



RETAIL SPACE FOR LEASE

41 W Church Street, Orlando, FL 32801

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For Lease: Inquire For Rate

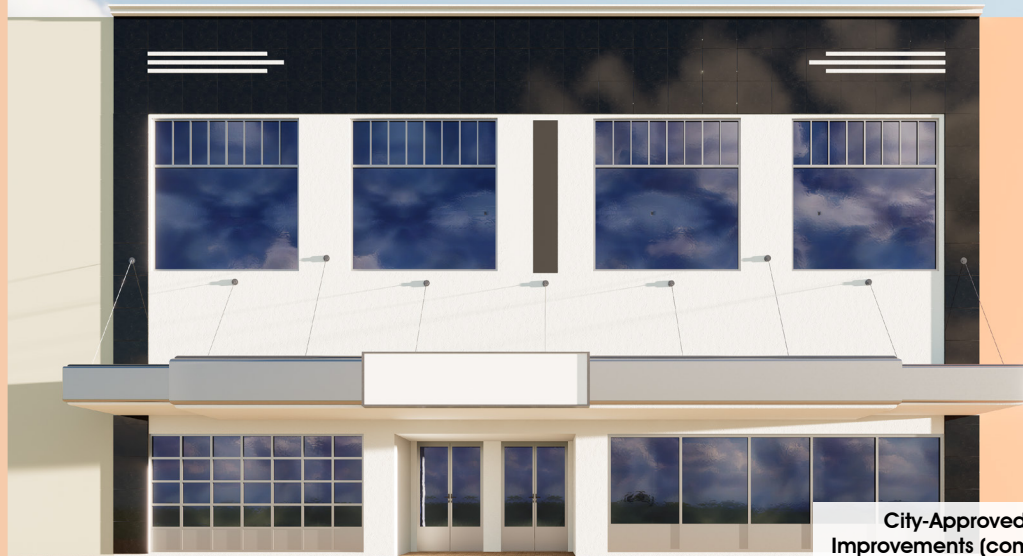
Availability: $\pm 2,015 - 9,652$ SF

First Floor: $\pm 7,637$ SF
Suite 150: $\pm 2,015$ SF



FORMER IRISH
SHANNON'S, DON
JEFF'S & CLANDESTINO

IDEAL FOR HOSPITALITY, RESTAURANT, & ENTERTAINMENT USERS



City-Approved Facade
Improvements (completion 2026)

Hospitality-ready 2nd generation restaurant and nightlife space with existing bar, kitchen, and entertainment infrastructure

Active nightclub conditional use permit (CUP2025-10004) valid through August 2027

Prominent ground-level storefront benefiting from event-driven foot traffic from major venues like Kia Center, Westcourt, and Dr. Phillips Center for the Performing Arts

Planned façade upgrades including a new storefront window and door system

City-led streetscape improvements underway, enhancing Church Street for festivals and special event activity (see page 7)

Surrounded by established restaurants, nightlife, and entertainment destinations within City District Main Street/ Central Business District

Flexible hospitality layouts allowing for separate operations or one multi-room hospitality concept

Constructed in 1910, offering hard-to-find historic architectural features and character

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AVAILABILITY

Suite 100 & Suite 110 ± 7,637 SF

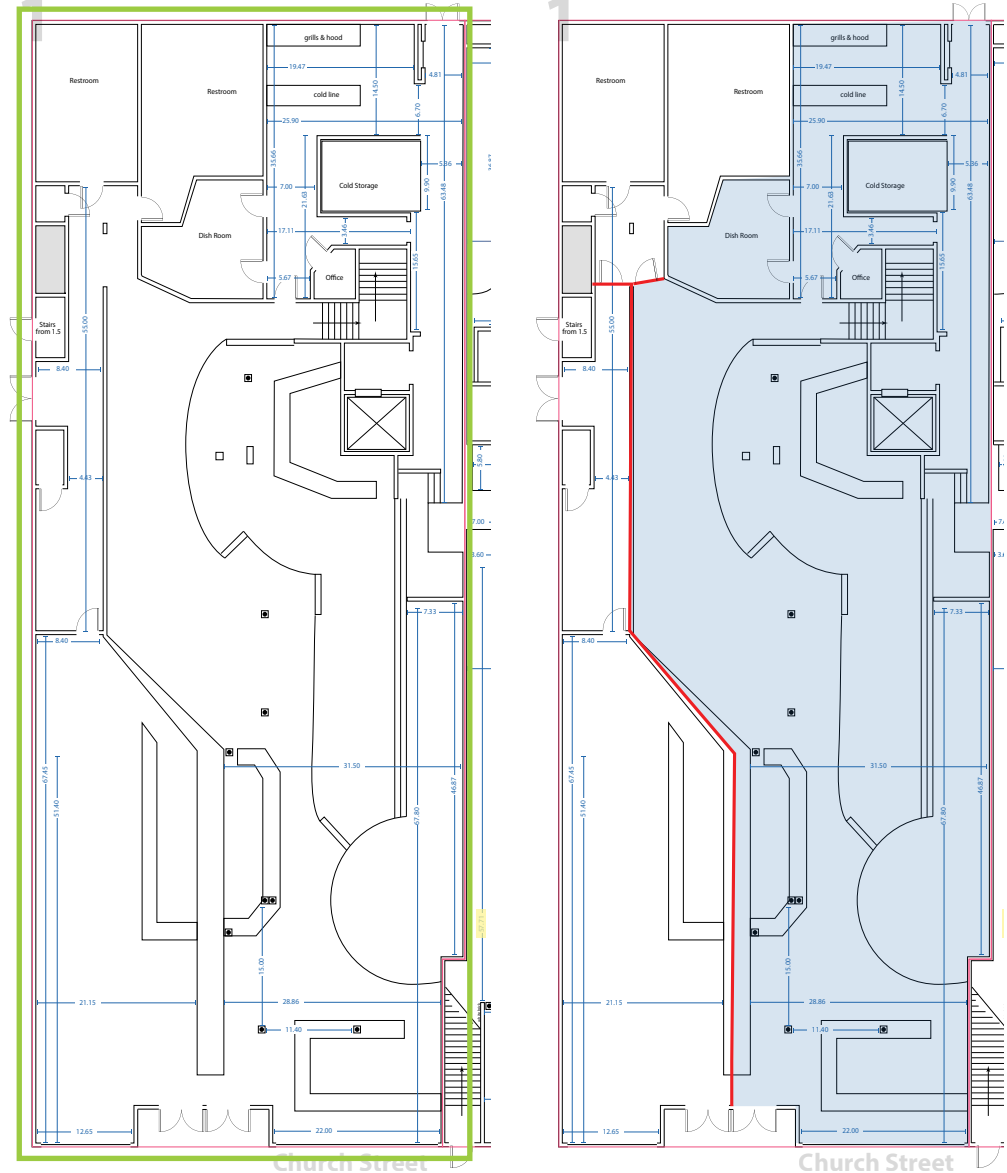
- Kitchen
- (4) in-place bars
- Restrooms

Suite 110: ± 5,829 SF

- Dedicated Kitchen
- (3) in-place bars
- Restrooms



Rare grandfathered entitlement allows nightclub operations in Downtown Orlando through August 2027, with extension potential. One of the few remaining approvals following the City's 2023 separation requirements.



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AVAILABILITY

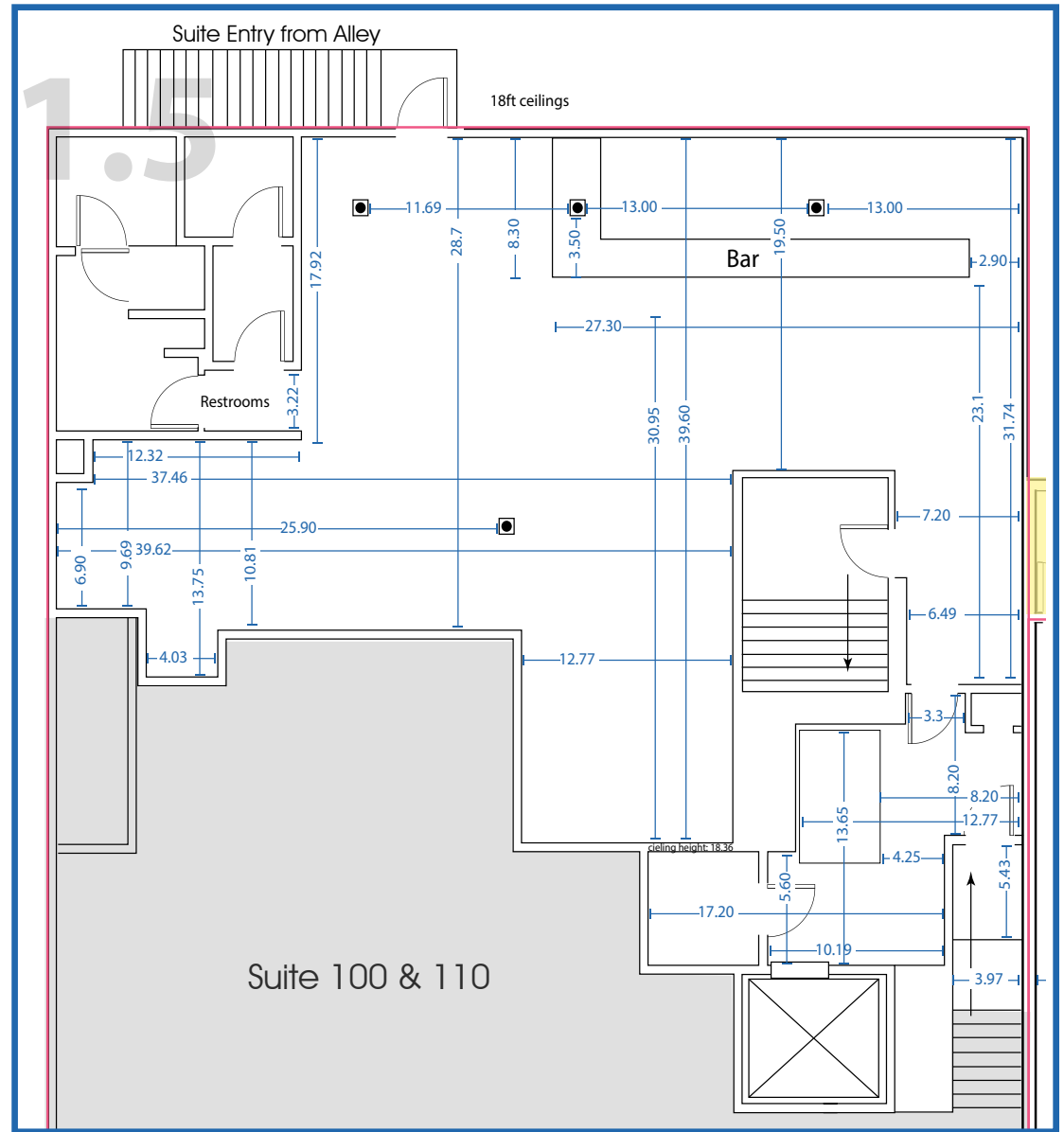
Rare Grandfathered Nightclub Entitlement Approved Conditional Use Permit (CUP2025-10004) allows nightclub operations in Downtown Orlando.

Valid through August 11, 2027 (extension available). One of the few remaining grandfathered nightclub locations following the City's 2023 separation requirements.

Suite 150: ± 2,015 SF

- (1) in-place bar
- Dedicated Restrooms
- Private Entrance from back of building
- Assemble Capacity: 80

Rare grandfathered entitlement allows nightclub operations in Downtown Orlando through August 2027, with extension potential. One of the few remaining approvals following the City's 2023 separation requirements.



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IMAGES: SUITE 100



2-level Ceilings

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IMAGES: SUITE 110



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IMAGES: SUITE 150



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SURROUNDING DEVELOPMENT

CHURCH STREET ENHANCEMENT

The City of Orlando is implementing a streetscape enhancement along West Church Street designed to transform the corridor into a pedestrian-focused urban destination. Improvements include widened pedestrian areas, enhanced landscaping, upgraded lighting, and a “festival street” design that allows the roadway to convert into a flexible event space for outdoor dining, community gatherings, and large downtown events.

The project strengthens connectivity between the Kia Center, downtown office buildings, SunRail, and nearby entertainment venues while encouraging increased foot traffic and street-level activity. These improvements are part of the City’s broader effort to revitalize the Church Street corridor and support continued growth in Downtown Orlando.



Church Street Rendering

THE CANOPY

[The Canopy](#) is projected to be a transformative 10-acre urban park built beneath I-4 between West Church and West Washington Streets. Led by Whiting-Turner following city approval, the project will feature walking paths, shaded seating areas, public art, performance and play spaces, and pedestrian and bike-friendly infrastructure; all aimed at reconnecting Downtown Orlando, Parramore, and Creative Village. Construction is underway with a projected completion by summer 2027.



The Canopy

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SURROUNDING DEVELOPMENT

CREATIVE VILLAGE

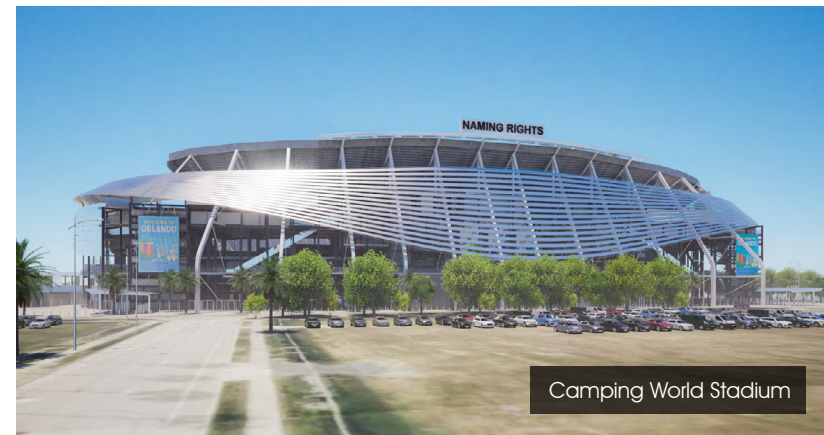
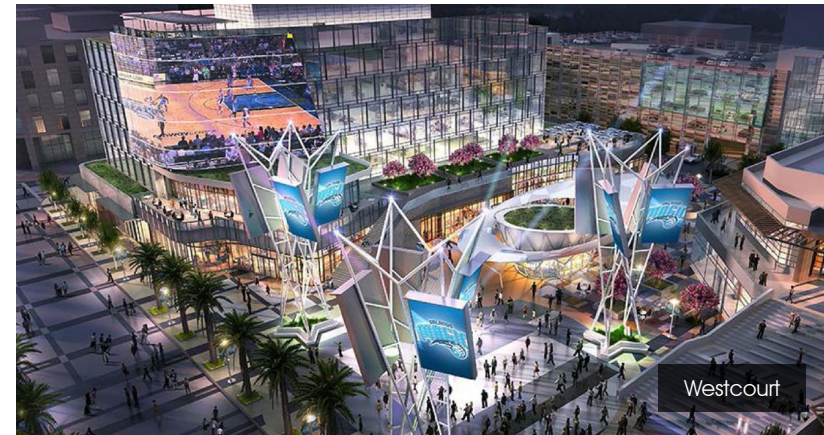
The [Creative Village](#) vision is to transform the former Amway Arena into an 86-acre mixed-use, transit oriented, urban infill neighborhood. This high quality, sustainable neighborhood development will support a diverse and dynamic mix of uses including up to 1,200,000 SF of office/creative space, 750,000 SF of higher education space, 1,500 residential units, 1,500 student housing beds, 150,000 SF of retail/commercial space and 225 hotel rooms. Creative Village supports a “live, work, learn and play” lifestyle, while bringing new exciting opportunities. This is the largest transit-oriented project in Central Florida, and is projected to take 15-20 years to reach completion.

WESTCOURT

Within [Westcourt](#) is a mixed-use development unparalleled to anything else in Central Florida. The district is a \$500 million project located on an 8.5 acre site across from the Kia Center, formerly the Amway Center. The development includes a plaza encompassing a 260 room full-service hotel with 16,000 SF of indoor meeting space, 65,000 SF live events venue with capacity for 3,500 people, 270 unit high-rise residential tower with 10 attainable housing units, 300,000 SF office space, 125,000 SF of retail space, a festival plaza area, and a 1,140 stall parking garage. Residents will be able to enjoy a high-tech plaza with immersive audio and digital experiences, along with state of the art security and transportation. This district is home to the Orlando Magic Basketball Team, Orlando City Soccer and the Orlando Predators. Within the Kia Center, the arena that houses the Orlando Magic and the Orlando Predators, is 20,000 seats that see more than 1.3 million patrons for roughly 225 events annually.

CAMPING WORLD STADIUM

[Camping World Stadium](#) is slated for a \$400 million upgrade, with construction anticipated for January 2026 through Summer 2027 to allow the venue to bid as a temporary home for the NFL's Jacksonville Jaguars during their stadium renovation in 2027. Orange County approved the funding in 2024. Improvements include enhanced suites, updated building codes and safety features, hurricane reinforcements, a retractable stage pocket, and expanded seating capacity of 65,000. Naming rights for the stadium are also up for grabs, as Camping World's sponsorship agreement expired in 2024 and has not been renewed.



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DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,254	107,752	311,190
DAYTIME POPULATION	97,055	239,153	469,585
MEDIAN AGE	36.6	39.0	37.7
MALE POPULATION	51.2%	50.6%	49.9%
FEMALE POPULATION	48.8%	49.4%	50.1%
TOTAL HOUSEHOLDS	13,979	51,676	131,450
AVERAGE # OF PERSONS PER HH	1.67	2.01	2.30
AVERAGE HH INCOME	\$120,848	\$131,763	\$116,200
AVERAGE HOUSE VALUE	\$638,137	\$601,299	\$556,931
TOTAL BUSINESSES	4,795	12,315	23,823
TOTAL EMPLOYEES	67,536	151,116	252,900



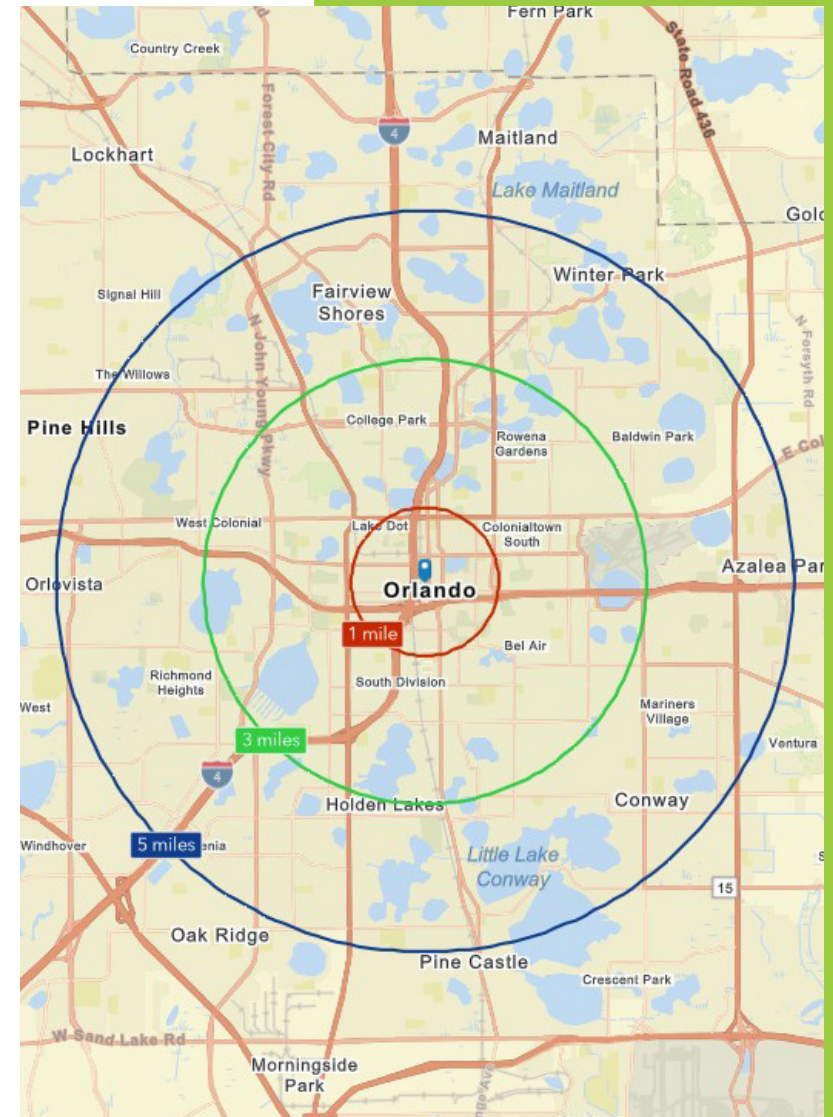
\$120,848
Average Household
Income
1 Mile Radius



\$89,731
Average Disposable
Income
1 Mile Radius



4,198
Number of Families
1 Mile Radius



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LOCATION

ONE BLOCK FROM
SUNRAIL STATION



ONE BLOCK FROM
LYNX BUS STOP



TWO BLOCKS
FROM I-4



NEIGHBORING ATTRACTIONS

- Orlando City Hall - .2 miles / 5 min. walk
- Kia Center - .3 miles / 6 min. walk
- Dr. Phillips Center for the Performing Arts - .3 miles / 7 min. walk
- Inter & Co Stadium - .5 miles / 12 min. walk
- Orange County Courthouse - .8 miles / 17 min. walk
- Lake Eola - .8 miles / 18 min. walk
- Creative Village / UCF Campus - 1.0 mile / 22 min. walk
- Camping World Stadium - 1.3 miles / 30 min. walk



**FASTEST GROWING
LARGE REGION IN THE US**
Orlando, 2024

Surrounding Businesses

2026	1 Mile	3 Miles	5 Miles
Retail	245	1,078	2,592
Food & Drink	252	715	1,345

CLICK TO EXPLORE THE INTERACTIVE AERIAL IMAGE



DAYTIME POPULATION
± 239,153
(3 mile radius)



EMPLOYMENT POPULATION
± 151,116
(3 mile radius)

Average Annual Daily Trips

2025

Church Street & Orange Ave	14,600
I-4 (Building Signage Visible to)	140,500

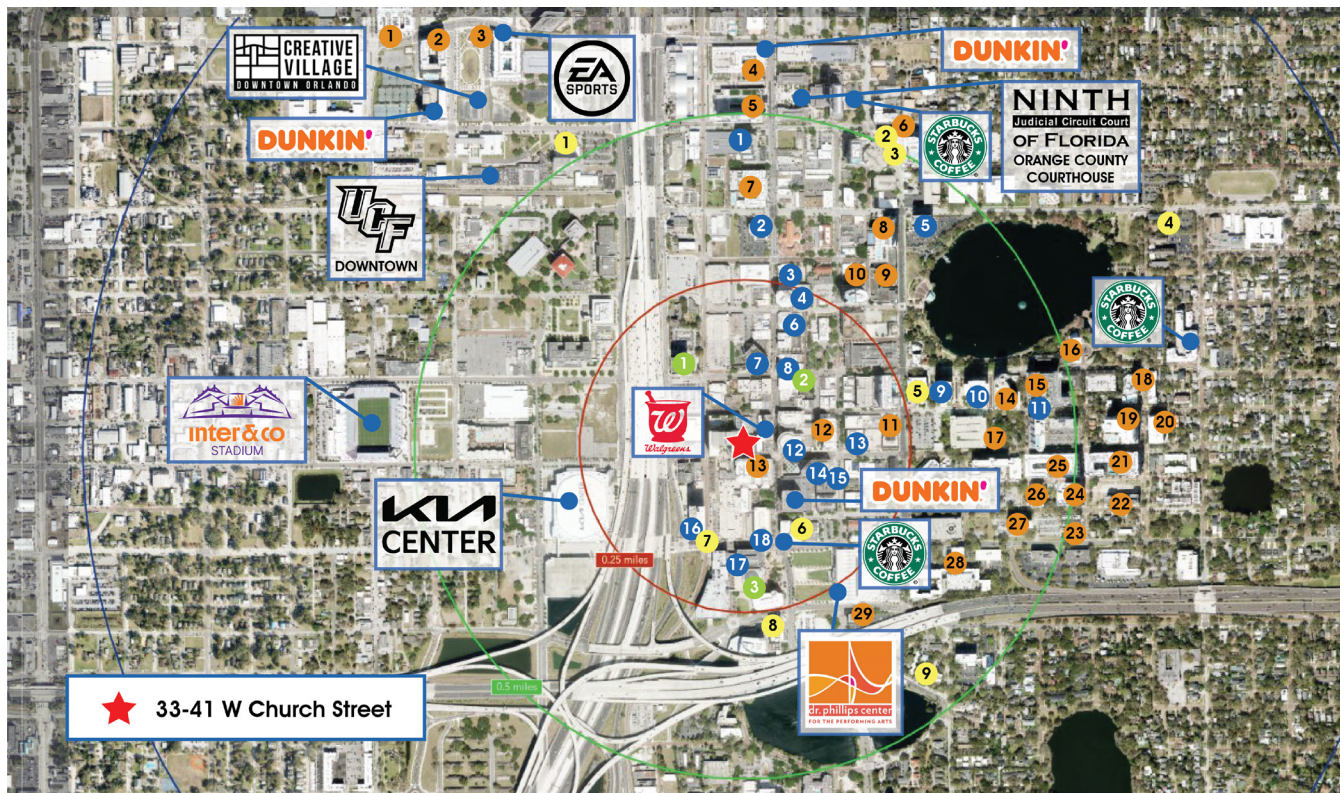
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DEMOGRAPHICS 0.5 Mile Radius

49,740

2026 DAYTIME POPULATION

7,667

2026 POPULATION

1.44%

PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

8,237

2031 PROJECTED POPULATION

\$132,603

2026 AVERAGE
HOUSEHOLD INCOME

5,148

2026 HOUSEHOLDS

5,579

2031 PROJECTED HOUSEHOLDS

BANKS

- | | |
|--------------------------------------|-------------------------------------|
| 1 City National Bank of Florida | 10 TD Bank |
| 2 Seacoast Bank | 11 Trustco Bank |
| 3 Wells Fargo Bank | 12 Chase Bank |
| 4 Regions Bank | 13 Sunrise Bank |
| 5 Fifth Third Bank | 14 American Momentum Bank |
| 6 First Horizon Bank | 15 Seaside Bank and Trust |
| 7 SouthState Bank | 16 Truist |
| 8 State Bank of Orlando and Trust Co | 17 Cogent Bank Downtown Orlando |
| 9 PNC Bank | 18 Bank of America Financial Center |

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Hotel Beauden
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

RESIDENTIAL

- | | | |
|-----------------------------|------------------------------------|----------------------|
| 1 Amelia Court Apartments | 14 Waverly on Lake Eola | 26 Windsor Place |
| 2 The Julian Apartments | 15 Paramount on Lake Eola | 27 Westminster Plaza |
| 3 Modera Creative Village | 16 MAA Parkside | 28 The Grande |
| 4 Central Station on Orange | 17 St. Regis Apartments | 29 Magnolia Towers |
| 5 Society Orlando | 18 Eola South | |
| 6 Radius Apartments | 19 Sanctuary Condominium | |
| 7 MAA Robinson | 20 101 Eola Condominiums | |
| 8 The Vue at Lake Eola | 21 Camden Lake Eola Apartments | |
| 9 Metropolitan at Lake Eola | 22 The Jackson | |
| 10 Aspire Luxury Apartments | 23 Osceola Brownstones | |
| 11 Mondrian on Lake Eola | 24 Star Tower Condominiums | |
| 12 The Solarie at the Plaza | 25 Camden Thornton Park Apartments | |
| 13 55 West Apartments | | |

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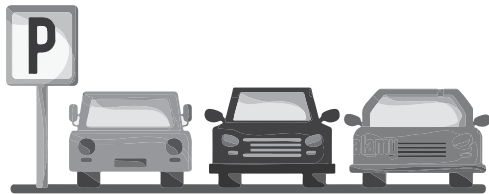
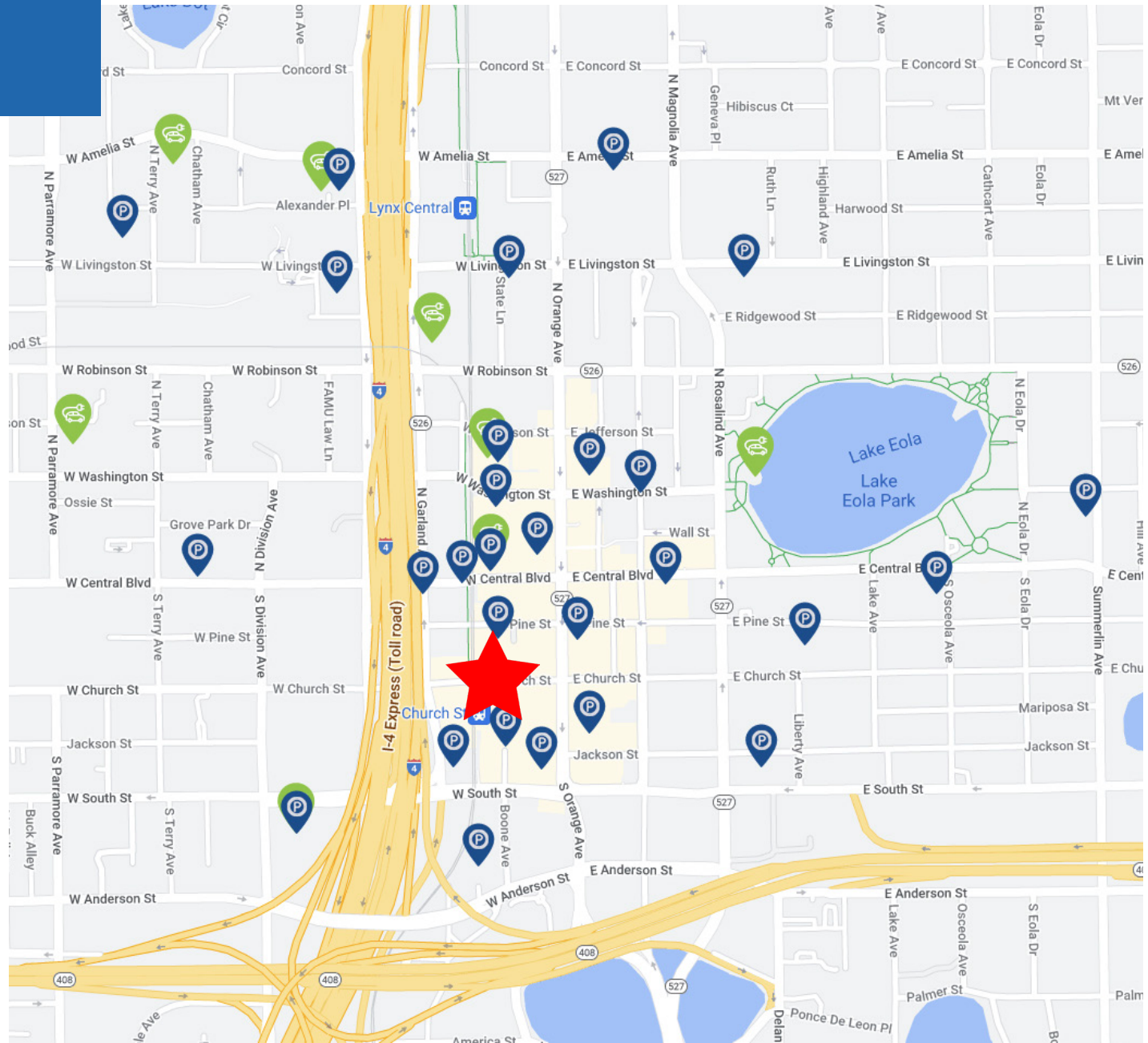
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PARKING OPTIONS

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



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MARKET INFORMATION



WHY DOWNTOWN ORLANDO - FLORIDA

MARKET HIGHLIGHTS

First Capital Property Group / CORFAC International, is a full service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & investors.



LEARN MORE IN OUR “WHY DOWNTOWN ORLANDO” PACKET

www.FCPG.com/Why-DowntownOrlando



ORLANDO, FLORIDA

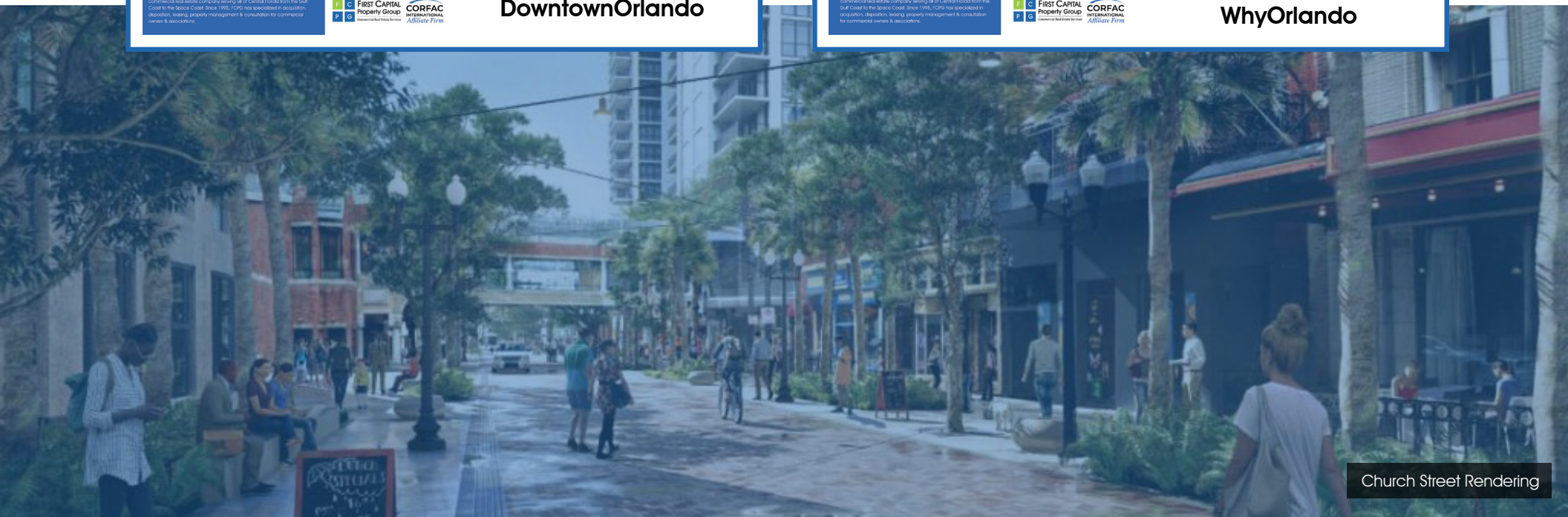
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LEARN MORE ABOUT THE ORLANDO MARKET IN OUR “WHY ORLANDO” PACKET

www.FCPG.com/WhyOrlando



Church Street Rendering

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