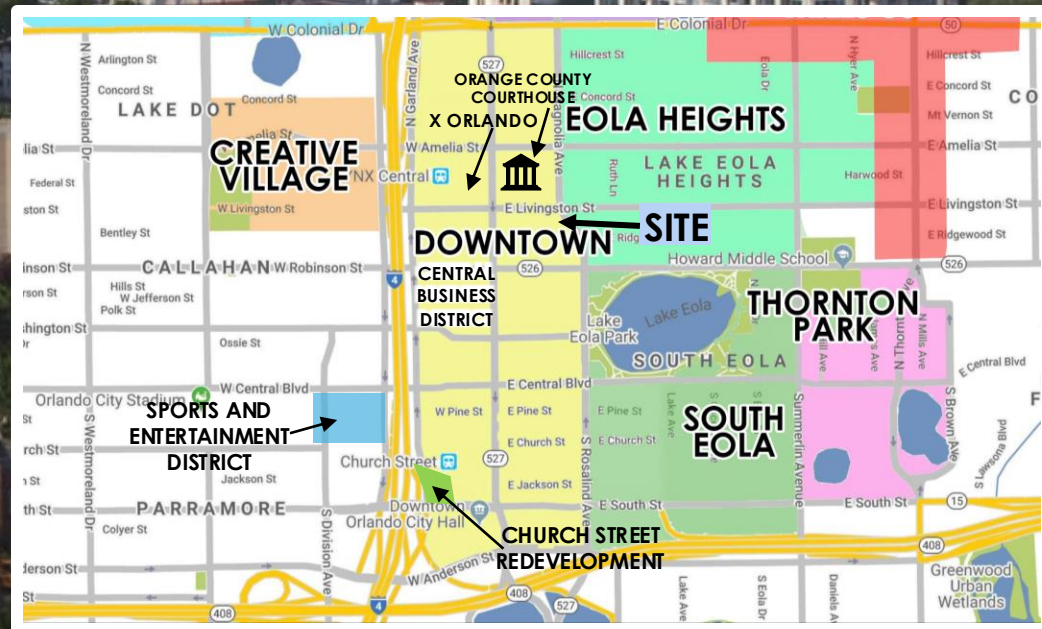
**PARKING**

# ON THE UP

AND UP

FROM RISING OFFICE TOWERS, HOTELS, AND APARTMENT BUILDINGS THAT RADIATE THE SKYLINE- **DOWNTOWN ORLANDO IS THRIVING.**

JUST IN DOWNTOWN ORLANDO ALONE, A STAGGERING **31 PROJECTS** HAVE BEEN RECENTLY COMPLETED, IN-PROGRESS, OR PROPOSED- INCLUDING CREATIVE VILLAGE, THE SPORTS AND ENTERTAINMENT DISTRICT AND MORE.





# DOWNTOWN DESTINATIONS



## EXPLORIA STADIUM

25,500 capacity  
Home to Orlando City Soccer Team & Orlando Pride National Women's Soccer League

## CREATIVE VILLAGE

68-AC mixed use urban infill neighborhood. Home to UCF/Valencia Downtown campus, offices, retail, residential and hotels

## LAKE EOLA

Orlando's destination park & home to the famous swans, a wide variety of events, Walt Disney Amphitheatre & Orlando Farmer's Market

## ORANGE COUNTY COURTHOUSE

23-level courthouse tower, comprising of the 9<sup>th</sup> Judicial Circuit Court

## THE DR. PHILLIPS CENTER

The two-block expanse is home to four premier theaters & school of the arts, with 5,125 capacity

## CHURCH STREET STATION

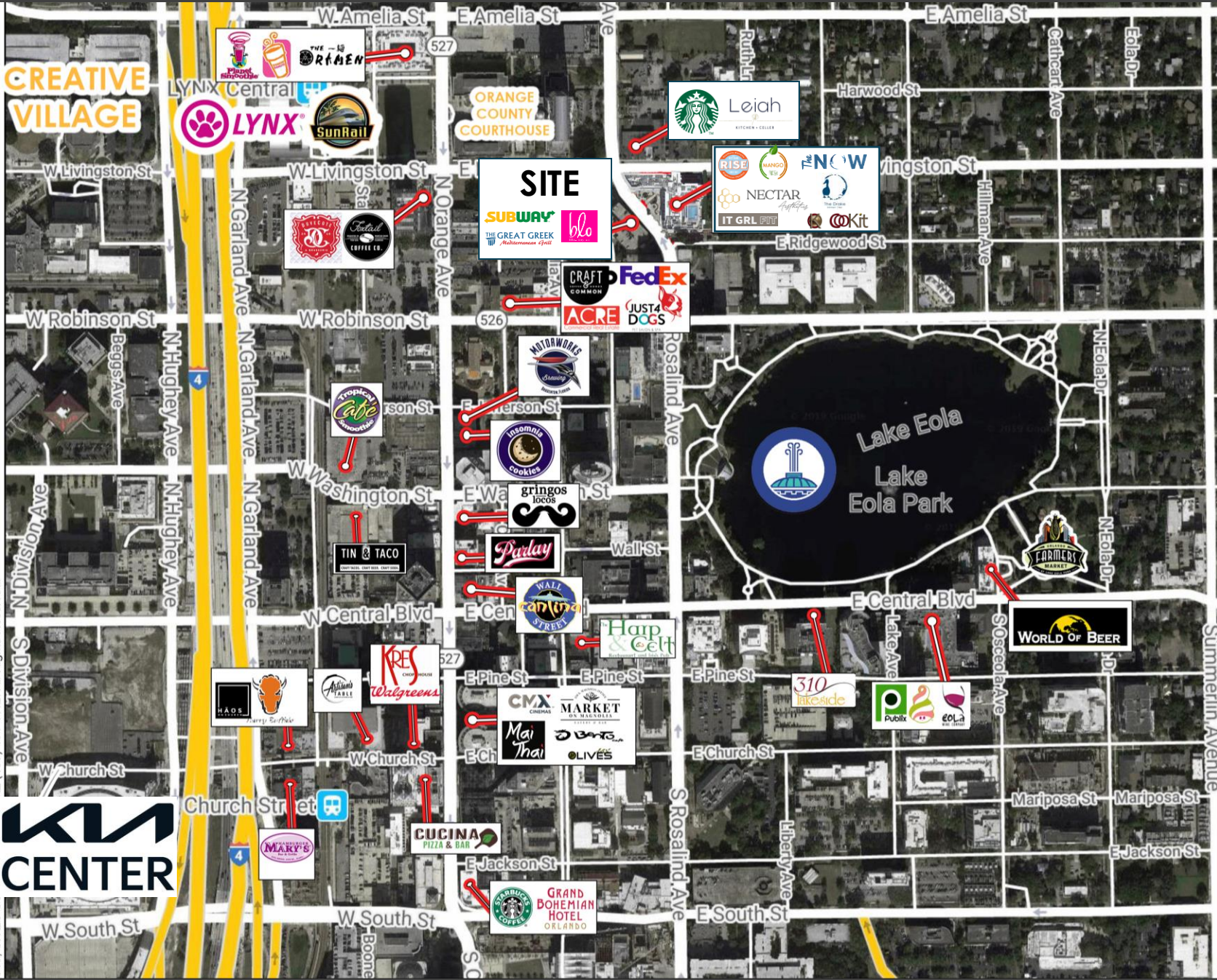
Historic train station and retail space, home to a variety of restaurants & an entertainment venue

## KIA CENTER

20,000 capacity  
Orlando's sports and entertainment venue home to the Orlando Magic, Solar Bears & Orlando Predators




# SURROUNDING RETAIL



**CREATIVE VILLAGE**

**KIA CENTER**



**RETAIL STIMULUS PROGRAM  
TO OPEN A BUSINESS  
DOWNTOWN UP TO  
\$100,000**

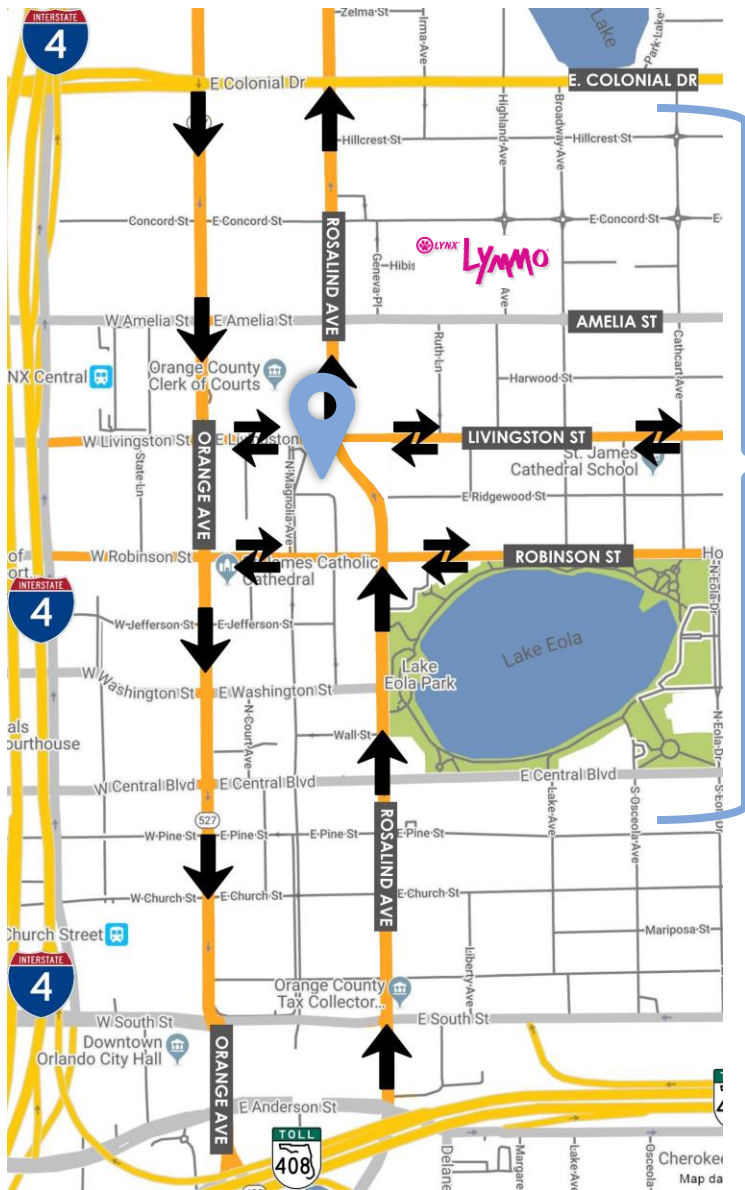
**DTO RETAIL**  
**PROGRAM**

DOWNTOWN IS ON THE RISE AND SO ARE THE INCENTIVES. BUSINESSES COULD BE ELIGIBLE TO RECEIVE \$100,000 IN TENANT IMPROVEMENTS AND RENT EXPENSES.

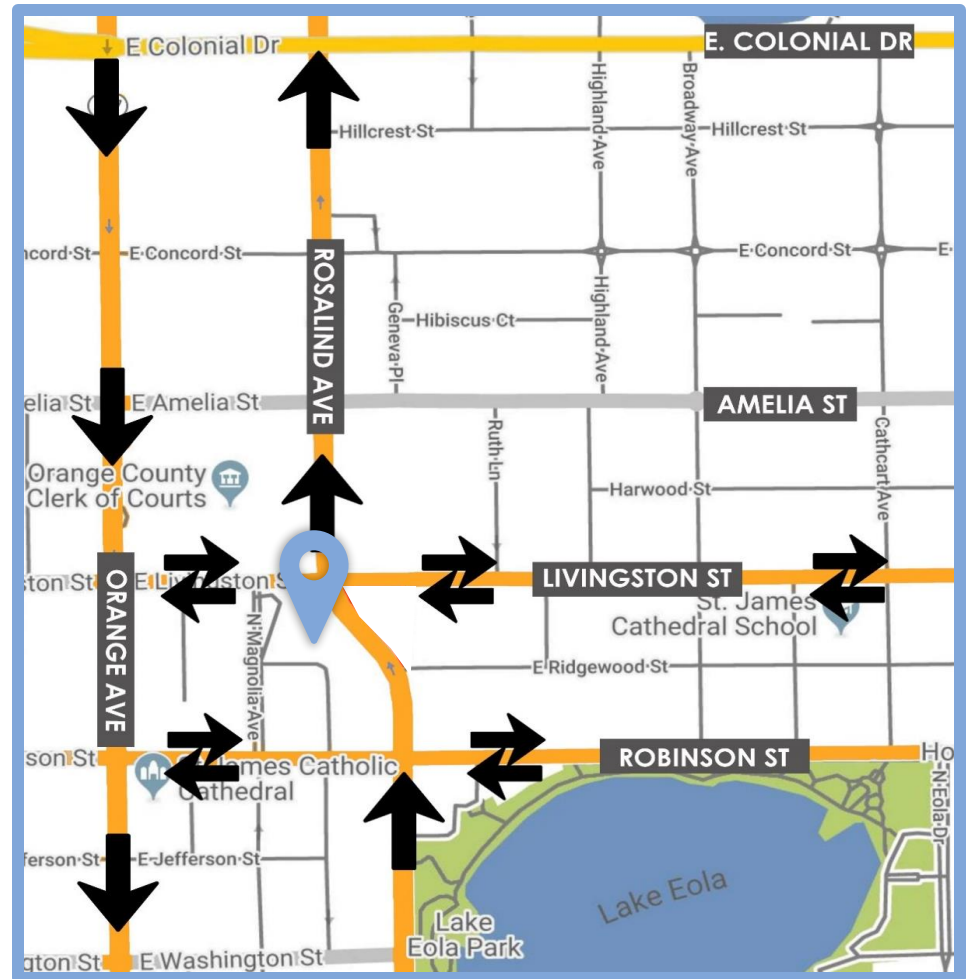
TO LEARN MORE VISIT:  
**[RETAIL STIMULUS PROGRAM](#)**

THE ACRE TEAM IS HERE TO HELP TENANTS LOCATE THEIR DREAM SPACE AND GAIN ACCESS TO ALL INCENTIVES PROVIDED BY THE CITY OF ORLANDO.

# TRAFFIC PATTERNS



- High walkability, located one block from Lake Eola and one block from the Orange County Courthouse
- Access from the South via Rosalind Ave., the main thoroughfare through Downtown. Access from the North from E. Colonial Dr. via N. Orange Ave. or local roads
- East and West access via Livingston St. and Robinson St.



# SKYHOUSE

ORLANDO  
RETAIL

SERVING CENTRAL & WEST COAST FLORIDA MARKETS



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