2-Story Retail/Office Downtown

49 N ORANGE AVE
ORLANDO, FL 32801

FOR SALE
5,132 SF

ASKING PRICE
UPON REQUEST



CUSHMAN & WAKEFIELD

Property Highlights

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49 N Orange Avenue is the historic Rose Building, a two-story retail property in the heart of Downtown Orlando with strong potential for conversion to office use. Built in 1923 and designed by architect Murry S. King for Walter W. Rose, the developer and future state senator behind College Park's Rosemere neighborhood, the 5,132 SF building was originally envisioned as the base of a 10-story tower until the Great Depression halted those plans. Today it enjoys excellent visibility and street presence along Orange Avenue. Two separate entryways support single-tenant or multi-tenant configurations, while an alleyway along the right side improves access and a gated rear area secures the fire escape and utilities for building operations and service needs.





Situated at the heart of **Downtown Orlando's Central Business District,** the property offers unmatched visibility and walkability to an array of dining, hotels, and civic and cultural destinations. Within steps are the Orange County Courthouse, Kia Center, and Dr. Phillips Center for the Performing Arts, with convenient access to SunRail and LYMMO for easy commuting.

The property is **zoned AC-3A/T/HP** and is currently operating as a retail bar/club, with strong adaptive reuse potential. This zoning supports flexible redevelopment, including multi-tenant configurations enabled by the building's two separate entrances. Owners or investors interested in converting the property to office use may also be eligible to take advantage of available City incentives.

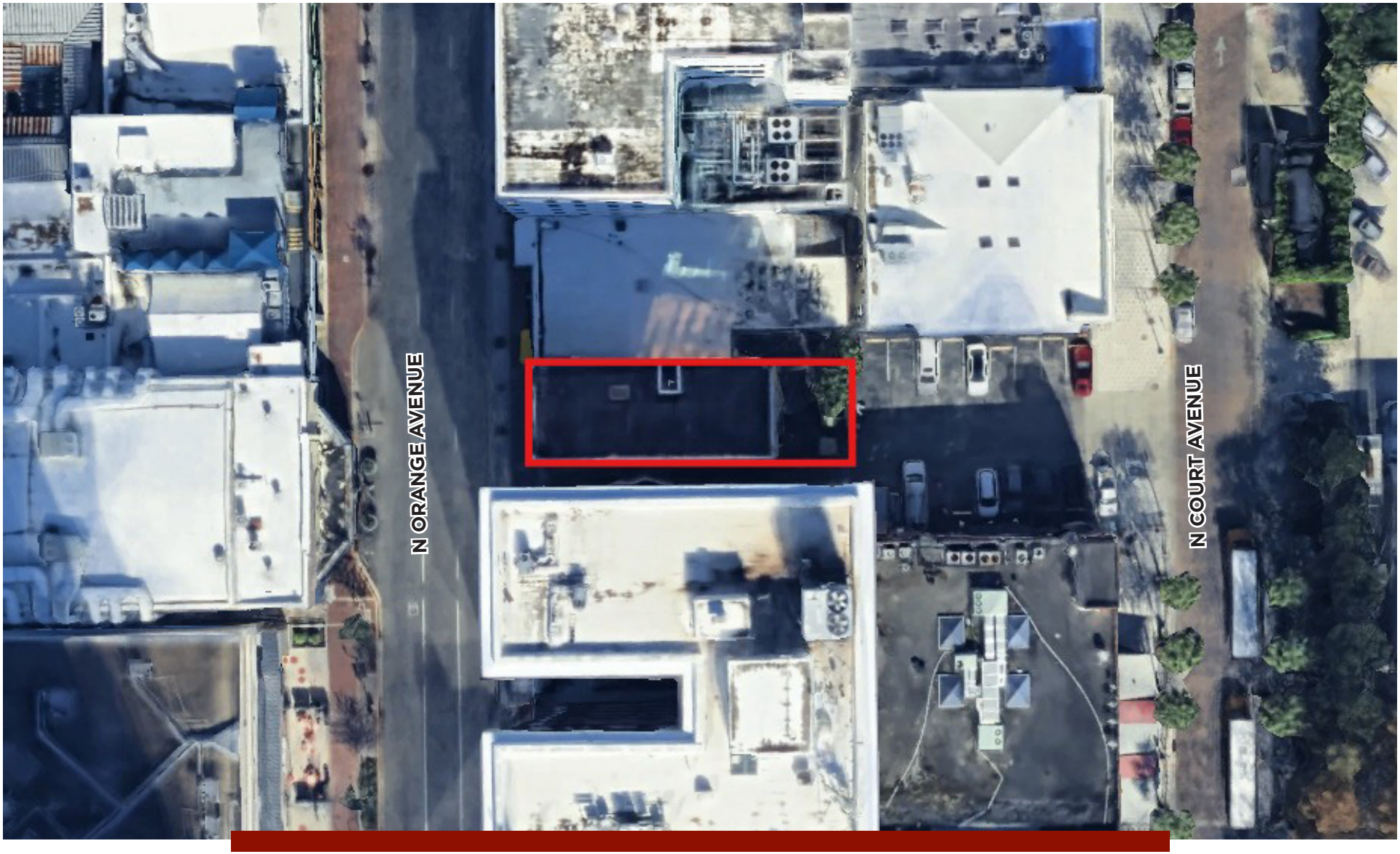
The existing bar/club build-out gives an owner-user or operator the ability to step into an active hospitality space, while the two separate entrances create natural separation for multiple concepts or tenants.

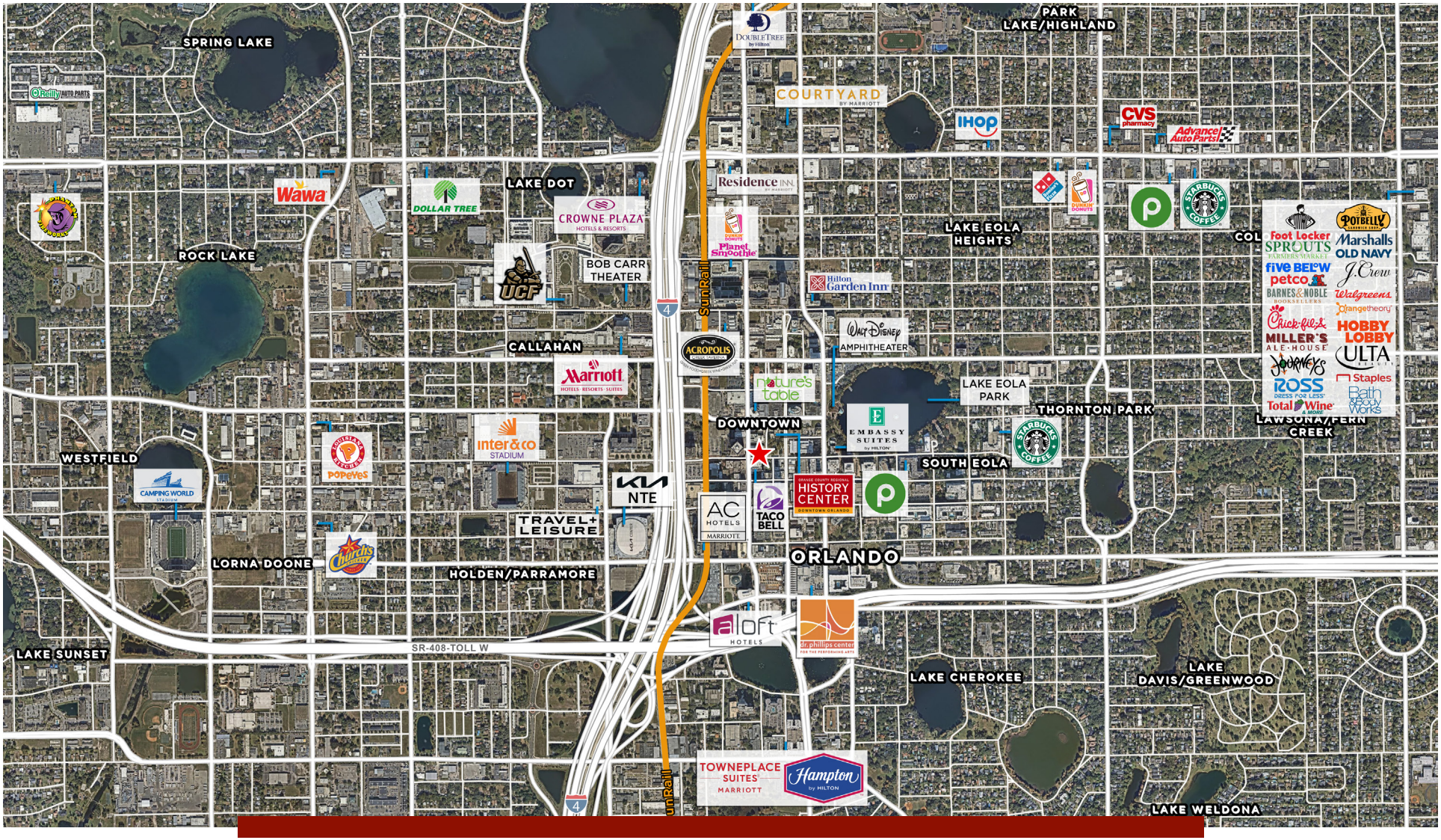
A side alleyway and a gated rear area housing the fire escape and utilities provide functional back-of-house access, supporting deliveries, servicing, and day-to-day operations at 49 N Orange Ave.

AN OPPORTUNITY FOR INVESTORS

49 N Orange Avenue also presents a compelling opportunity for investors seeking an income-producing asset. The property is currently occupied by an established operator, and a purchase can be structured with the existing tenant remaining in place under its current lease. Investors acquiring the building as-is benefit from in-place income and operational continuity, while retaining the flexibility to explore future upside over time. The sale is not contingent on a change in use or tenancy, and interested buyers are welcome to pursue the property as a long-term hold alongside the current operator.

Site Plan





Aerial Map

POPULATION

1 MILE - 25,498

3 MILE - 105,793

5 MILE - 306,886

AVG HH INCOME

1 MILE - $121,308

3 MILE - $133,488

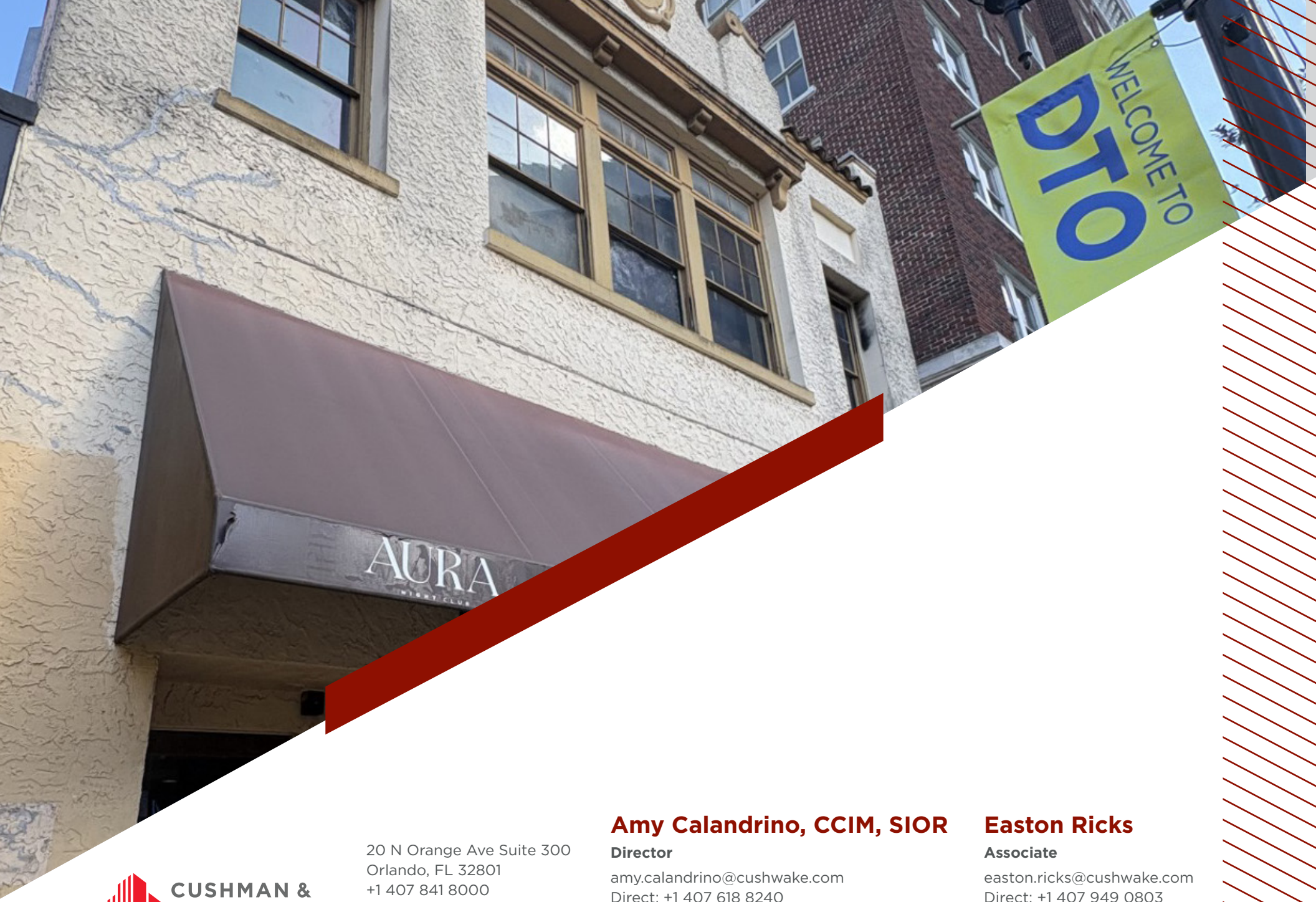
5 MILE - $117,538

DAYTIME EMPLOYMENT

1 MILE - 98,937

3 MILE - 240,489

5 MILE - 464,387



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