



2,565 SF | Retail For Lease

2nd Gen Restaurant

Landmark Center One | 315 E. Robinson St. | Orlando, FL





Property Highlights

- 2nd generation restaurant space, ±2,565 SF former restaurant ready for immediate occupancy
- Located within one of Downtown Orlando's most iconic Class A office buildings
- Walking distance to Lake Eola Park with scenic walking paths and outdoor café
- Captive audience with hundreds of on-site office employees daily
- On-site amenities include fitness center, conference/training room, electric car charging stations, mobile detailing service, and collaborative common areas
- 24-hour security and covered parking with SMART PARK technology
- Surrounded by multiple dining and retail options, and close to KIA Center, Dr. Phillips Center, Hilton Garden Inn, SunRail, and the Orange County Courthouse
- Convenient access to I-4 and SR 408
- ENERGY STAR® Certified building

Why Downtown Orlando?

Discover the pulse of Downtown Orlando’s retail and dining scene, where innovation meets flavor in a tapestry of fresh experiences. Dive into a retail landscape that seamlessly blends independent shops and cutting-edge boutiques, offering a diverse array of treasures waiting to be uncovered.



Farmers’ Market



Walt Disney Amphitheater

Downtown Restaurant Program

Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed **\$400,000**.

Downtown Restaurant Program

Igniting Culinary Growth Through the DTO Restaurant Program

- Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed \$400,000.
- Non-full-service restaurants in a focus area can receive up to **\$50 per square foot**, not to exceed \$100,000.
- Restaurants that add or improve outdoor seating areas can receive an additional **\$5 per square foot** not to exceed \$25,000.
- Rent abatement payments are available for qualifying restaurants up to **\$50,000 during the first year**.

[\(Click Here to Learn More\)](#)

Downtown Stats



95,000+
*Downtown Workforce
Population*

8,000+
*College Students in
Downtown Orlando*



12+ Million
Rentable SF

790,00+ SF
*SF in Office
Space Development Activity*



21,000+
*Residents Living in
Downtown Orlando*

7,000+
*Apartments, with
58% Built After 2015*



1,500,000
Rentable SF

231,051 SF
Retail Development Activity

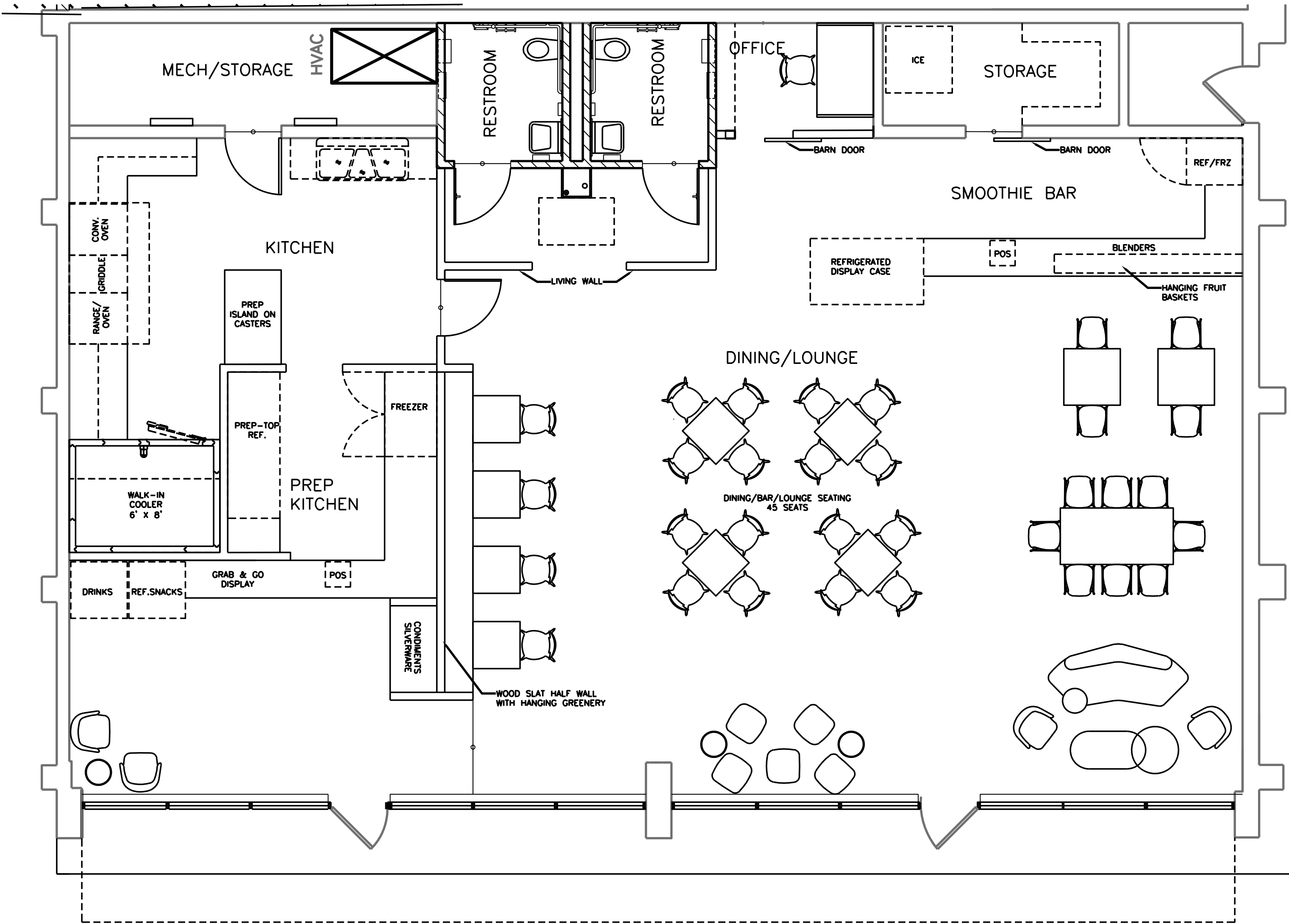


2,215
Hotel Rooms

\$187.86
Average Daily Rate

Source: Downtownorlando.com

Floor Plan - 2,565 SF





Demographics



Population

1-Mile: 24,661
3-Mile: 108,306
5-Mile: 298,065



Daytime Population

1-Mile: 84,739
3-Mile: 256,896
5-Mile: 468,867



Households

1-Mile: 14,214
3-Mile: 51,819
5-Mile: 126,081



Average HH Income

1-Mile: \$119,167
3-Mile: \$129,049
5-Mile: \$113,601

Market Aerial

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- 107 Hillcrest

409 North Magnolia
520 East

800 North Orange
811 East Washington

Ace Cafe
Cambria Suites Hotel

Camden North Quarter
Camden Thorton Park

Camping World Stadium
Central Station

Church Street Plaza
City Tower

Creative Village - Ameilia Court
Creative Village - Central Park

Creative Village - Dr. Phillips Academic Commons
Creative Village - EA Headquarters

Creative Village - Modern
Creative Village - The Julian

Creative Village - Union West
Division Central (DXV)

Dr. Phillips Center - Phase I/II
Eola North

Exploria Stadium
Fountain VU 5

Irving on Park
Lexington Court

Kia Center
Marriott Orlando Downtown

Men's Service Center
Modera Central by Mill Creek

Novel Lucerne
OCPS Academic Center for Excellence

Orange and Robinson Apartment
Orlando Health Corporate Office Building

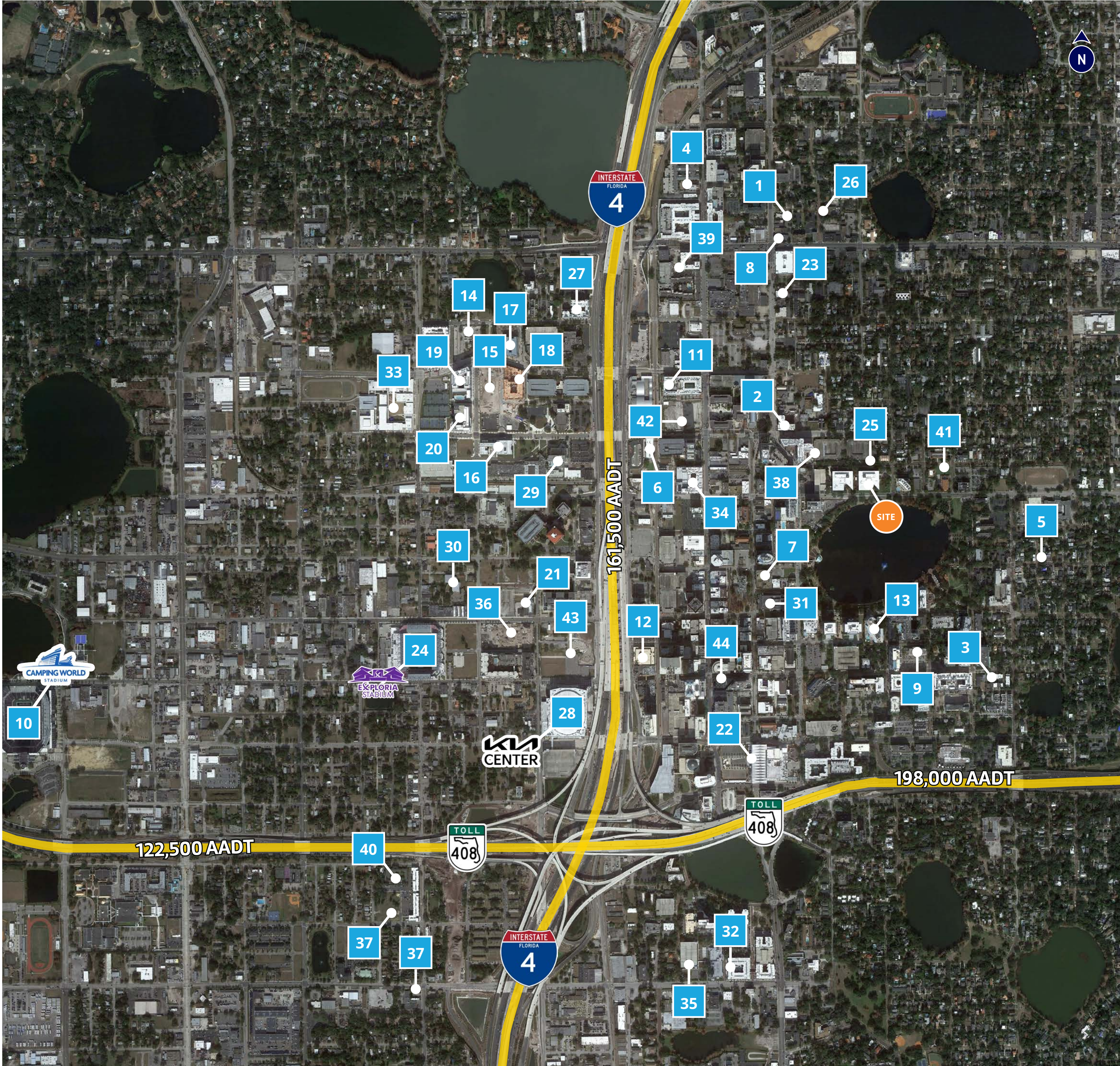
Orlando Magic Training Facility
Parramore Oaks - Phase 1 & 2

Radius Apartment Tower
Residence Inn Orlando Downtown

Richard Allen Gardens (Homes)
Samsara

Society Orlando
Sports Entertainment District

201 S Orange





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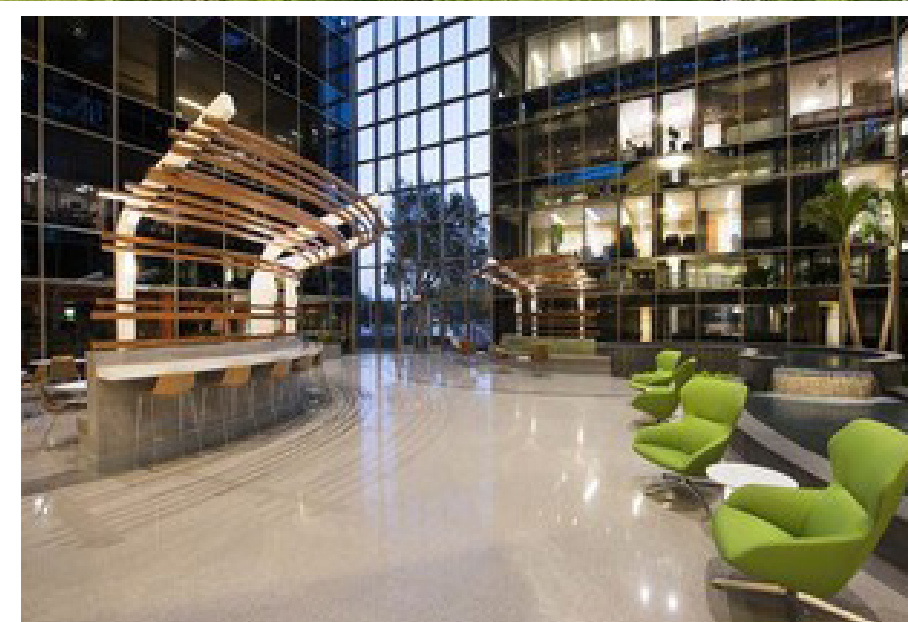
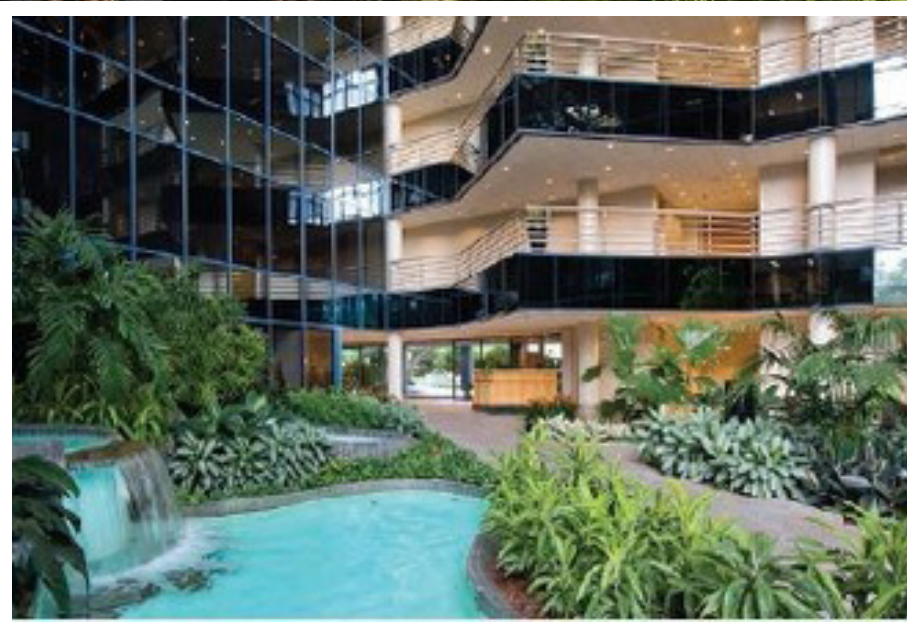
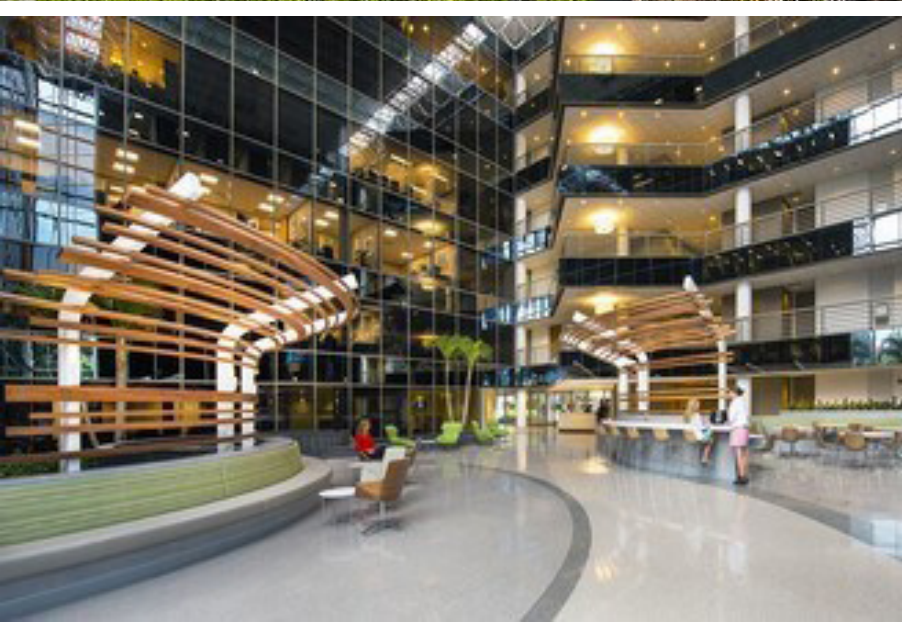
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