

FOR SALE



850 SOUTH HUGHEY





PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

The subject property is located near the core of the Downtown Orlando CBD, just north of the “Sodo” Main Street District and touching the Orlando Health “Medical District”. With a total of 3.4 contiguous acres, the property suits an owner-user or redevelopment opportunity equally well. The property currently includes a total of +/-57,517 usable square feet of office and industrial space, a 10,000 SF covered parking/loading space, +/-121 paved parking spaces and vacant land. As land throughout the Downtown CBD and SODO districts continues to be redeveloped, the property poses excellent longterm value creation.



ADDRESS | 850 SOUTH HUGHEY AVENUE ORLANDO, 32801



LAND SIZE | 3.4 AC



ZONING | I-G/T ON 405 W GORE AND N HALF OF 850 S HUGHEY; I-G/T/AN ON S HALF



FLU | INDUSTRIAL

FRONTAGE | HUGHEY AVE & WEST GORE ST

BUILDING SIZES | 57,517 SF + 10,000 SF CANOPY

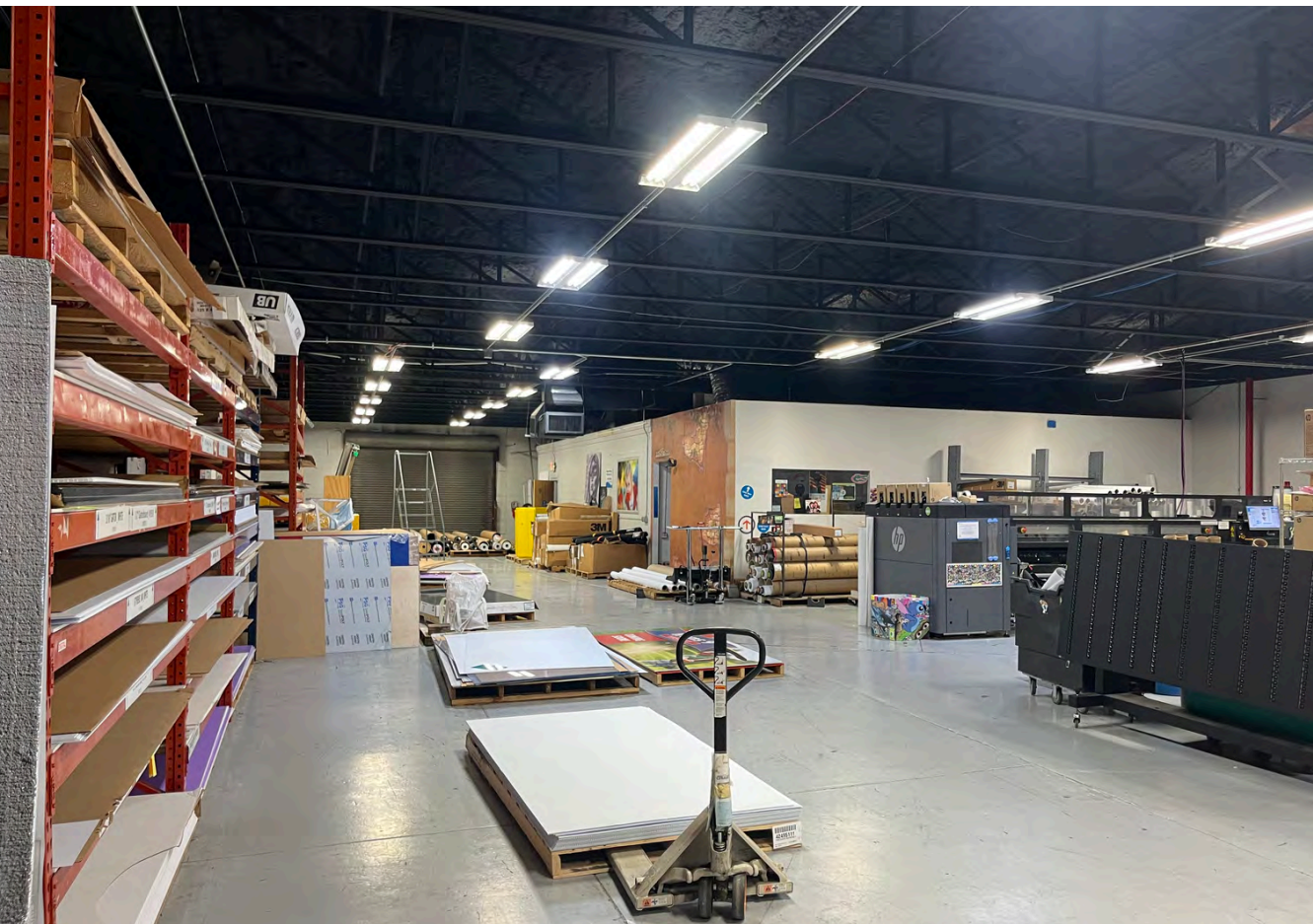


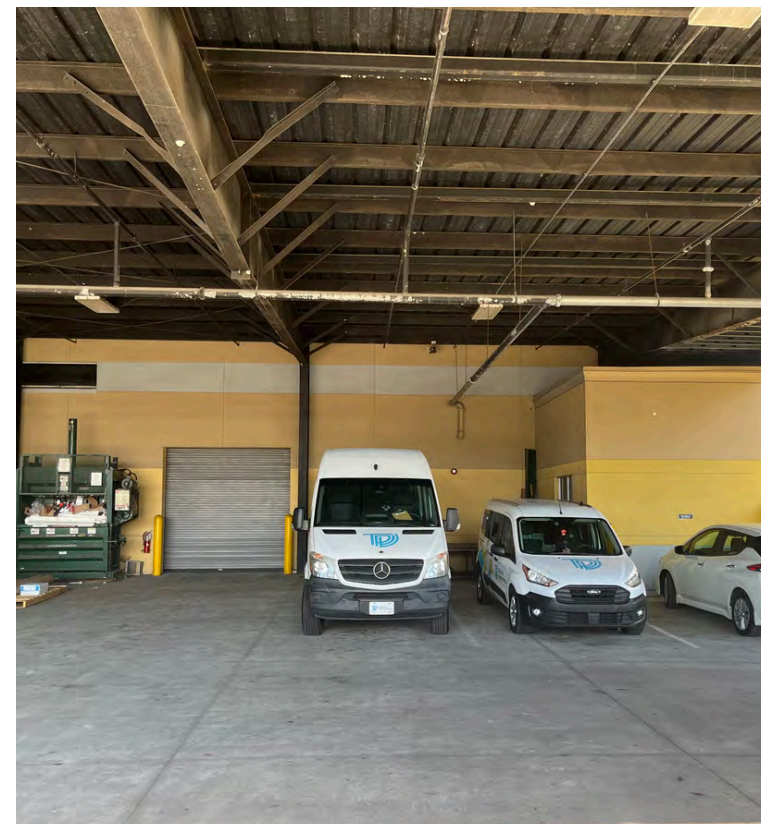
STACKING PLAN



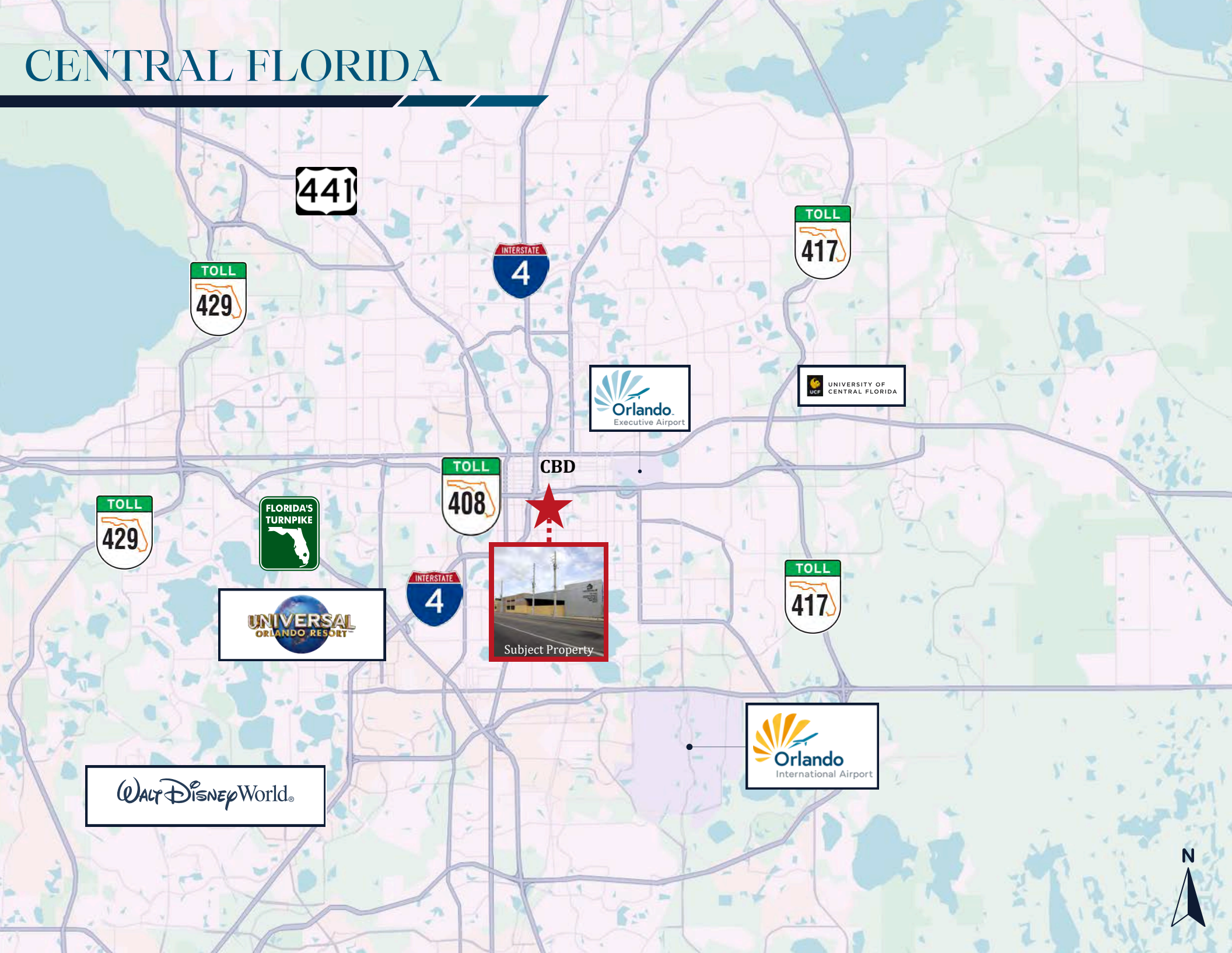
PROPERTY PHOTOS







CENTRAL FLORIDA



441



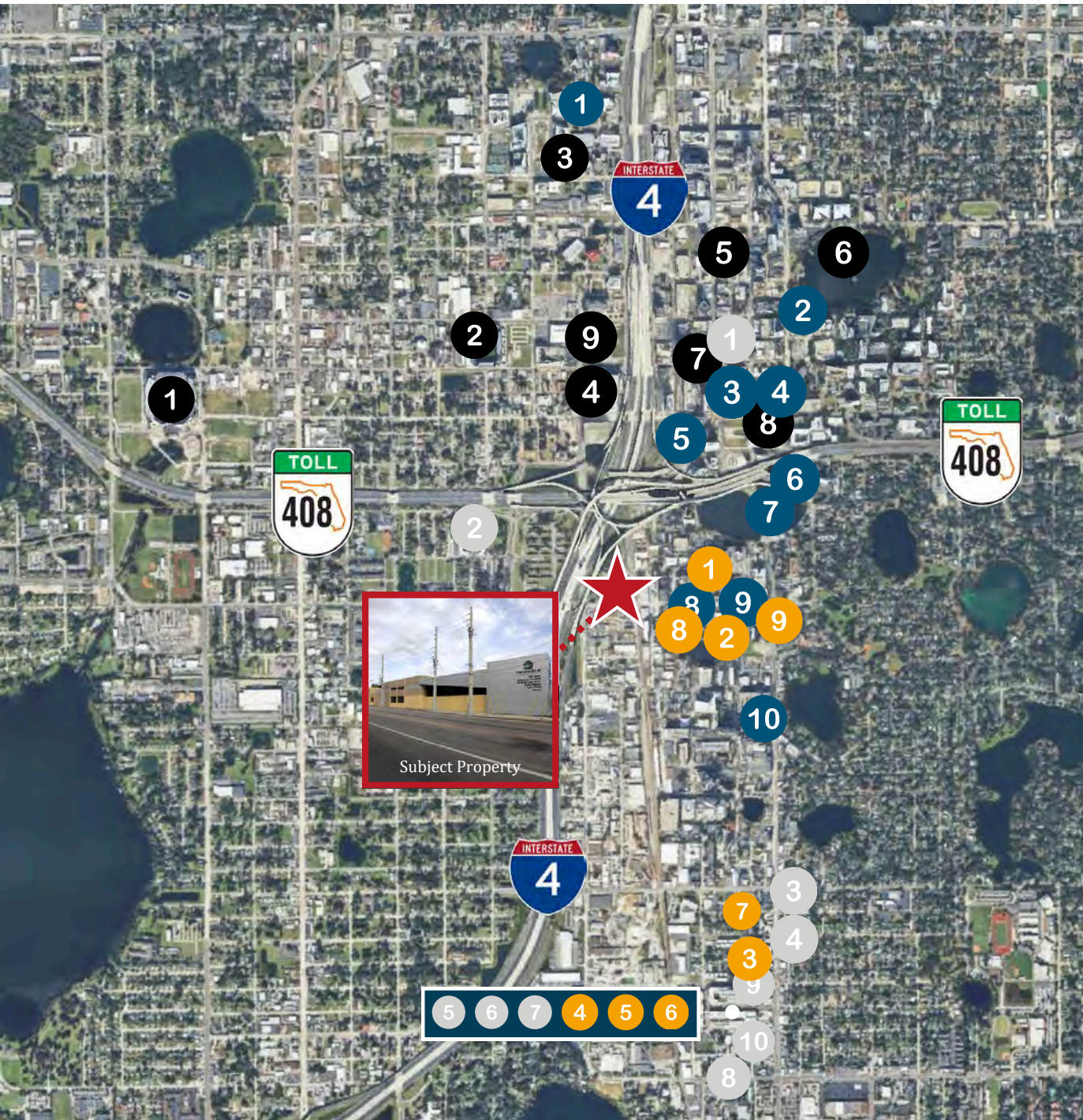
CBD



Subject Property



AMENITIES MAP



RETAIL & BANKING

1. INSIGHT CREDIT UNION
2. ORLANDO CREDIT UNION
3. SOUTHSTATE BANK
4. TJ MAXX
5. SODO SHOPPING CENTER
6. TARGET
7. ORLANDO ACE HARDWARE
8. 7-ELEVEN
9. CHEVRON

RESTUARANTS

1. NATURE'S TABLE
2. NIKKI'S PLACE
3. EINSTEIN BROS. BAGELS
4. WENDY'S
5. PIZZA HUT EXPRESS
6. STARBUCKS
7. JASON'S DELI
8. POLLO CAMPERO
9. TACO BELL
10. MCDONALD'S

HOTELS

1. MARRIOTT ORLANDO DOWNTOWN
2. EMBASSY SUITES BY HILTON ORLANDO DT
3. AC HOTEL ORLANDO DT
4. GRAND BOHEMIAN ORLANDO
5. ALOFT ORLANDO DT
6. THE COURTYARD AT LAKE LUCERNE
7. THE WELLBORN
8. TOWNEPLACE SUITES ORLANDO DT
9. HAMPTON INN & SUITES
10. THE DELANEY HOTEL

OTHER

1. CAMPING WORLD STADIUM
2. INTER & CO STADIUM
3. CREATIVE VILLAGE
4. KIA CENTER
5. ORANGE COUNTY REGIONAL HISTORY CTR
6. LAKE EOLA PARK
7. CENTRAL BUSINESS DISTRICT
8. DR PHILLIPS CTR FOR THE PERFORMING ARTS
9. FUTURE SPORTS & ENTERTAINMENT DISTRICT (COMPLETION 2027)

POTENTIAL REDEVELOPMENT

IN COLLABORATION WITH

LITTLE®
DIVERSIFIED ARCHITECTURAL CONSULTING

REZONING

The city of Orlando has indicated potential support for the following entitlements.

O-3

Mixed office and residential use.

Hotel permissible via Conditional Use.

**MAXIMUM
DENISTY**

1.0 FAR;
75
DU/Acre

**MAXIMUM
DENISTY
W/BONUS**

3.0 FAR;
200
DU/Acre

**MAXIMUM
HEIGHT**

75'-0"

**MAXIMUM
HEIGHT
W/CONDITIONAL
APPROVAL**

200'-0"

**TO
ACHIEVE
BONUS**

Create a superior design/enhance surrounding area.

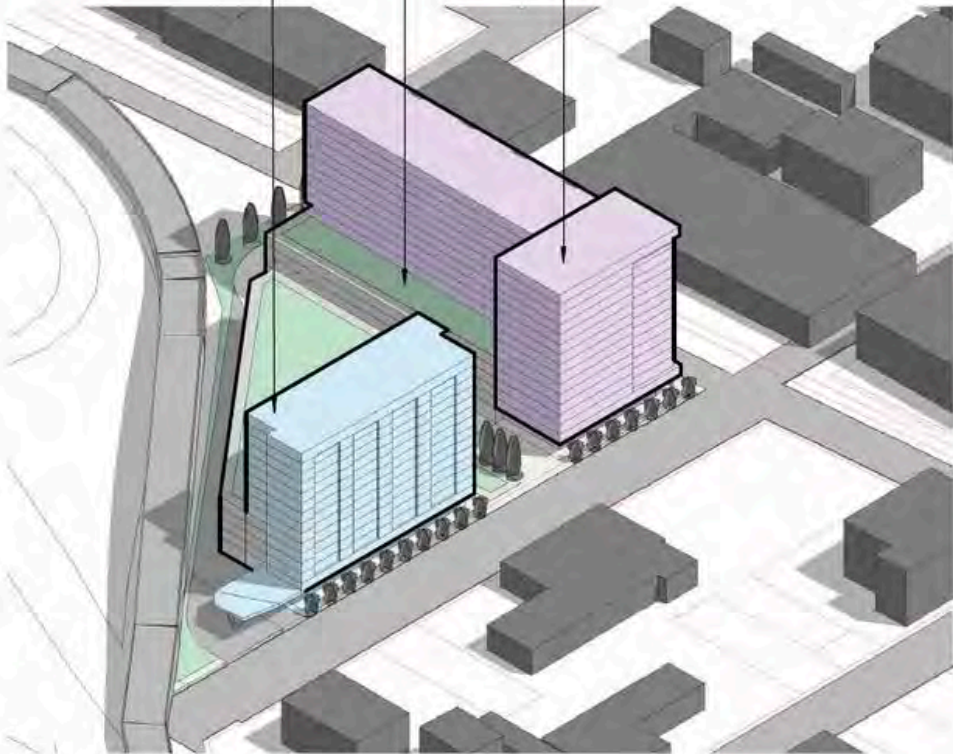
1.15 DU/Acre bonus available through affordable housing paths.

SETBACKS

Front: 0'-0" - 10'-0"
Rear: 20'-0"

CONCEPT A

HOTEL AMENITY TERRACE RESIDENTIAL



1 CONCEPT A - VIEW FROM SOUTHWEST



2 CONCEPT A - VIEW FROM SOUTHEAST

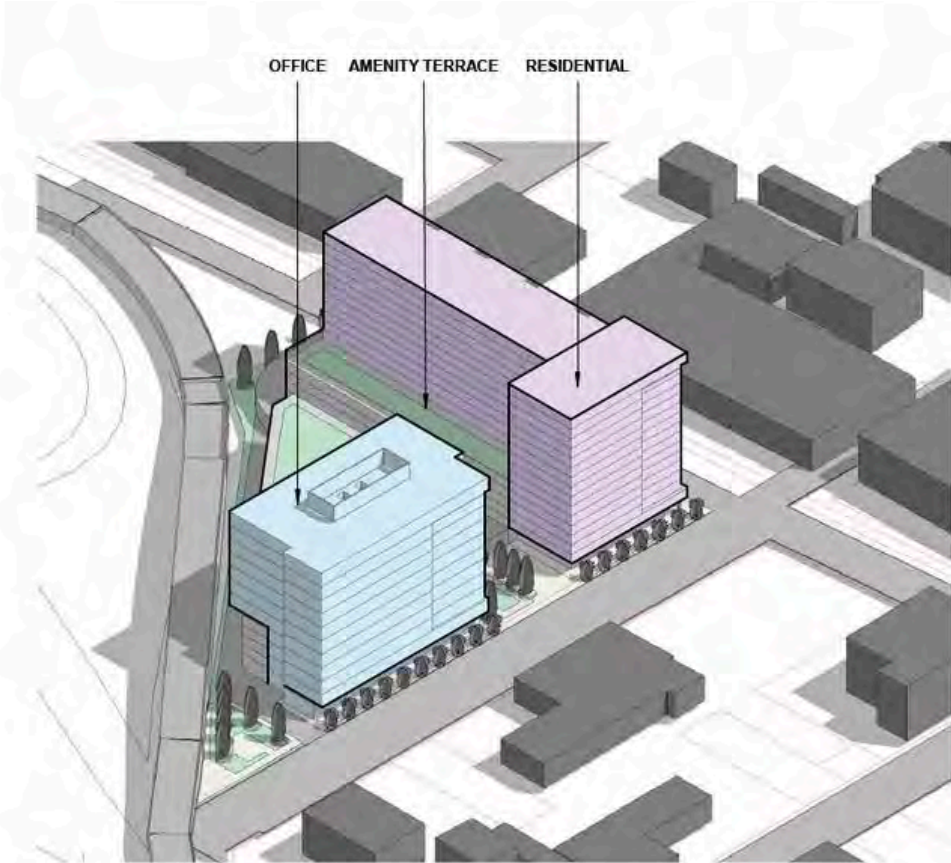
MULTIFAMILY BUILDING	HOTEL BUILDING	PARKING A - RESIDENTIAL	PARKING B - HOTEL
16 STORIES; 172' - 0"	15 STORIES; 156' - 0"	5 LEVELS	4 LEVELS
371 Dwelling Units	366 Keys	Req: 371 Spaces	Req: 129 Spaces
10,000 SF Ground Floor Retail	Optional Ground Floor Retail	Provided: 396 Spaces	Provided: 411 Spaces
371,400 SF Total	197,900 SF Total	TOTAL DENSITY: 110 DU/ACRE; 1.30 FAR	

CONCEPT A

LITTLE®
DIVERSIFIED ARCHITECTURAL CONSULTING



CONCEPT B



1

P4

CONCEPT B - VIEW FROM SOUTHWEST



2

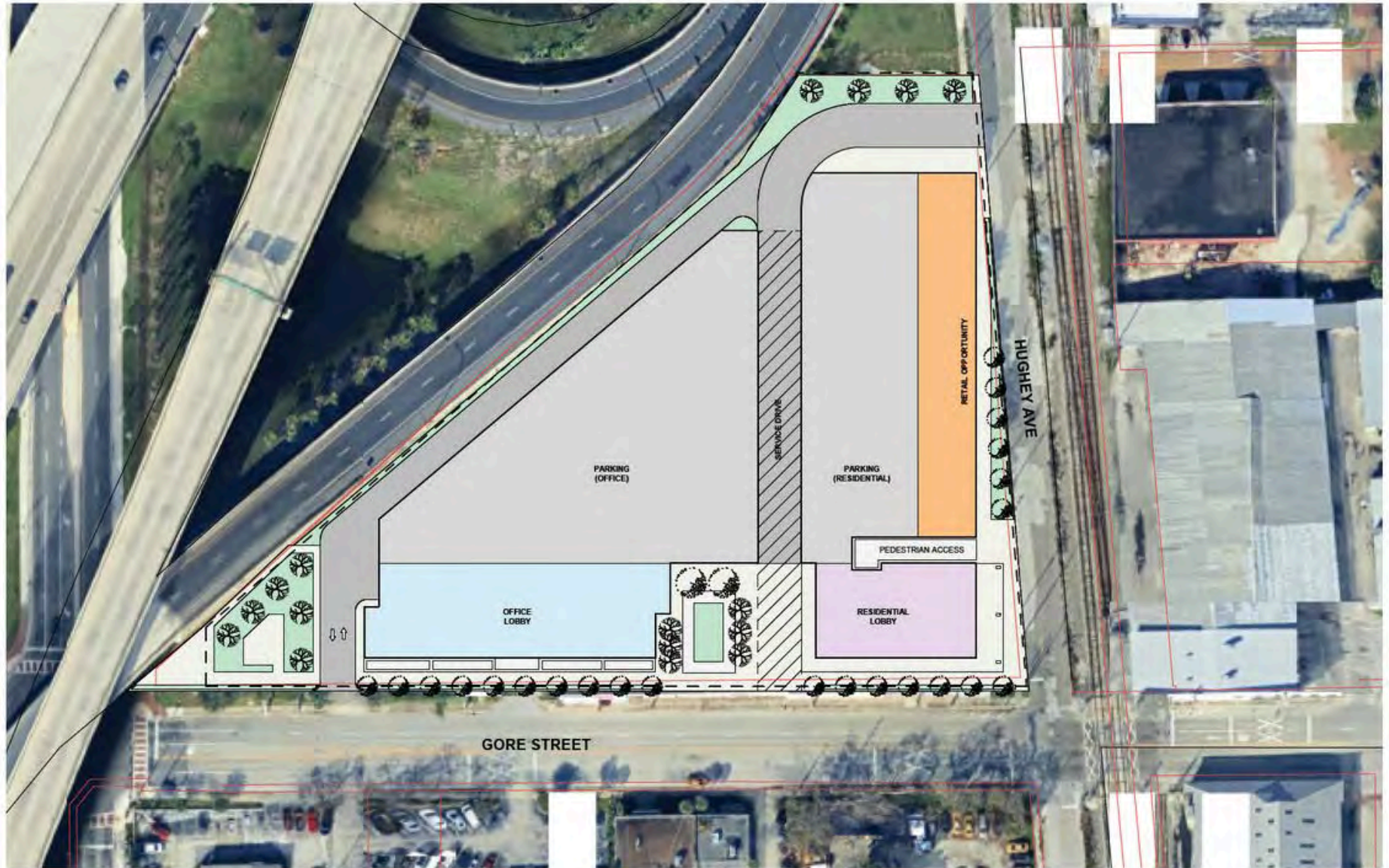
P4

CONCEPT B - VIEW FROM SOUTHEAST

MULTIFAMILY BUILDING	OFFICE BUILDING	PARKING A - RESIDENTIAL	PARKING B - OFFICE
16 STORIES; 172' - 0"	11 STORIES; 174' - 0"	5 LEVELS	4 LEVELS
371 Dwelling Units	221,500 GSF	Req: 371 Spaces	Req: 222 Spaces
10,000 SF Ground Floor Retail	Optional Ground Floor Retail	Provided: 396 Spaces	Provided: 411 Spaces
371,400 SF Total	221,500 SF Total	TOTAL DENSITY: 110 DU/ACRE; 1.50 FAR	

CONCEPT B

LITTLE®
DIVERSIFIED ARCHITECTURAL CONSULTING





THE NEIGHBORHOOD

MEDICAL CORRIDOR



Orlando Health Orlando Regional Medical Center (ORMC)

For more than 100 years, Orlando Health Orlando Regional Medical Center (ORMC) has been a trusted healthcare provider in Central Florida, offering the most advanced options available for surgical, medical, rehabilitative, and emergency care. Located in downtown Orlando, the 808-bed hospital is one of the largest tertiary facilities in the region and the foundational hospital of an award-winning organization that attracts healthcare consumers from across the Southeastern United States

- AWARD WINNING LEVEL ONE TRAMA CENTER
- EMERGENCY AIR TRANSPORT
- GRADUATE MEDICAL EDUCATION



DOWNTOWN ORLANDO EXPERIENCE



LOCAL DEMOGRAPHICS

1 | 3 | 5 Miles



AVG HHLD INCOME

\$87,178



2024 POPULATION

17,695



MED HOME VALUE

\$485,618



BACHELORS DEGREE

40%

\$91,802

109,641

\$377,375

39%

\$83,515

314,272

\$332,308

32%

TRENDS ORLANDO CRA

*Statistics**

21,350 *Downtown Orlando CRA
Population*

95,180 *# of Employees in
Downtown CRA*

4,990 *# of Businesses as 1st
Quarter 2024*

90%+ *Area Occupancy for
Multifamily*

8.6% *Apartment Rental Rate
Increase*

16% *Increase from Prior Quarter
of Hotel Average Daily Rate*

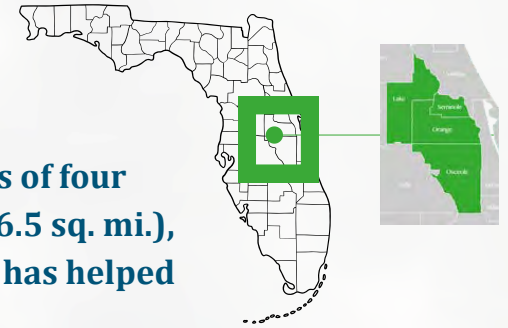


**Downtown Orlando CRA 1Q24 Market Report*



ORLANDO MSA

The Orlando Metropolitan Statistical Area (MSA) extends over 4,012 square miles and consists of four counties: Lake County (1,156.5 sq. mi.), Orange County (1,004.3 sq. mi.), Osceola County (1,506.5 sq. mi.), and Seminole County (344.9 sq. mi.). Proximity to local, regional, national and global markets has helped Orlando become one of the world's most exciting and dynamic business environments.



LEADING EMPLOYERS & NO. OF EMPLOYEES

Walt Disney World Resort | 75,000
Advent Health System | 35,938
Universal Orlando Resort | 28,000
Orlando Health | 26,397
Seminole State College | 14,813
Lockheed Martin | 14,547
University of Central Florida | 13,078
Darden Restaurants | 5,127
Valencia College | 4,970
Westgate Resorts | 4,760



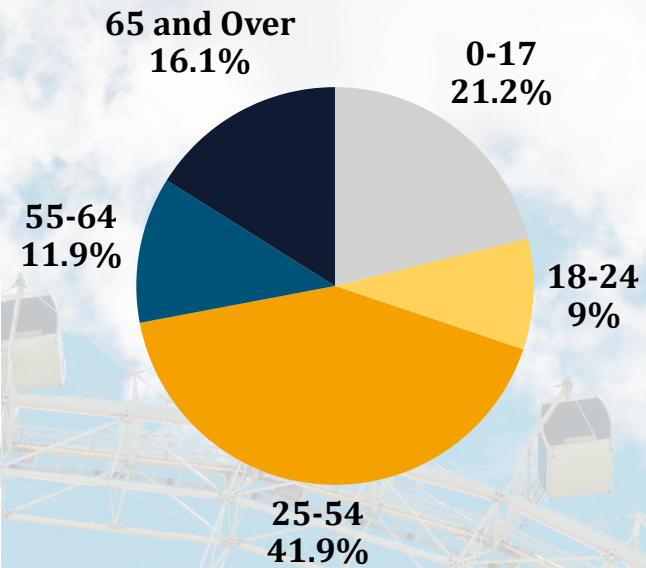
2023 Population
2,817,933

Labor Force | 1,480,017

Unemployment Rate
(Sep 2024)

Orlando MSA 3.4%
Florida 3.4%
United States 3.9%

Age Distribution



Median Age 38.9

New population estimates indicate the Orlando MSA added 55,000 new residents between July 1, 2022, and July 1, 2023. This was the fourth highest of any region; in percentage terms, Orlando was the second fastest-growing large region in the U.S. for the second consecutive year.

TRANSPORTATION HUB

I-4 ULTIMATE

I-4 Ultimate, the largest highway infrastructure project in Florida history, is complete. Central Florida motorists now enjoy a smoother drive along the corridor, which spans 21 miles of Interstate 4 (I-4) from west of Kirkman Road (State Road (S.R.) 435) to east of S.R. 434. The historic project included construction of two tolled, managed lanes in each direction, known as I-4 Express. These lanes in the center of I-4 offer motorists a reliable new option.



PORT CANAVERAL

In 2023, Port Canaveral welcomed 6.8 million cruise passengers, setting an all-time high. In 2024, the port is expected to host 7.3 million passengers. In 2023, Port Canaveral moved an estimated 6.9 million tons of cargo. In 2023, Port Canaveral's operational income reached \$191 million, with \$158 million coming from cruise operations.



ORLANDO INT'L AIRPORT

Passenger traffic: In 2023, MCO was the 7th busiest airport in the United States for passenger traffic, with a 15% increase from 2022.



BRIGHTLINE

Ridership: In the first three months of service, Brightline Orlando had almost 200,000 passengers. In October 2023, 79,686 passengers traveled long distance to Orlando from South Florida stations.



SUNRAIL

SunRail serves four Central Florida counties: Orange, Seminole, Volusia, and Osceola with 17 stations.

WESTCOURT



A 900,000-square-foot mixed-use project located in downtown Orlando, featuring high-rise residences, a full-service hotel, office and meeting spaces, retail shops, a dynamic live events venue, and on-site parking.



Westcourt will be located in downtown Orlando, directly north of Kia Center and bounded by W. Church Street, Division Avenue, W. Central Boulevard, and S. Hughey Avenue. **Located .9 miles from Subject Property.**



Completion date: March 2027



WESTCOURT
DOWNTOWN ORLANDO

260 KEYS

*Full-Service Hotel with
16,000 SF of Indoor Meeting &
Conference Space*

270 UNITS

*High-Rise Residential
(Located Above the Hotel)*

3,500 CAPACITY

Live Events Venue

200,000 to 300,000 SF

Class A Office Space

125,000 SF

Retail Space

1,140 SPACES

On-Site Parking

CREATIVE VILLAGE

Creative Village is an Innovation District crafted to enhance collaboration and productivity while nurturing, attracting, and developing talent. This vibrant "live, learn, work, play" community is centered around educational institutions and offers a diverse range of housing options, parks, and open spaces, along with access to public education and smart city initiatives. Once fully developed, it will stand as one of the largest transit-oriented projects in the Southeastern United States.



900,000 SF
office/creative space

800,000 SF
higher education space

100,000 SF
retail/commercial space

2,000+
residential units

1,500
student housing beds

225
new hotel rooms

THE JULIAN APARTMENTS



EA ORLANDO STUDIO



LUMINARY GREEN PARK





BROKERAGE TEAM

BISHOP WOOD PARTNERS

BROKERAGE | DEVELOPMENT | ADVISORY

ABOUT US

Bishop Wood Partners is a dedicated team of professionals fueled by a passion for promoting business growth and transforming the commercial real estate landscape.

With a collective 65 years of experience and an in-depth knowledge of the industry, we provide customized services designed to deliver measurable outcomes. Our approach is rooted in understanding the unique needs of each client, enabling us to tailor strategies that align with their specific goals. Whether it's navigating complex transactions, optimizing asset performance, or identifying lucrative investment opportunities, we are committed to delivering excellence at every step.

At Bishop Wood Partners, we believe in the power of collaboration and innovation. Our team is constantly evolving, staying ahead of market trends and leveraging cutting-edge technology to provide our clients with a competitive edge. We take pride in building long-lasting relationships based on trust, integrity, and mutual success. By partnering with us, clients gain access to a wealth of expertise and a dedicated ally in their journey towards business growth and success. Together, we can achieve remarkable results and redefine the future of commercial real estate.

OUR SERVICES:



Commercial Sales & Leasing



Investment Sales



Tenant Representation



Land Entitlement & Development



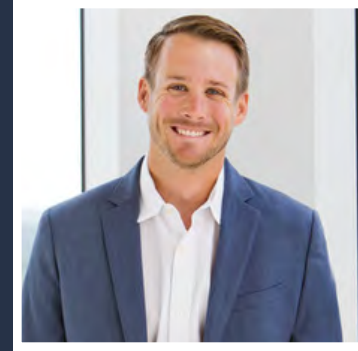
Portfolio Strategy & Financial Advisory

MEET THE TEAM



**Billy Bishop,
Principal**

William D. Bishop III, known as Billy, is a Central Florida entrepreneur and philanthropist with a Bachelor of Science in Business from the University of Florida. He has over thirty years of experience in commercial real estate, particularly in acquisitions and land development. He founded The Heritage Club in 2015, a 35,000-acre members-only sanctuary reflecting his love for nature. Billy actively supports various charities in Central Florida and promotes safe hunting and fishing practices to youth. He enjoys spending time with his wife, Jen, their three children, and his dog, Cricket.



**Kyle Wood, MSRE,
Principal**

Kyle Wood has been in the commercial real estate world for the last decade and a half with diverse experience in investment sales, capital markets, leasing, tenant representation, distressed assets, and land development. He has worked with numerous national and regional brands as well as spearheaded and executed projects for federal and state government entities. Kyle graduated from the University of Florida with a Bachelor's Degree in Finance and a Master's Degree in Real Estate (MSRE). Kyle is an avid outdoorsman and currently lives in Winter Park with his wife, Abby, and their daughter.



**Colton Bishop,
Associate**

Colton Bishop is the newest member of BWP following in his father's footsteps. Colton recently graduated from Auburn University with a Bachelor's Degree in Agricultural Business and Economics. He brings a fresh perspective and a wealth of knowledge to the team. Known for his dedication and innovative thinking, Colton is excited to apply his academic background to real-world challenges. Outside of work, Colton is an avid outdoorsman and volunteers for Wounded Warrior Outdoors. Colton Bishop's arrival at BWP marks the beginning of a new chapter filled with potential and promise for the future.



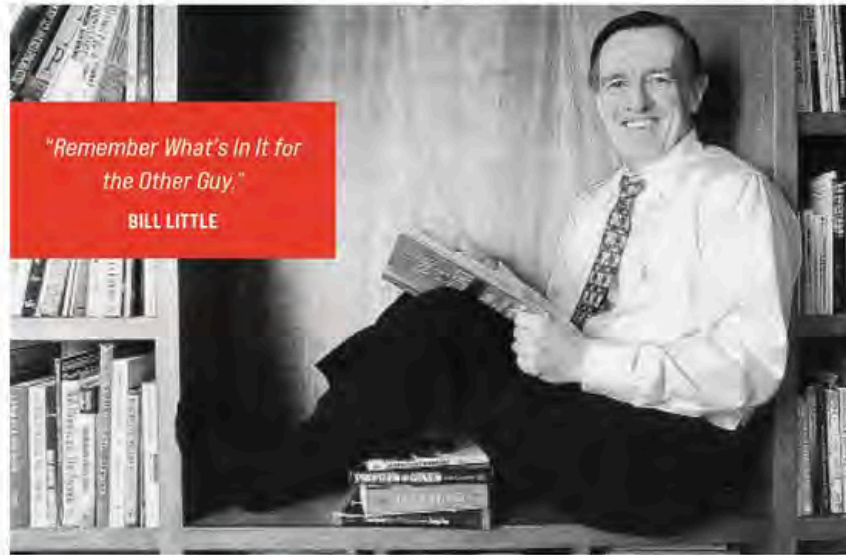
**Stefanie Sager,
Executive Assistant**

Stefanie Sager is a distinguished executive administrator with two decades of specialized experience in real estate, talent management, law, and finance. She has delivered comprehensive support to C-suite executives and directors across multiple industries, including commercial real estate and finance. Her expertise encompasses a robust proficiency in office operations, marketing, and human resources. Outside of her professional pursuits, Stefanie is a passionate Miami Hurricanes football fan and a devoted dog mom to her two rescue dogs.

LITTLE ARCHITECTURE

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Brief Firm History



At Little, we deliver **Results Beyond Architecture** — results you wouldn't expect from an architectural firm.

Little was founded in 1964 by William (Bill) Little, who mentored generations of designers and industry leaders. During the past 60 years, Little has completed projects for hundreds of diverse clients, all types and all sectors.

Today, Little is a highly diversified firm of **over 440 professionals** in six locations across the country (including Durham, NC; Charlotte, NC; Charleston, SC; Newport Beach, CA; Orlando, FL; and Washington, DC). Little has been serving a wide range of clients for over six decades. The firm has complete in-house expertise and capability for holistic, integrated services – providing clients with the most efficient, sustainable, high-performance design.

We are driven by our commitment to demonstrate that design has a powerful and measurable impact on improving human and organizational performance. We

focus intently on enriching the human experience and making great spaces for people to thrive, at work, and life. We are advancing the relevance and importance of design among people in the organizations and communities we serve.

Little's financial staying power, as evidenced by its 60 years of service, can be attributed to numerous financial strengths. The diversification of design and engineering services, as mirrored by its diverse client base, has provided sustainable long term revenue growth. A focus on cash and working capital management has led to a consistently strong balance sheet. The Company has no outside debt and has maintained a line of credit in the event of emerging opportunities. An ongoing program of well-funded Ownership Transition has provided assurance of continued revenue growth and longevity.

More than a traditional architecture firm, Little offers clients a complete range of diversified **architectural consulting** services:

ARCHITECTURE

Design
Construction Administration
Project Execution & Program Management
Quality Assurance

ENGINEERING

Structural Engineering
Mechanical Engineering
Electrical Engineering
Low Voltage Engineering
Lighting Design

INTERIOR ARCHITECTURE

Interior Design
Programming
Space Planning
Occupancy Strategy
Change Management

SITE DESIGN

Landscape Architecture
Civil Engineering
Land & Master Planning
Urban Design
Site Development/Entitlements Consulting

VISUAL IMPACT

Cinematic Storytelling
Immersive Experiences
Virtual Placemaking

PLANNING

Master Planning
Feasibility / Yield Studies
Development Strategies

LITTLE ARCHITECTURE

LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING



YEAR FOUNDED

1964

EMPLOYEES

380+

LEED & WELL PROJECTS*

115+

*CERTIFIED OR PURSUING
CERTIFICATION

LEED ACCREDITED
PROFESSIONALS

114

REGISTERED ARCHITECTS

93

LICENSED ENGINEERS

30

NCIDQ CERTIFIED
DESIGNERS

30

WELL ACCREDITED
PROFESSIONALS

33

EXCLUSIVELY REPRESENTED BY:



For Next Steps & Pricing, Please Contact:

Billy Bishop

Principal

Billy@BishopWoodPartners.com

Mobile: 407.468.6507

Kyle Wood

Principal

Kyle@BishopWoodPartners.com

Mobile: 386.314.7547

Colton Bishop

Associate

Colton@BishopWoodPartners.com

Mobile: 407.404.0175

Although information has been obtained from sources deemed reliable, neither Owner nor Bishop Wood Partners, LLC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Bishop Wood Partners, LLC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Bishop Wood Partners, LLC. All rights reserved.