



## The Shops at City View



# RETAIL/RESTAURANT SPACE FOR LEASE

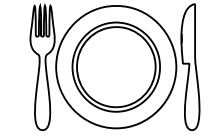
595 W. Church Street, Orlando, FL 32805

Contact: Jeré Matheny  
Vice President of Brokerage Services

E: [JMatheny@FCPG.com](mailto:JMatheny@FCPG.com)  
P: 407.872.0177 ext. 132

### For Lease: Inquire for Rate

- Availability: Suite H: ± 1,747 SF - Retail
- Suite K: ± 1,502 SF - Retail
- Suite M: ± 2,304 SF - Retail
- Suite N: ± 3,658 SF - Restaurant
- Suite Na: ± 1,500 SF - Retail
- Suite Nb: ± 2,158 SF - Restaurant
- Suite N & M: ± 5,962 SF - Restaurant



**RESTAURANT  
SPACE AVAILABLE**

± 24,865 SF of ground floor retail comprised of 13 storefronts within the 266-unit City View Apartment Complex

Located just West of Downtown in Orlando's Rapidly Evolving Parramore Community, close to everything Orlando has to offer, and with easy access to Interstate 4 and the East-West Expressway

Conveniently located directly in between the Kia Center, Exploria Soccer Stadium, the recently completed 130,000 SF AdventHealth Training Center, and the \$500+ million Orlando Magic Sports + Entertainment District

Situated within 10 min. walk, 2 min. drive, to Creative Village, the 68-acre mixed-use, transit-oriented, urban infill neighborhood that is home to leading higher education providers; high-tech, digital media and creative companies; and a diverse mix of students, employees and residents

Dedicated retail visitor parking lot located directly across from retail storefronts on Church Street and abundant street parking within site-line of storefronts. Tenant employee parking available in City View Garage

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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Suite N: ± 3,658 SF prime end-cap restaurant space with large outdoor seating area delivered in vanilla shell. Generous tenant improvement allowance available for qualified tenants. Can be divided to 2,158 SF restaurant suite

# SITE MAP

## AVAILABLE IMMEDIATELY

Suite H: ± 1,747 SF

Suite K: ± 1,502 SF

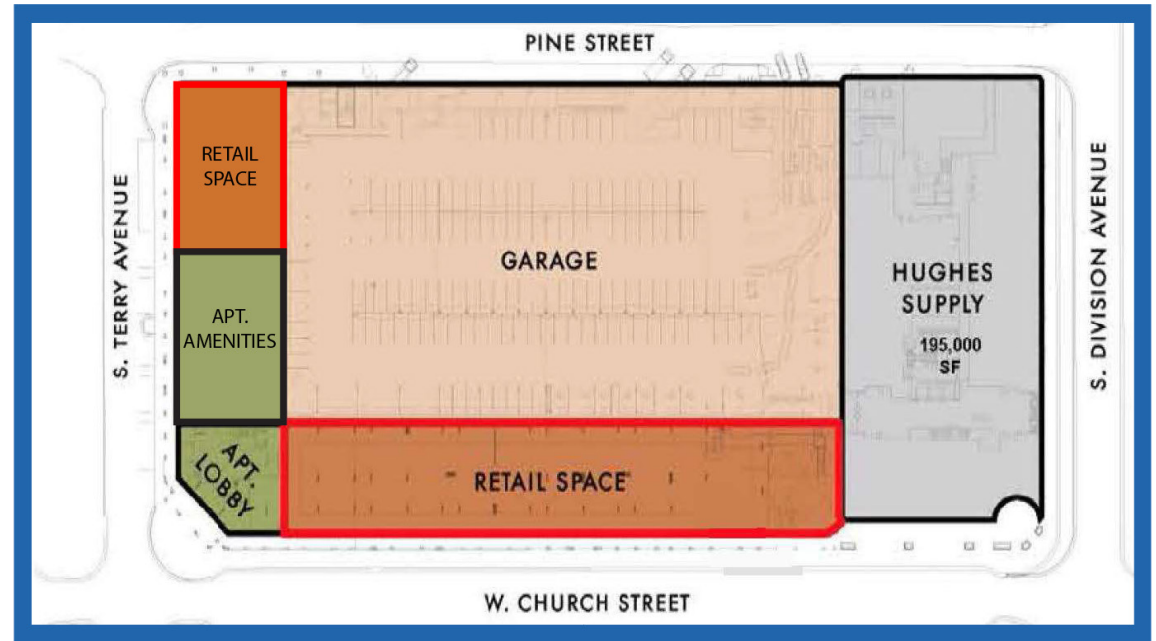
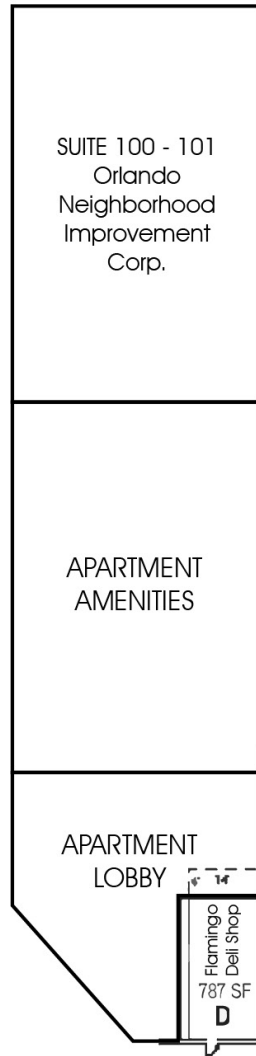
Suite M: ± 2,304 SF

Suite N: ± 3,658 SF

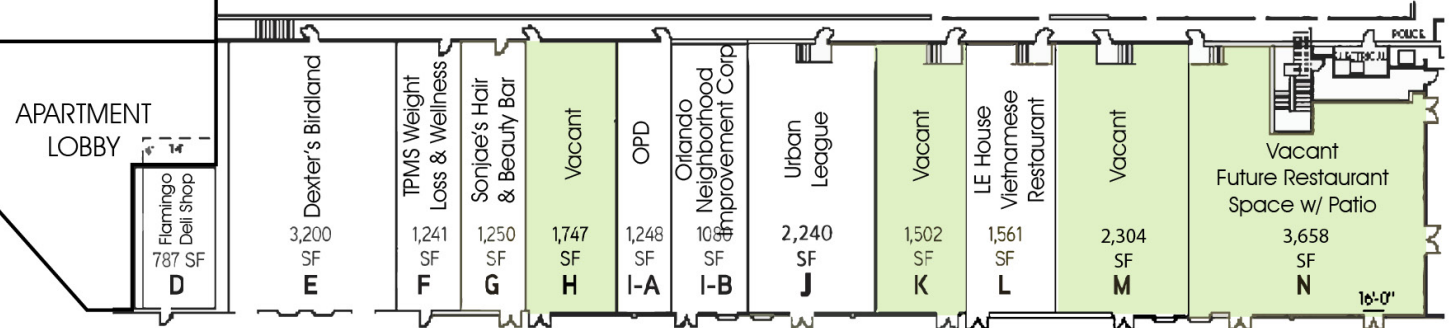
Suite Na: ± 1,500 SF

Suite Nb: ± 2,158 SF

Suite M & N: ± 5,962 SF



PARKING GARAGE



CHURCH STREET

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# DEMOGRAPHICS

City View Apartment Complex features a mix of affordable and market rate tenants. The market rate tenants include high-tech workers, medical professionals, and Orlando Magic employees.




Recently under new ownership City View Apartment Complex will be undergoing expansive improvements including:

- Signage enhancements
- LED lighting upgrades
- Updated exterior paint and color scheme
- Retail parking lot paving.

In addition, upgraded amenities for residential tenants aimed at attracting high-quality tenant mix will also be added.

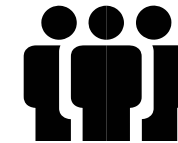


# DEMOGRAPHICS

2023	 Total Population	 Total Households	 Average HH Income
5 Mins	24,517	12,319	\$83,378
10 Mins	167,838	73,944	\$93,538
15 Mins	594,400	239,068	\$86,802



**DAYTIME POPULATION**  
26,729  
(5 mins)



**EMPLOYMENT POPULATION**  
± 235,575  
(10 mins)



**MEDIAN AGE**  
39.5  
(5 mins)

## Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Total Businesses	5,851	18,411	44,057
Retail Businesses	703	2,918	7,583
Food & Drink Businesses	309	946	2,480

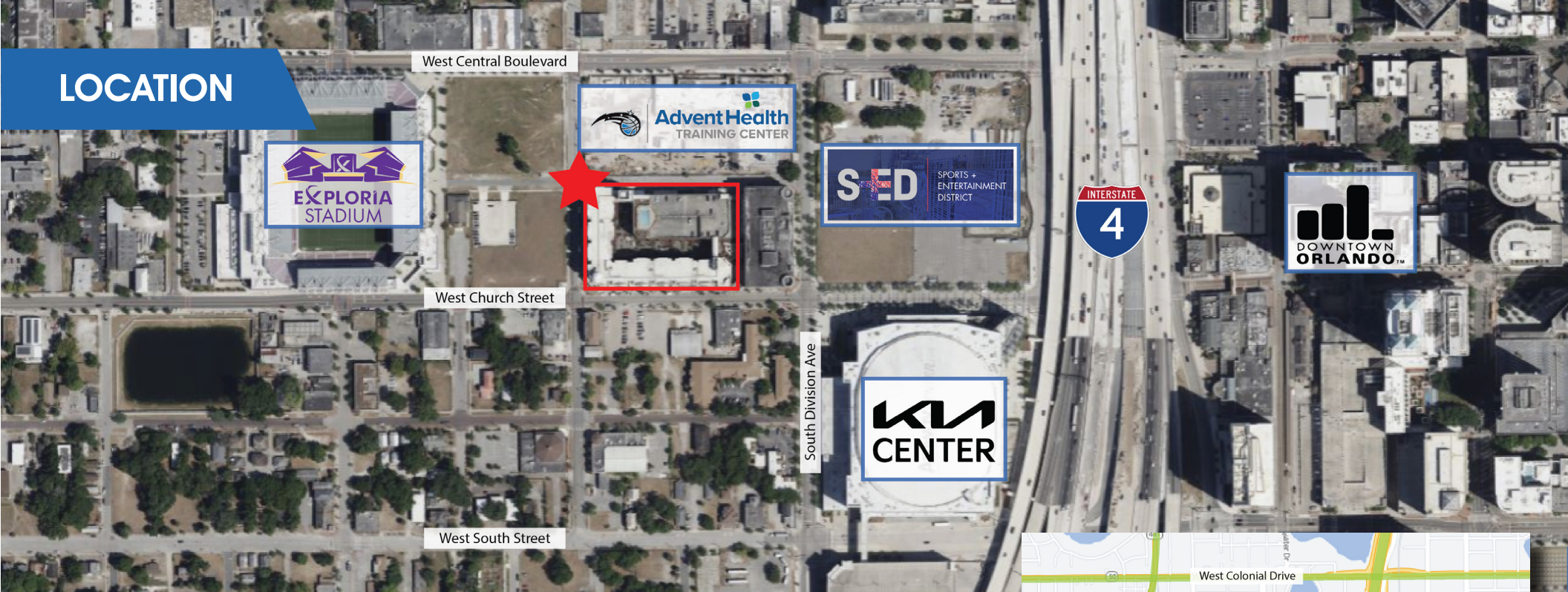
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# LOCATION



LESS THAN 500 FT  
TO ENTRANCE



0.3 MILES / 4 MINS



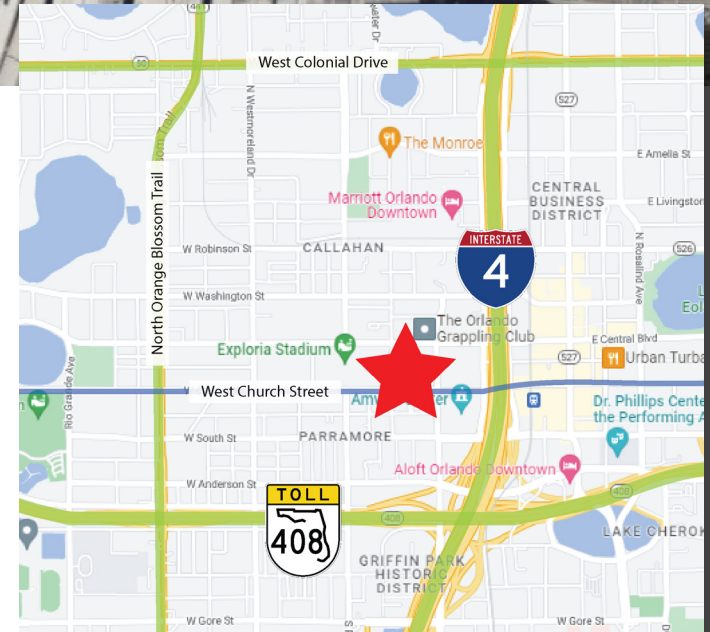
1 MILE / 4 MINS



LESS THAN 500 FT  
TO ENTRANCE

## Average Annual Daily Trips

2022	
Church Street	4,700
South Division Ave	7,400



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## LOCATION HIGHLIGHT

The strategic position of The Shops at City View being located between the Kia Center and Exploria Stadium allow for heavy foot traffic during events at both venues.

Showcased here, the pre-game Orlando City Soccer festivities draw expansive crowds to the streets right along both frontages of The Shops at City View. The Exploria Stadium seats 25,500 and frequently sells out.

Post game crowds returning to their vehicles, or venturing downtown for dining or night life, will once again venture past The Shops at City View.

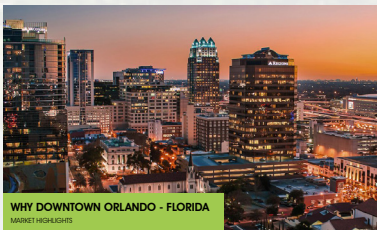


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# THE NEIGHBORHOOD



WHY DOWNTOWN ORLANDO - FLORIDA  
MARKET HIGHLIGHTS

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

[www.FCPG.com/](http://www.FCPG.com/)  
Why-Downtown-Orlando



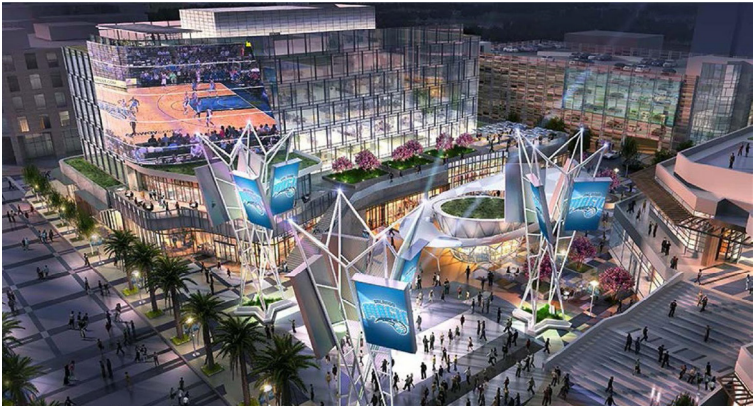
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# THE NEIGHBORHOOD



## SPORTS & ENTERTAINMENT DISTRICT

Within the **Sports & Entertainment District** is a mixed-use development unparalleled to anything else in Central Florida. The district is a \$500 million project located on an 8.4 acre site across from the Kia Center, formerly the Amway Center. The development includes a plaza encompassing a conference center with a 300 room hotel, a 310 unit apartment building, 420,000 SF-18 story office tower, 166,000 SF of retail space, and a 2,500 space 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.

## KIA CENTER

The **Kia Center**, formerly the Amway Center, is an indoor arena that sees 1.3 million patrons annually for sporting events, concerts, and more. Home to the Orlando Magic of the NBA, the Orlando Solar Bears of the ECHL, and the Orlando Predators of the National Arena League, the Kia Center hosts roughly 225 events a year, and can seat up to 20,000 people. Since its opening in October 2010, the arena has held numerous milestone events for Downtown Orlando, including NBA All-Star Weekend, WrestleMania 33, NCAA March Madness and sell-out concerts to some of the world's biggest artists.



## EXPLORIA STADIUM

**Exploria Stadium** is a soccer-specific stadium that is home to the Orlando City Soccer Club and their National Women's Soccer League affiliate, the Orlando Pride. While the stadium is mostly used for the Orlando team matches, it has also been used as a host venue for both the United States men's and women's national teams, the finals for both the NWSL Championship and NCAA Women's College Cup, numerous Florida Cup games, the MLS Combine in 2018 and 2019, and the 2019 MLS All-Star Game. Exploria Stadium has an all natural grass playing surface. The stadium has an open plaza, where those passing by can see inside, since the field is 8 feet (2.4 m) below street level. The stadium was initially planned to have a seating capacity of 19,500, with the structural ability to expand to 25,000 in the future. This was altered in May 2015 to simply build for a maximum capacity of 25,500 in the initial construction phase.

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Property Group, Inc.  
*Commercial Real Estate Services*



# PARKING



OPEN STREET PARKING

OPEN STREET PARKING

DEDICATED CITY VIEW  
RETAIL PARKING  
7AM - 8PM

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# SUITE N: ± 3,658 SF



**SUITE 100 - 101**  
Orlando  
Neighborhood  
Improvement  
Corp.

**APARTMENT AMENITIES**

**APARTMENT LOBBY**

PARKING GARAGE

CHURCH STREET

**SUITE DETAILS**

± 3,658 SF  
Suite Dimensions: 65'5" x 63'9"  
(at longest points)  
Grease Interceptor Available  
Stubbed for Multiple Restrooms  
Delivery: Vanilla Shell



- PATIO SPACE AVAILABLE**
- T.I. ALLOWANCE AVAILABLE**
- END-CAP SUITE**
- VANILLA SHELL DELIVERY**

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# SUITE N: ± 3,658 SF

## DIVISIBLE

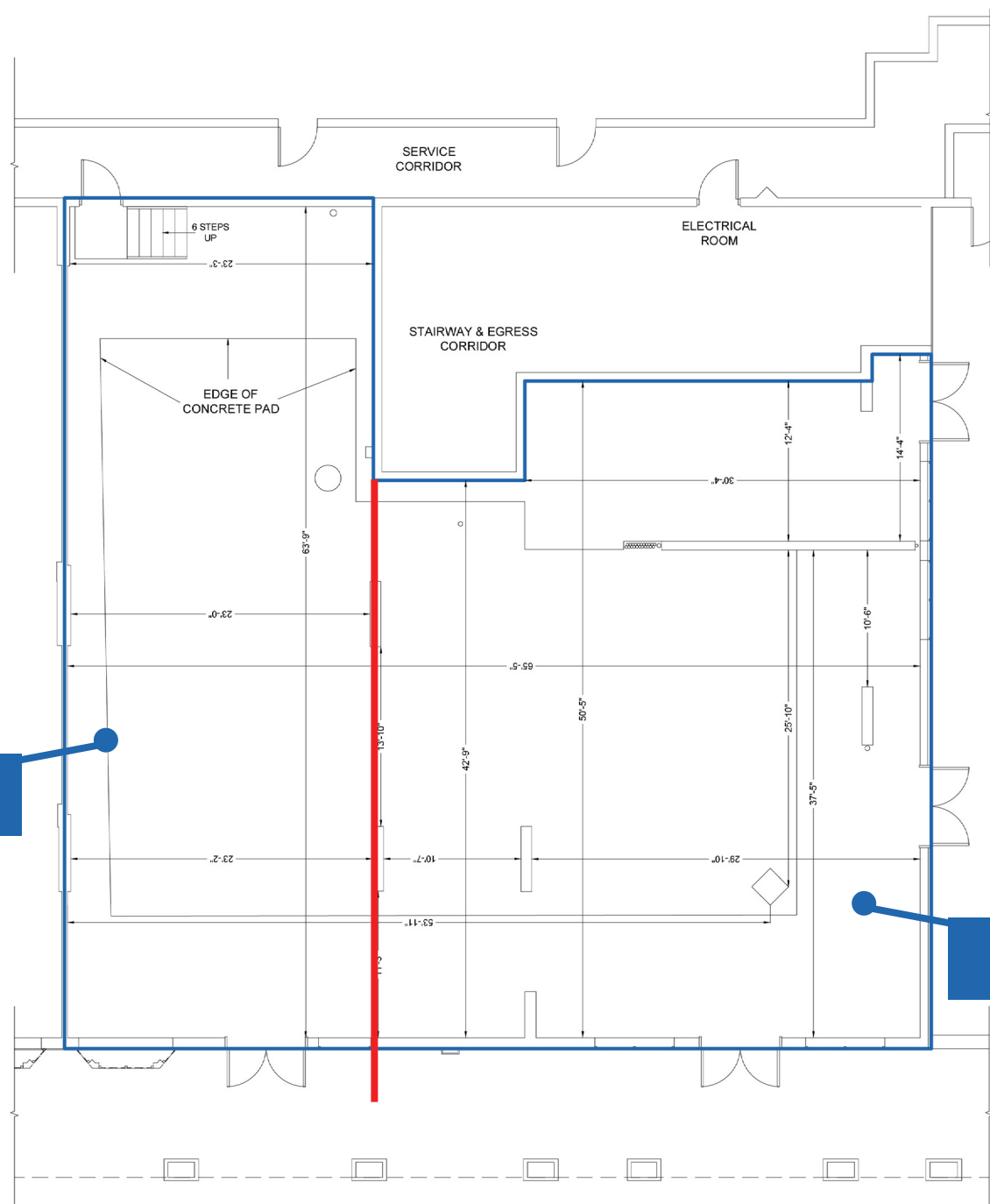
Suite can be divided into:

Suite Na: ± 1,500 SF (Retail)

Suite Nb: ± 2,158 SF (Restaurant)

Suite Na:  
± 1,500 SF

Suite Nb:  
± 2,158 SF



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# SUITE M: ± 2,304 SF



## SUITE DETAILS

± 2,304 SF  
One Restroom  
Delivery: Existing Retail

SUITE 100 - 101  
Orlando  
Neighborhood  
Improvement  
Corp.

APARTMENT  
AMENITIES

APARTMENT  
LOBBY

PARKING GARAGE

CHURCH STREET



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# SUITE K: ± 1,502 SF



## SUITE DETAILS

- ± 1,502 SF
- Grease Interceptor In-place
- Two Restrooms
- Delivery: Existing Retail

PARKING GARAGE

APARTMENT LOBBY	D Orlando Neighborhood Improvement Corp. 787 SF	E Dexter's Brialand 3,200 SF	F TPMS Weight Loss & Wellness 1,241 SF	G Springs Hair & Beauty Bar 1,250 SF	H Vacant 1,747 SF	I-A OPD 1,246 SF	I-B Orlando Neighborhood Improvement Corp. 10,000 SF	J Urban League 2,240 SF	K Vacant 1,502 SF	L LE House Vietnamese Restaurant 1,561 SF	M Vacant 2,304 SF	N Vacant Future Restaurant Space w/ Patio 3,658 SF
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CHURCH STREET



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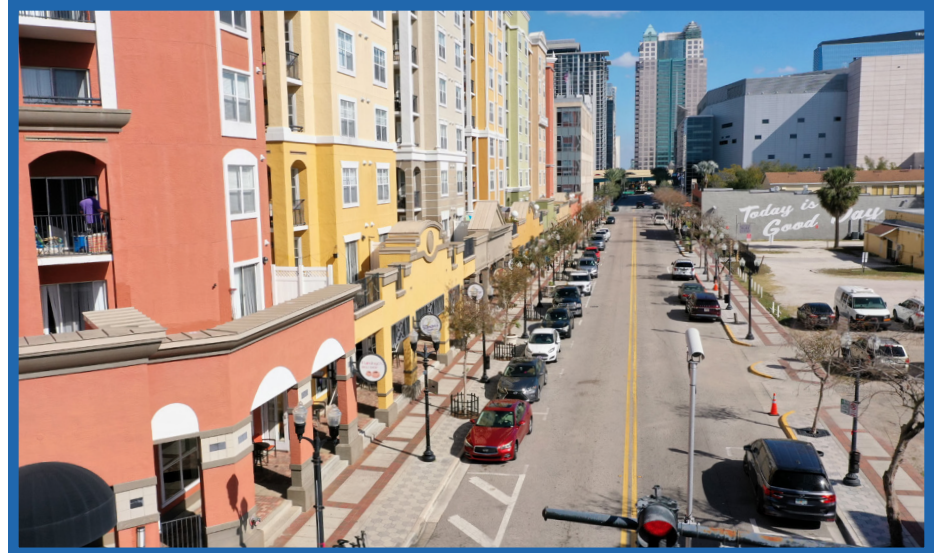
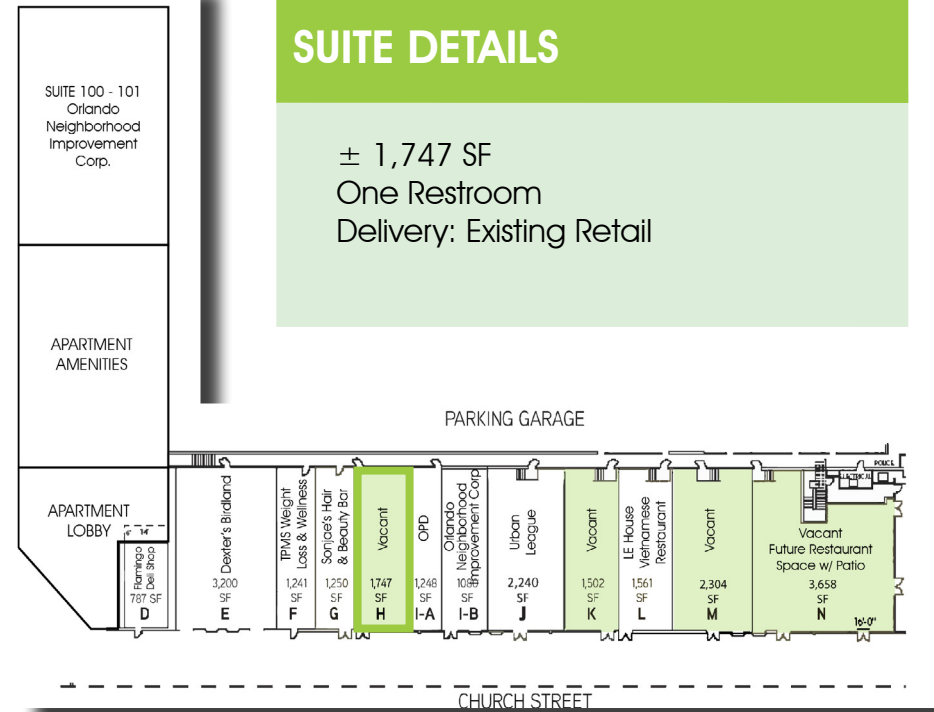


# SUITE H: ± 1,747 SF



## SUITE DETAILS

± 1,747 SF  
 One Restroom  
 Delivery: Existing Retail



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