



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

# SODO STATION

415 W Kaley Street  
Orlando, Florida 32806

## DIVERSE REDEVELOPMENT OPPORTUNITY



SCAN ME



## FOR SALE

- + **Sale Price:** Call for Pricing
- + **Available:** 246,270 SF | 5.65 Acres
- + **Zoning:** IG-T
- + **County:** Orlando



## Highlights

- Located near the core of Downtown Orlando within the special plan designation the "SODO" Plan Area.
- "SODO" Plan Area was put forth by the City of Orlando to "encourage redevelopment, create a highly visible and memorable node of activity and establish the intersection of Division Avenue and Kaley Street as the western gateway to the South Downtown Subarea".
- The area is served by an Amtrak train station and a Sunrail Commuter Station,
- Enjoys close proximity to Orlando's CBD, is highly visible from I-4, and is anchored by Orlando Health.

**JILL ROSE**  
VP of Retail Services  
(407) 734.7204  
Jill@BBDRE.com

**JONATHAN CLAYTON**  
Director  
(407) 734.7212  
Jonathan@BBDRE.com



**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



# Demographics

## 1 Mile



9K+  
ESTIMATED  
POPULATION  
2019



\$64K  
AVERAGE  
HOUSEHOLD  
INCOME



\$221K  
MEDIAN  
HOME  
VALUE 2021



38.7  
AVERAGE  
AGE

## 3 Miles



118K+  
ESTIMATED  
POPULATION  
2021



\$71K  
AVERAGE  
HOUSEHOLD  
INCOME



\$238K  
MEDIAN  
HOME  
VALUE 2021



36.6  
AVERAGE  
AGE

## 5 Miles



318K+  
ESTIMATED  
POPULATION  
2019



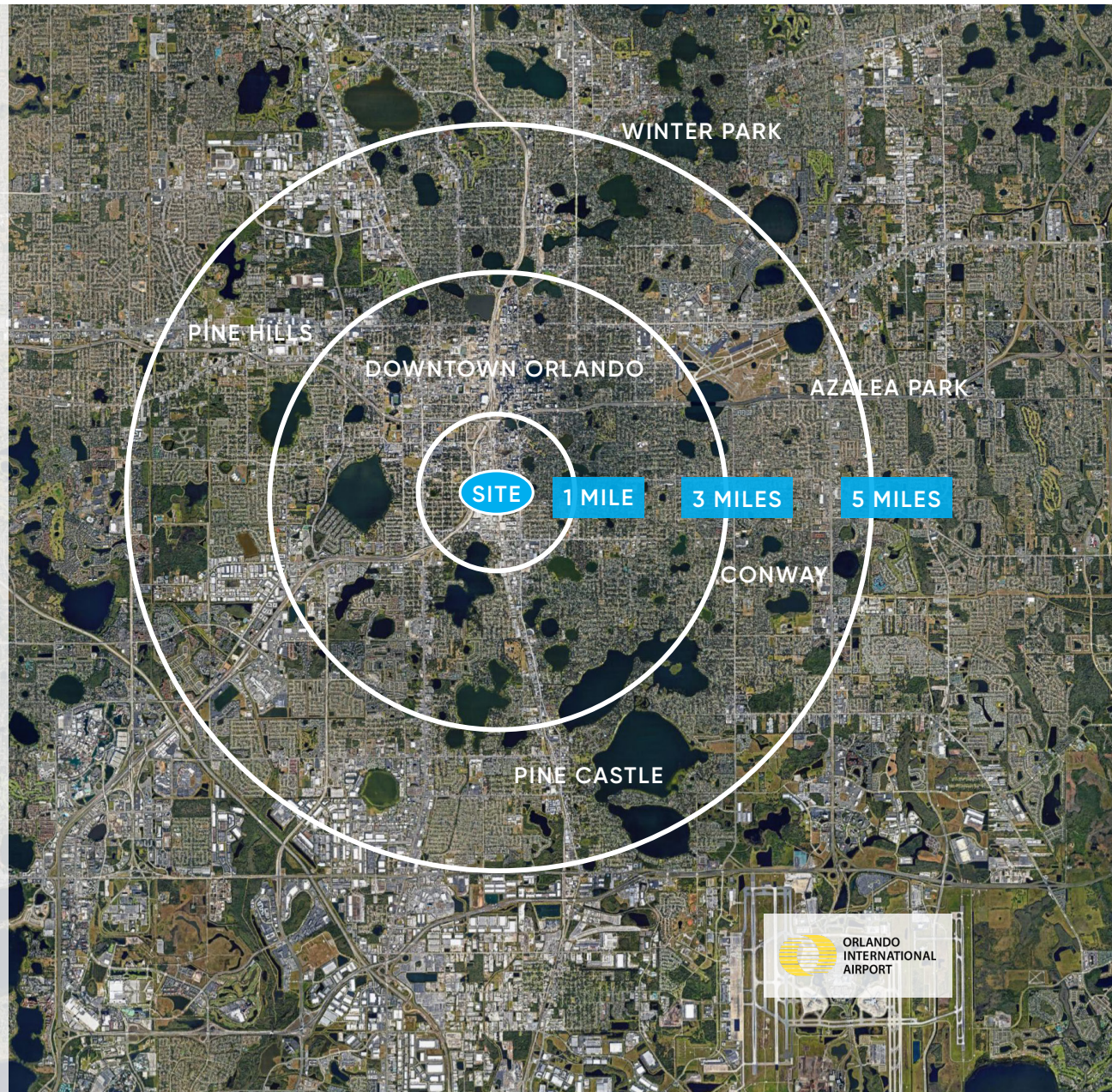
\$69K  
AVERAGE  
HOUSEHOLD  
INCOME



\$231K  
MEDIAN  
HOME  
VALUE 2021

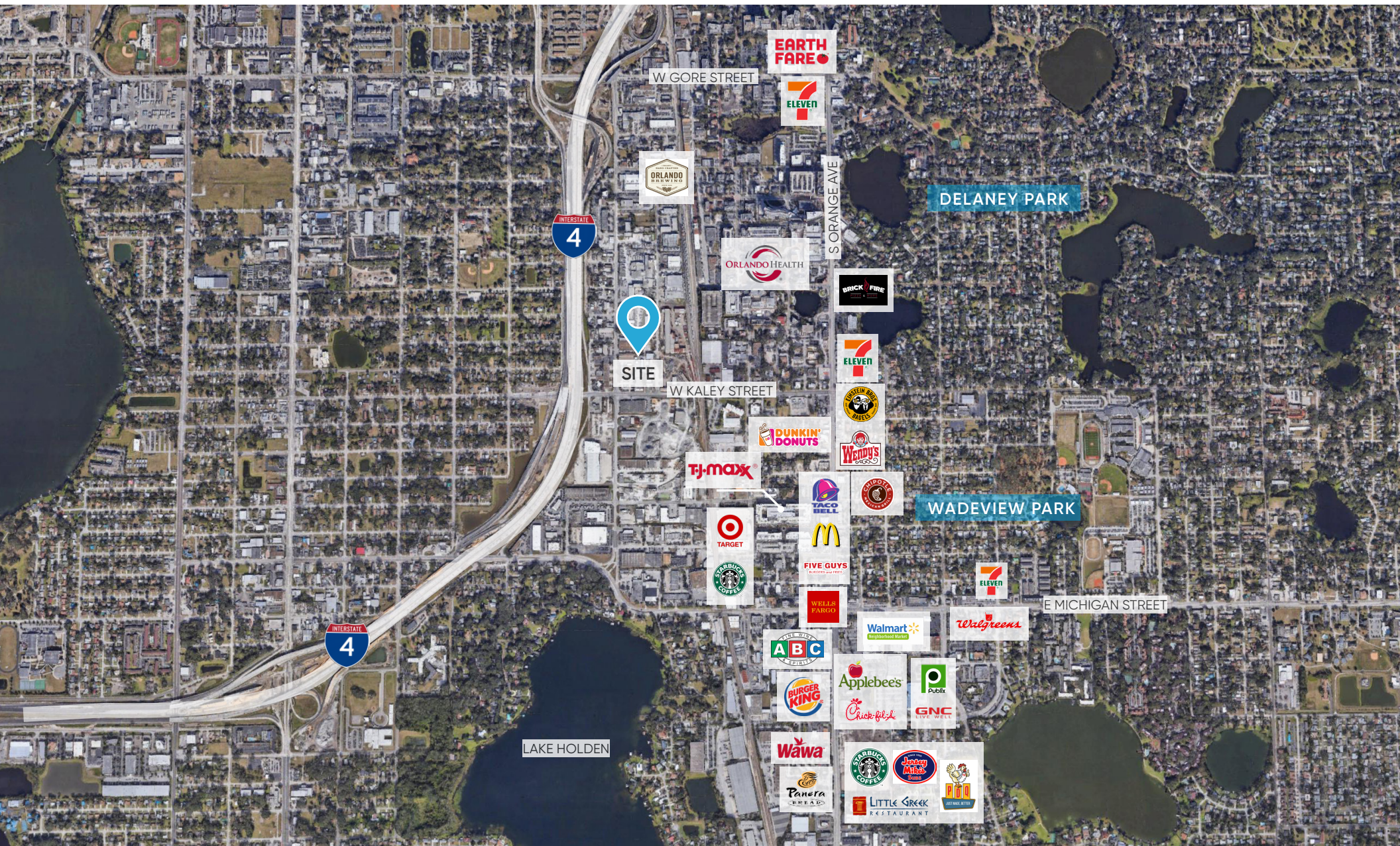


35.3  
AVERAGE  
AGE



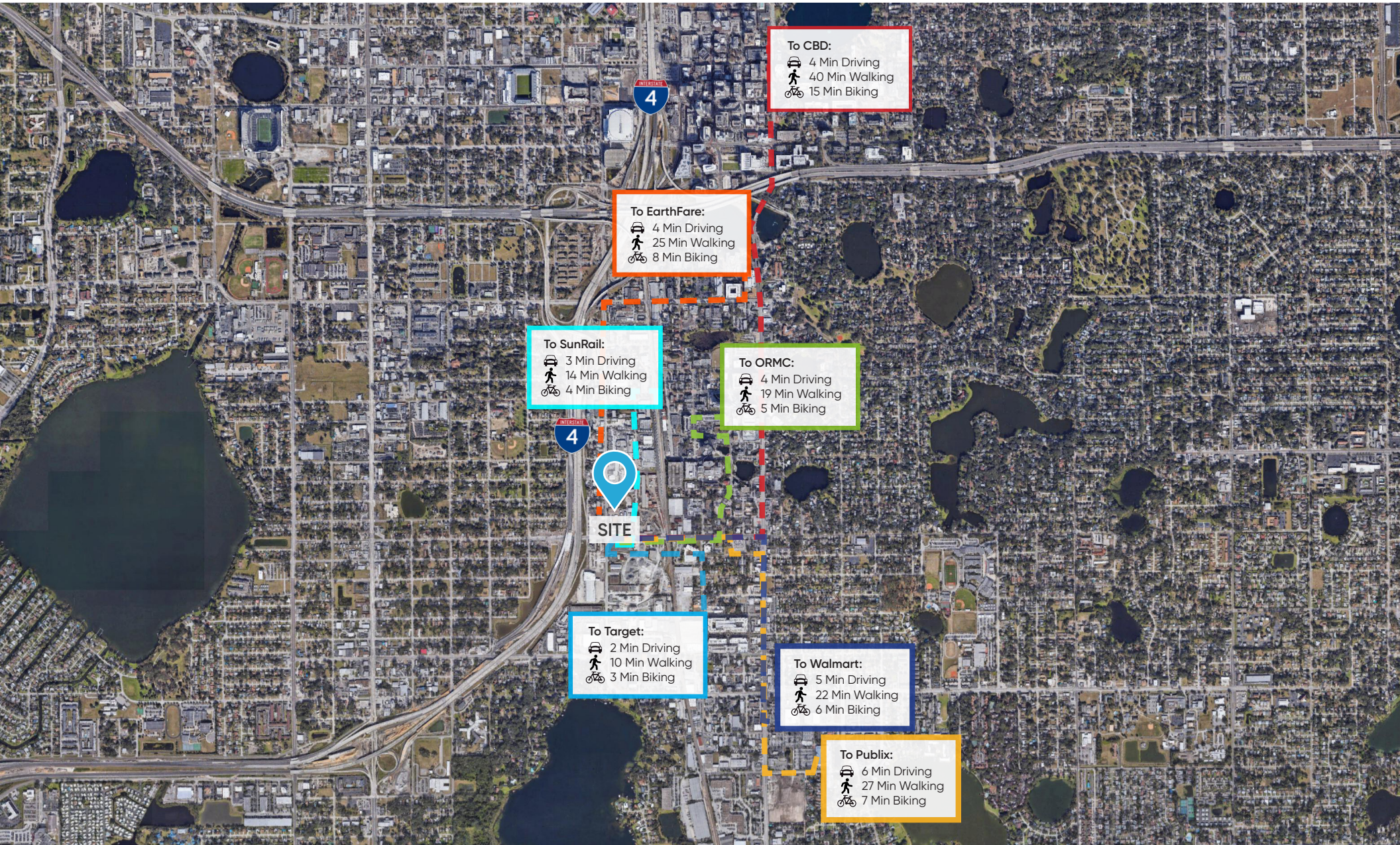


# Retail Map





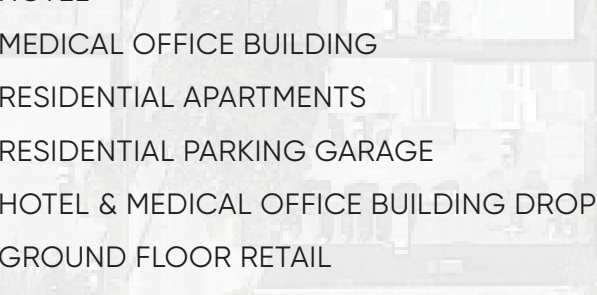
# Transportation Map



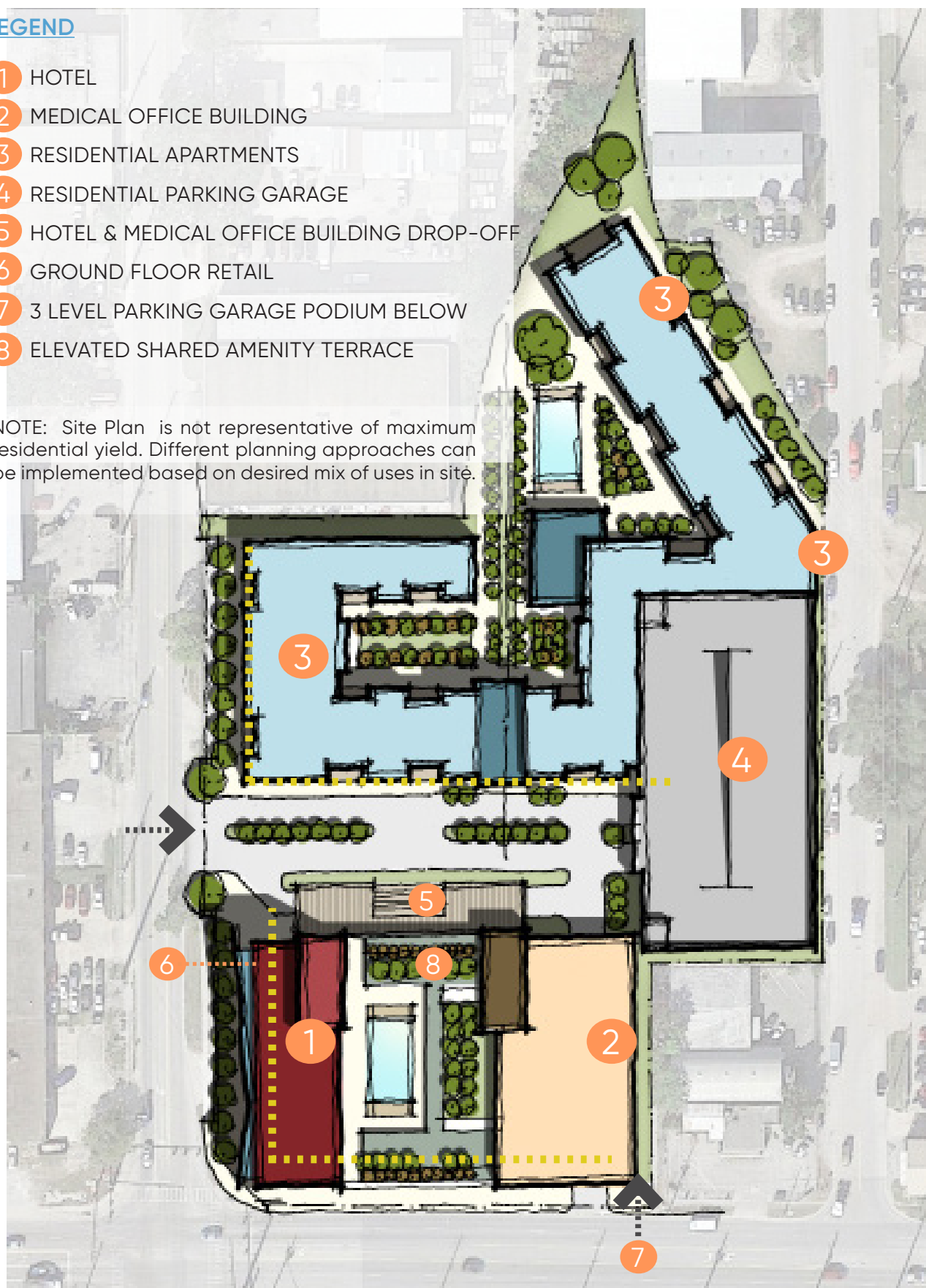


## MASSING STUDY

## LEGEND

- 
- 1 HOTEL
  - 2 MEDICAL OFFICE BUILDING
  - 3 RESIDENTIAL APARTMENTS
  - 4 RESIDENTIAL PARKING GARAGE
  - 5 HOTEL & MEDICAL OFFICE BUILDING DROP-OFF
  - 6 GROUND FLOOR RETAIL
  - 7 3 LEVEL PARKING GARAGE PODIUM BELOW
  - 8 ELEVATED SHARED AMENITY TERRACE

NOTE: Site Plan is not representative of maximum residential yield. Different planning approaches can be implemented based on desired mix of uses in site.



# MASSING STUDY

## PARCEL INFORMATION

ZONING: I-G/T  
T-6 URBAN CORE (SODO OVERLAY)  
SIZE: 5.65 ACRES (246,270 SF)

## AREA CALCULATIONS (PER SODO OVERLAY)

### SETBACK

STREET: 7'-15'  
SIDE 0'  
REAR 10'

MAX FAR : 2.0 ( 466,500 GSF ) | 100 DWELLING UNITS/ACRE

MAX. RESIDENTIAL: 560 UNITS

### RESIDENTIAL PARKING NEED

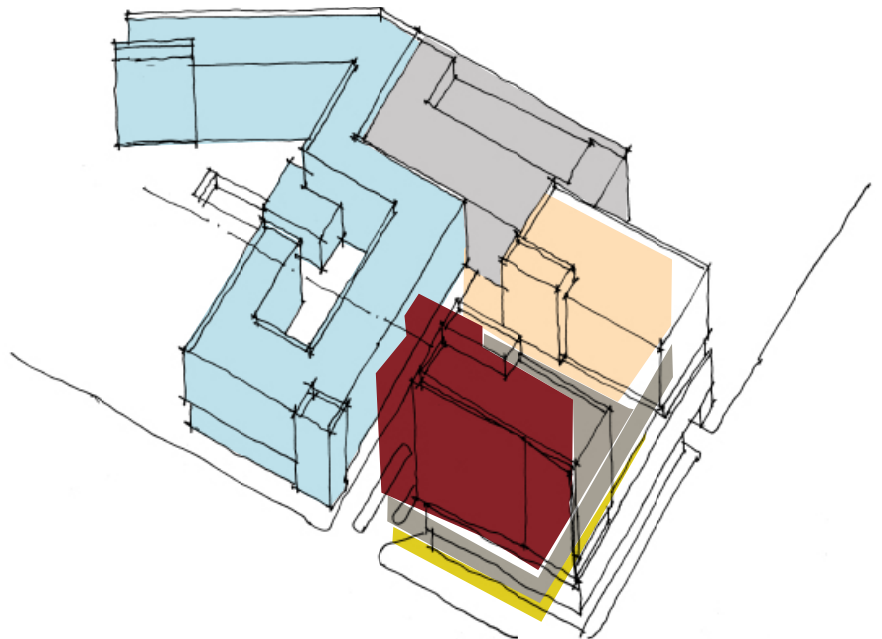
RESIDENTIAL PARKING:	2 CARS/ UNIT = 1,200 CARS
RESIDENTIAL VISITORS	60 CARS
TOTAL	1,260 CARS

RETAIL 40,000 GSF

HOTEL 20 KEYS/LEVEL @ 6 LEVELS = 120 KEYS  
1 AMENITIES FLOOR  
PARKING NEED = 120 CARS

MEDICAL OFFICE BUILDING 5 LEVELS @ 18,000GSF = 90,000 GSF  
PARKING NEED @ 5/1000=450 CARS

HOTEL - MOB PARKING G+3 = 570 CARS  
(PODIUM)



PRESENTED BY:

LITTLE