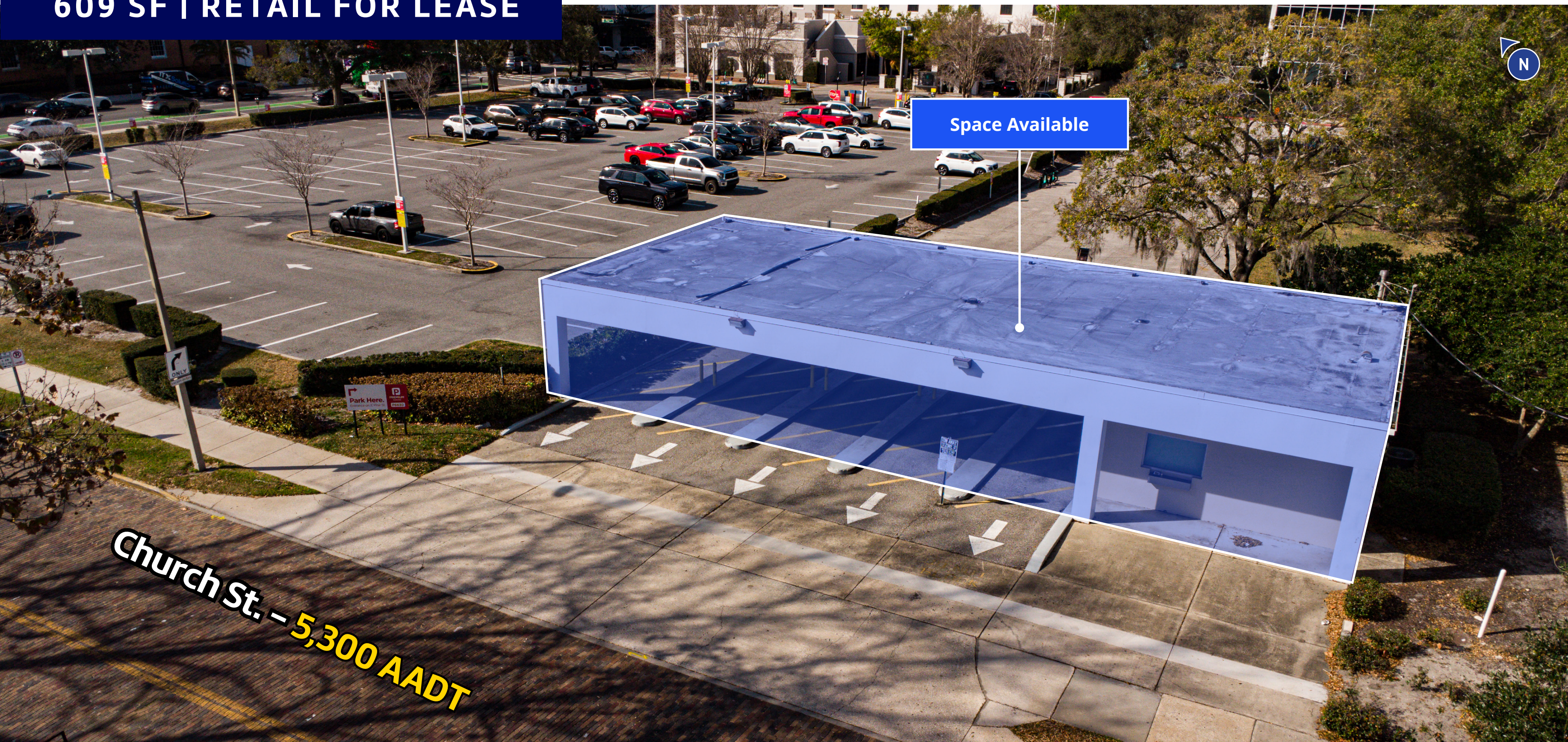


East Pine

270 E Pine Street | Orlando, FL 32801

Colliers

609 SF | RETAIL FOR LEASE



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Property Highlights

- Freestanding building, former bank ATM, with existing drive-thru infrastructure in place.
- Positioned along E Pine St and Church St, offering two access points.
- Excellent storefront exposure to drive-by and pedestrian traffic.
- Surrounded by office towers, vibrant dining, shopping, and community destinations that help drive foot traffic and retail demand.
- Adaptive retail ready: dual/convertible drive-thru, covered pickup, and curbside hybrid for QSR, beverage, pharmacy, or service.



Demographics



Population

1-Mile: 21,226
3-Mile: 109,592
5-Mile: 301,399



Daytime Population

1-Mile: 88,522
3-Mile: 255,582
5-Mile: 468,675



Households

1-Mile: 12,734
3-Mile: 52,188
5-Mile: 126,791

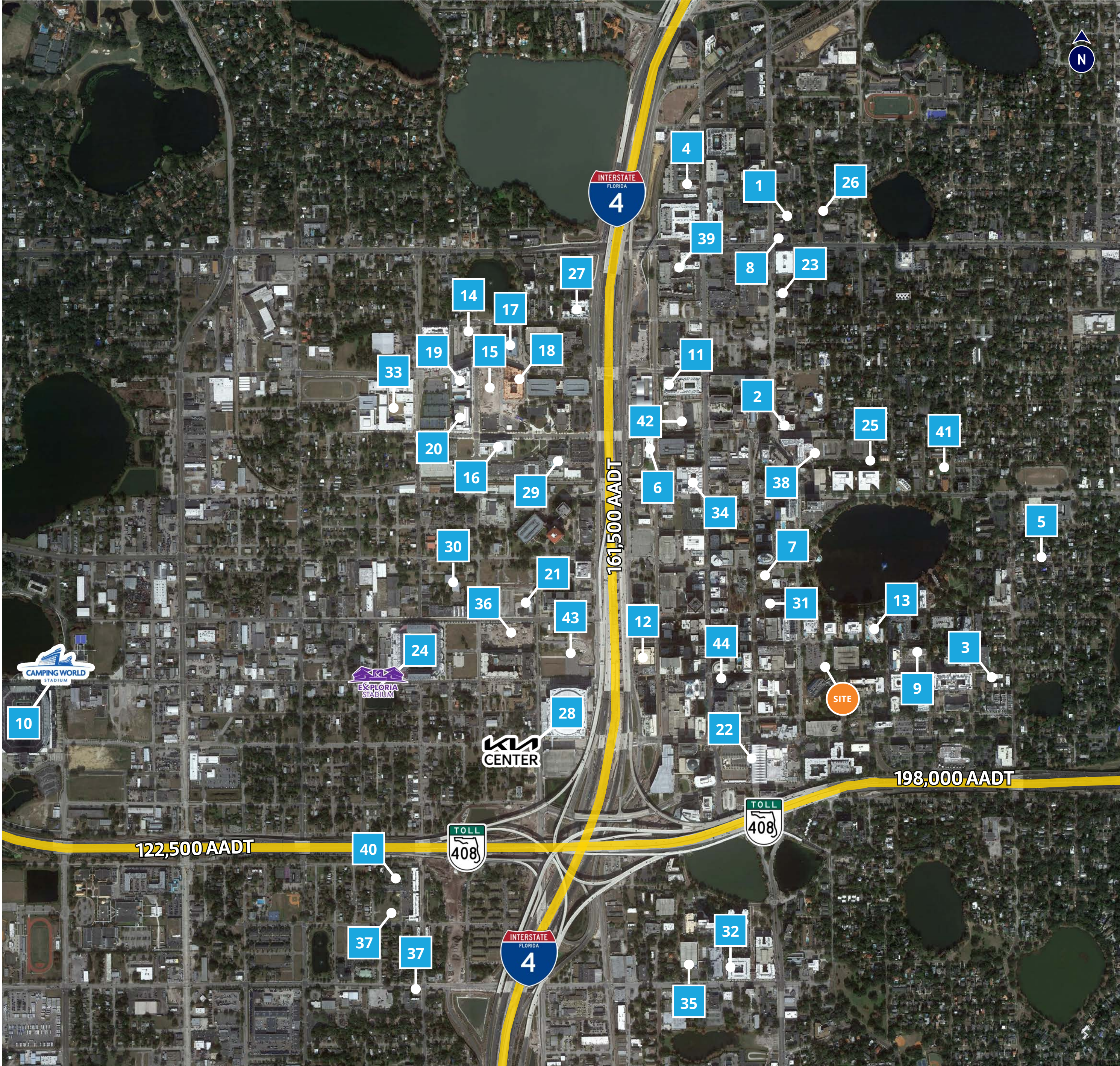


Average HH Income

1-Mile: \$130,906
3-Mile: \$124,761
5-Mile: \$112,258

Market Aerial

- | | |
|----|--|
| 1 | 107 Hillcrest |
| 2 | 409 North Magnolia |
| 3 | 520 East |
| 4 | 800 North Orange |
| 5 | 811 East Washington |
| 6 | Ace Cafe |
| 7 | Cambria Suites Hotel |
| 8 | Camden North Quarter |
| 9 | Camden Thorton Park |
| 10 | Camping World Stadium |
| 11 | Central Station |
| 12 | Church Street Plaza |
| 13 | City Tower |
| 14 | Creative Village - Ameilia Court |
| 15 | Creative Village - Central Park |
| 16 | Creative Village - Dr. Phillips Academic Commons |
| 17 | Creative Village - EA Headquarters |
| 18 | Creative Village - Modern |
| 19 | Creative Village - The Julian |
| 20 | Creative Village - Union West |
| 21 | Division Central (DXV) |
| 22 | Dr. Phillips Center - Phase I/II |
| 23 | Eola North |
| 24 | Exploria Stadium |
| 25 | Fountain VU 5 |
| 26 | Irving on Park |
| 27 | Lexington Court |
| 28 | Kia Center |
| 29 | Marriott Orlando Downtown |
| 30 | Men's Service Center |
| 31 | Modera Central by Mill Creek |
| 32 | Novel Lucerne |
| 33 | OCPS Academic Center for Excellence |
| 34 | Orange and Robinson Apartment |
| 35 | Orlando Health Corporate Office Building |
| 36 | Orlando Magic Training Facility |
| 37 | Parramore Oaks - Phase 1 & 2 |
| 38 | Radius Apartment Tower |
| 39 | Residence Inn Orlando Downtown |
| 40 | Richard Allen Gardens (Homes) |
| 41 | Samsara |
| 42 | Society Orlando |
| 43 | Sports Entertainment District |
| 44 | 201 S Orange |





Rendering, and depictions are conceptual in nature, are not to scale, and are provided for illustrative purposes only.
Final design, dimensions, and specifications are subject to change without notice.

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