

FULCRUM

*Retail and
restaurant
on point*



29,004 SF Available

Find foot traffic all day and all night



SIGNAGE OPPORTUNITY

Corners 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***

93

WALK SCORE

36.6

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

\$111,588

AVERAGE
FAMILY INCOME
IN A
1-MILE RADIUS

#1

FASTEST
GROWING
METRO IN
THE NATION

124,415

HOUSEHOLDS
IN A
5-MILE RADIUS

20,000+

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

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



PARKING



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



RESIDENTIAL

Modera Central
55 West
Solaire at the Plaza
Skyhouse
Magnolia Mixed-Use (proposed)
Zoi House Orlando (proposed)
Central Station
X Orlando (proposed)
Orange & Robinson (proposed)
Park Lake Towers
The Met at Lake Eola
Aspire
Reeves



EDUCATION

UCF Downtown Campus
FAMU Law

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
Napasom Thai Restaurant
Jimmy John's
Dovecote
Harp & Celt Irish Pub
Champs Deli & Bakery
Tre Bambine
The Pop Parlor
Stardust Lounge



CREATIVE
VILLAGE
2,867 UNITS

CENTRAL
STATION

SOCIETY
ORLANDO

ZOI HOUSE

SKYHOUSE

REEVES
HOUSE

RADIUS

ORANGE &
ROBINSON

MAGNOLIA

SITE

PARK LAKE
TOWERS

THE MET AT
LAKE EOLA

ASPIRE

MODERA CENTRAL

55 WEST

SOLAIRE AT
THE PLAZA

6,536 TOTAL NEARBY UNITS

93 WALK SCORE



RESIDENTIAL

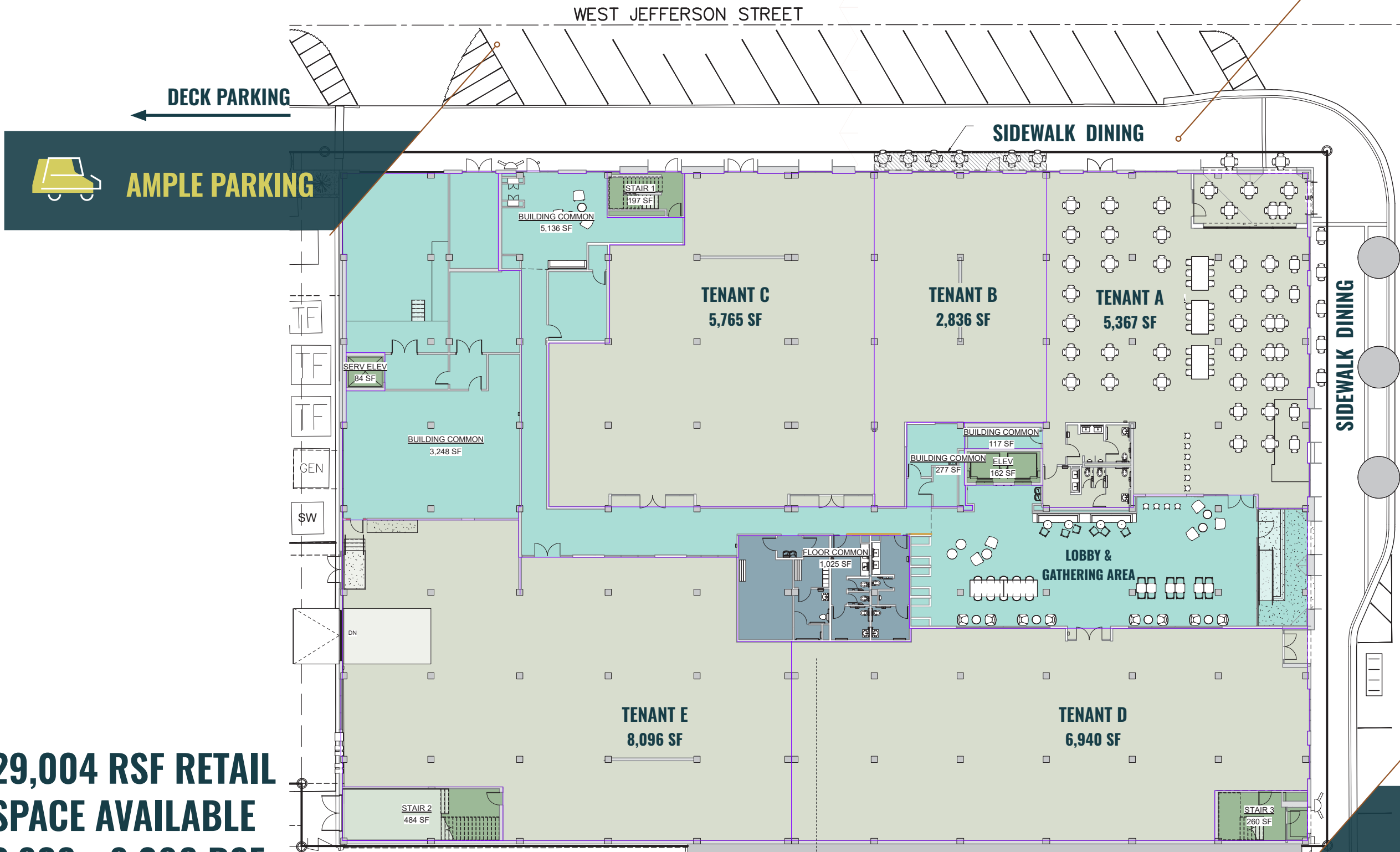
Modera Central	350 units
55 West	363 units
Solaire at the Plaza	306 units
Skyhouse	320 units
Radius (under construction)	389 units
Magnolia Mixed-Use (proposed)	40 units
Zoi House Orlando (proposed)	300 units
Central Station	279 units
Society Orlando (proposed)	889 units
Orange & Robinson (under construction)	325 units
Park Lake Towers	165 units
The Met at Lake Eola	129 units
Aspire	164 units
Reeves House	39 units
Creative Village Residential	2,867 units



FREE SURFACE PARKING

*At the center of free
parking & work-from-
home residents.*

Connected retail & restaurant space available



**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

