

FULCRUM

*Retail and
restaurant
on point*



29,004 SF Available

Find foot traffic all day and all night



SIGNAGE OPPORTUNITY
Corner the retail / restaurant market with highly visible branding (subject to code regulations and design approval).



UNIQUE FOOD COLLECTIVE

Fulcrum's lobby provides flexible retail and restaurant spaces to providers offering food, beverage and dry goods retail amenities for downtown Orlando residents and Fulcrum's creative office community.



ESTABLISHED FOOT TRAFFIC

Fulcrum corners the market on downtown density, offering ample foot traffic day and night.



AMPLE PARKING

Fulcrum offers plenty of on-street and adjacent deck parking with an ample 3:1,000 RSF parking ratio.



COVERED PATIOS & OUTDOOR DINING

Restaurant providers will love Fulcrum's wide sidewalks and connected patios — built to accommodate al-fresco table service and outdoor dining.



VALET READY

Fulcrum is ready to accommodate your valet service provider, with easily accessible drop off and pick up locations.

GROUND FLOOR RETAIL AT THE CORNER OF JEFFERSON & NORTH ORANGE

Downtown is the center of Orlando, and Fulcrum is the center of downtown

90

WALK SCORE

36.6

YOUNG AND PROFESSIONAL -
MEDIAN AGE
IN A
5-MILE RADIUS

124,415

HOUSEHOLDS
IN A
5-MILE RADIUS

\$111,588

AVERAGE
FAMILY INCOME
IN A
1-MILE RADIUS

20,000+

CARS PER DAY
TRAVEL PAST
THE FULCRUM
LOCATION ON
N. ORANGE

#1

FASTEST
GROWING
METRO IN
THE NATION

288,961

DAYTIME
POPULATION
IN A
5-MILE RADIUS



Downtown Orlando.

A well-established

and walkable market.



COMMUNITY

- Orlando Public Library
- US Post Office
- Regions Bank
- Wells Fargo Bank
- Chase Bank
- Bank of America ATM
- Suntrust
- Valley National Bank
- Fairwinds Credit Union
- Downtown Orlando City Hall
- FedEx
- Avis Car Rental
- Publix at The Paramount
- Lake Eola Park
- Walgreens
- 7-Eleven
- Seacoast Bank
- Fifth Third Bank & ATM
- PNC Bank



ENTERTAINMENT

- Dr. Phillips Center for the Performing Arts
- Cobb Plaza Cinema Café 12
- Joysticks Arcade Lounge
- Citrus Club
- Corona Cigar Company
- SAK Comedy Lab
- Amway Center
- Aero Rooftop Bar & Lounge
- Graffiti Junktion
- Soundbar Orlando
- Tier Nightclub



FOOD & DRINK

- Ace Café Orlando
- Empire Szechuan
- Tropical Smoothie Café
- Super Rico Colombian Restaurant & Bar
- Wall Street Cantina
- Ember
- Hamburger Mary's
- Chela Tequila & Tacos
- Wahlburgers
- Church Street Station
- The Courtesy
- Insomnia Cookies
- Thai Cafe
- Lizzy McCormack's Irish Pub
- The Woods
- Tin & Taco
- Avenue Gastrobar
- The Monkey Bar
- Irish Shannon's Pub
- Native Social Bar
- Downtown PourHouse
- Mathers Social Gathering
- 310 Lakeside
- World of Beer
- Amura Downtown Japanese Restaurant
- Artisan's Table
- Le Gourmet Break
- Dunkin'
- Kres Chophouse
- Starbucks
- Bento
- Latin Square Cuisine
- Eden's
- 4 Rivers Smokehouse

- Nature's Table
- New York Deli
- The Neighborhood Eatery
- Craft & Common Coffee
- Deeply Coffee
- Market on Magnolia
- Dapper Duck Bar
- Motorworks Brewing
- Gringos Locos
- Harry Buffalo
- The Rusty Spoon
- Napasorn Thai Restaurant
- Jimmy John's
- Dovecote
- Harp & Celt Irish Pub
- Champs Deli & Bakery
- Tre Bambine
- The Pop Parlor
- Stardust Lounge



HOSPITALITY

- Aloft Hotel
- Grand Bohemian Hotel
- Marriott
- Embassy Suites



EDUCATION

- UCF Downtown Campus
- FAMU Law

Connected retail & restaurant space available

 **SIDEWALK DINING**

WEST JEFFERSON STREET

DECK PARKING

 **AMPLE PARKING**

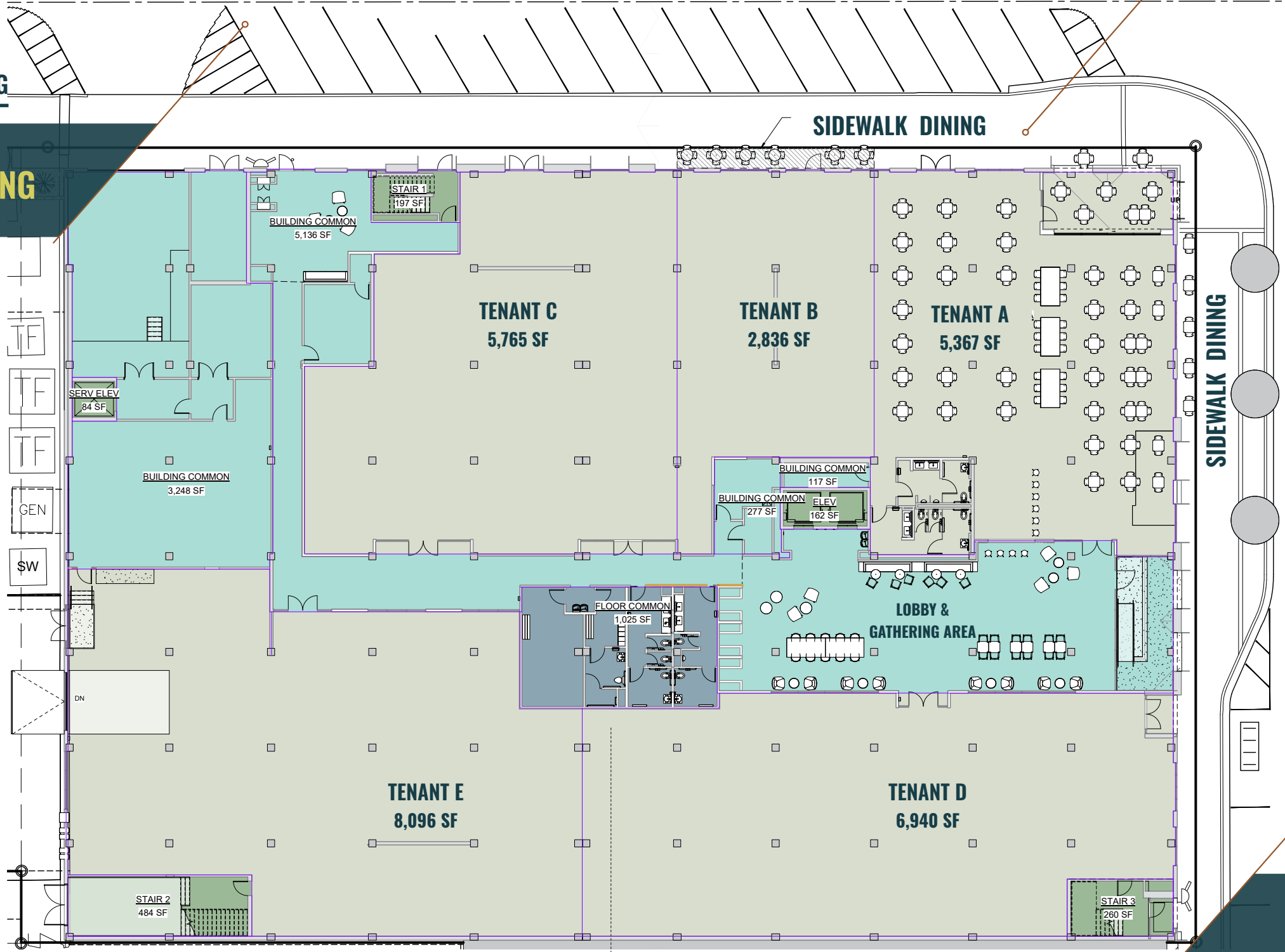
SIDEWALK DINING

SIDEWALK DINING

VALET DROP-OFF + PICKUP

 **VALET-READY**

29,004 RSF RETAIL SPACE AVAILABLE
2,836 - 8,096 RSF



Reach out to inquire about retail leasing at Fulcrum

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FULCRUM

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*Office Lobby Rendering

