MICHIGAN ROW
429 E. MICHIGAN

FOR LEASE · 2 RETAIL SUITES



RETAIL SPACE FOR LEASE · SODO DISTRICT · ORLANDO

A New Face on Michigan Street.
Now Leasing in SoDo.

Two renovated storefronts, 1,500 – 1,800 SF

429 E. Michigan Street · Orlando, Florida 32806

1,500 – 1,800 SF	**±1.0 mi**	**±1.8 mi**	**31,384 jobs**
Suites A & B · combine to ±3,300 SF	To the Orlando Health ORMC campus[1]	To Downtown Orlando[1]	Daytime employees within 1 mile[2]

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514 | COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902

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THE OPPORTUNITY

Two Fresh Storefronts in SoDo

Michigan Row is a three-bay neighborhood retail building on East Michigan Street in Orlando's SoDo District, a short drive from Downtown and about a mile from the Orlando Health medical campus. A full exterior renovation is underway: new storefront glass, a clean modern façade, metal canopies and fresh sign bands.

Two suites are available side by side, ±1,800 SF and ±1,500 SF, with on-site parking at the door and frontage on East Michigan Street, a main east-west connector between South Orange Avenue and Conway. They suit a studio, salon, med spa, boutique or neighborhood café, and they can be combined into one ±3,300 SF space for a larger operator.

The customers are already here. More than 31,000 people work within a mile, households within a mile earn about $121,000, and SoDo's established lake neighborhoods surround the site. Opening in a refreshed building puts a new business in front of them from day one.

SUITE	SIZE	DIMENSIONS	STATUS
Suite A	±1,800 SF	36' × 50'	Available
Suite B	±1,500 SF	30' × 50'	Available
A + B combined	±3,300 SF	66' × 50'	Available



EXTERIOR RENOVATION · RENDERING

DETAILS AT A GLANCE

ADDRESS	429 E. Michigan Street, Orlando, FL 32806
DISTRICT	SoDo (South Downtown) Main Street District
BUILDING	±5,015 SF neighborhood retail · built 1967, exterior renovation underway
AVAILABLE	Suite A ±1,800 SF · Suite B ±1,500 SF · combine to ±3,300 SF
ZONING	AC-2/T/SP (City of Orlando)
PARCEL ID	01-23-29-1992-00-581
PARKING	On-site surface lot at the storefronts (±17 spaces)[1]
SIGNAGE	Building sign band above each storefront
ACCESS	Minutes to S. Orange Ave, I-4 and SR 408
LEASE RATE	Rate and structure per written proposal

Exterior shown as rendered; renovation underway, final finishes may vary. [1] Space count per public listing data; verify on site. Illustrative uses subject to zoning and ownership approval.

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THE TRANSFORMATION

Exterior Renovation Underway

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WHAT'S CHANGING

- New storefront glass and entry doors across the front
- Smooth modern stucco façade with a feature panel at the center bay
- Steel canopies and a dedicated sign band over every suite
- Refreshed lighting and a clean, unified look from the street

FRONT ELEVATION · RENDERING



Renderings illustrate the planned exterior renovation; final materials, colors and signage may vary. Tenant signage subject to landlord and City of Orlando approval.

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SITE & HIGHEST AND BEST USE

Two Suites. Three Ways to Open.

MICHIGAN ROW
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Suite A ±1,800 SF · AVAILABLE

The Studio or Service Suite

The wider of the two bays, with a 36-ft storefront, restrooms and back-of-house rooms already framed at the rear and an open front room for classes, chairs or treatment.

BEST FIT: FITNESS STUDIO · SALON · MED SPA · CLINIC

Suite B ±1,500 SF · AVAILABLE

The Boutique Storefront

A clean 30 × 50-ft box with restrooms at the rear and a straight run of open floor behind the glass, simple to merchandise as a boutique, café counter or office.

BEST FIT: BOUTIQUE · CAFÉ · PROFESSIONAL

Suites A+B ±3,300 SF · COMBINED

One Bigger Footprint

The two suites share a demising wall, so a single operator can take a 66-ft frontage and ±3,300 SF for a restaurant, fitness concept or showroom.

BEST FIT: RESTAURANT · FITNESS · SHOWROOM

Illustrative uses are subject to zoning, existing exclusives and ownership approval. Suite locations approximate.

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FLOOR PLAN · SUITES A & B

Side by Side, Ready to Combine

MICHIGAN ROW
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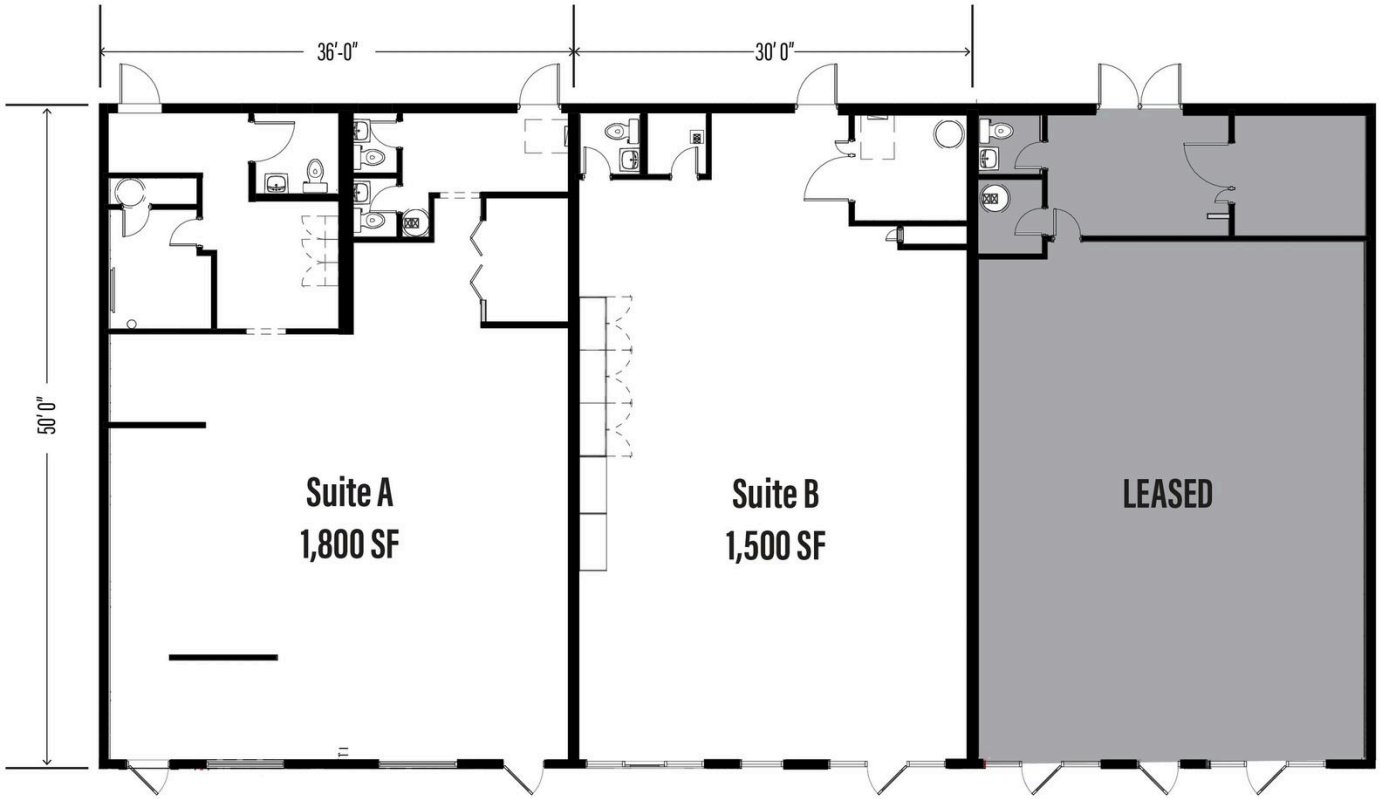
2D FLOOR PLAN



SUITE A	SUITE A FRONTAGE	SUITE B	SUITE B FRONTAGE	DEPTH	COMBINED
±1,800 SF	36'-0"	±1,500 SF	30'-0"	50'-0"	±3,300 SF

Both suites run 50 ft deep from a full glass storefront on the parking field to a rear service door. Suite A has restrooms and three back rooms already framed along the rear; Suite B keeps its restrooms and utility space at the back, leaving the full front of the suite open. The shared demising wall lets the two be combined into one ±3,300 SF space.

Plans are for illustration only and not to scale. Dimensions approximate; verify in field. The third bay is leased.

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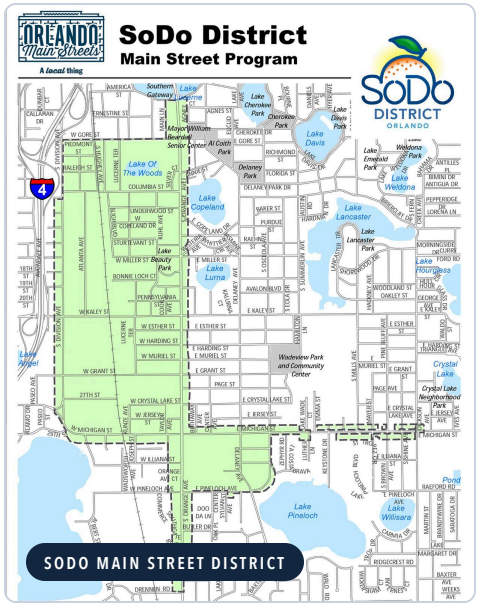
LOCATION · THE SODO DISTRICT

Just South of Downtown Orlando



SoDo is the business district just south of Downtown Orlando, wrapped by historic lake neighborhoods with walkable streets and parks.

Orlando Health has anchored the district since 1918, and its Orlando Regional Medical Center, Arnold Palmer and Winnie Palmer hospitals sit about a mile from Michigan Row. Residents, merchants and property owners have worked through the City's Main Street program to revitalize the Orange Avenue and Michigan Street corridors.

National retailers have invested along South Orange Avenue, while boutique shops and family-run restaurants give the district its character. Michigan Row sits in the middle of that mix, a few blocks east of Orange Avenue.

DESTINATION	DISTANCE[1]
Walmart Neighborhood Market · S. Orange Ave	±0.3 mi
SoDo shopping center (Target, Publix)	±0.4 mi
Orlando Health Arnold Palmer Hospital	±0.7 mi
Orlando Health ORMC campus	±1.0 mi
Hourglass District (Curry Ford Rd)	±1.4 mi
Dr. Phillips Center for the Performing Arts	±1.7 mi
Downtown Orlando (City Hall)	±1.8 mi
Kia Center	±2.0 mi
Orlando International Airport	±6.8 mi

WHY THE LOCATION WORKS

31,384
EMPLOYEES WITHIN 1 MILE[2]

127,903
RESIDENTS WITHIN 3 MILES[2]

$121,365
HOUSEHOLD INCOME · 1 MILE[2]

±1.0 mi
TO THE ORLANDO HEALTH ORMC CAMPUS[1]

- Frontage on E. Michigan Street, a direct east-west link between South Orange Avenue and Conway
- Surrounded by SoDo, Delaney Park and Lake Davis neighborhoods with strong household incomes
- Medical employers on the Orlando Health campus bring a large daytime workforce
- Quick access to S. Orange Ave, I-4 and SR 408 for customers from across the metro

[1] Approximate straight-line distances (Esri World Geocoder). [2] 2024 estimates, 1-, 2- and 3-mile radii, as reported in the prior property brochure; to be refreshed. District history: City of Orlando SODO District Main Street.

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LOCATION AERIAL

Minutes From Downtown Orlando

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LOCAL POINTS OF INTEREST

National Names All Around You

MICHIGAN ROW 429 E. MICHIGAN



TARGET · PUBLIX · WALMART NEIGHBORHOOD MARKET · STARBUCKS · CHICK-FIL-A · CAVA · CVS · PANDA EXPRESS · WAWA · MCDONALD'S

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MARKET & DEMOGRAPHICS

A Tight Market. An Affluent Trade Area.

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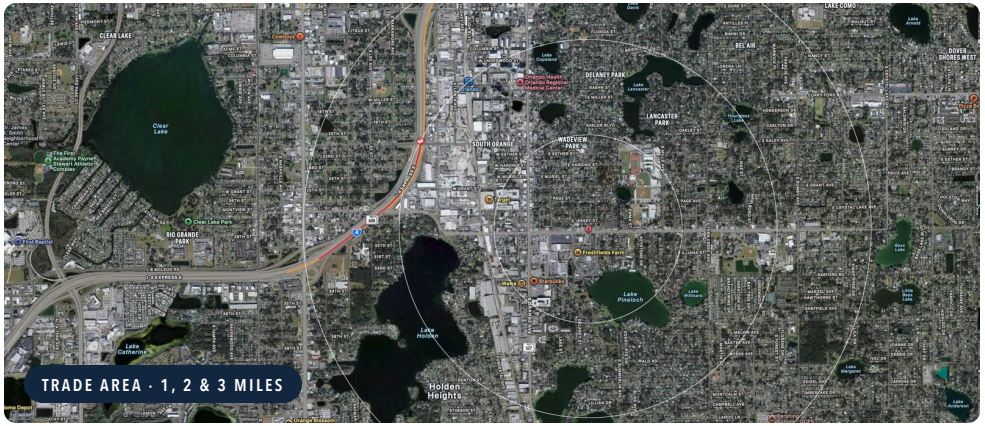
Orlando retail space stays scarce. Metro vacancy was **4.7%** in Q2 2026 with average triple-net asking rents of **$31.24/SF**, and most of the space delivered over the past year leased before completion. Small renovated bays close to Downtown rarely come up.

4.7%
ORLANDO RETAIL VACANCY · Q2 2026[1]

$31.24
AVG. NNN ASKING RENT / SF · Q2 2026[1]

+2.6%
ASKING RENT GROWTH, YEAR OVER YEAR[2]

~74K SF
LEFT OF ±1.0M SF DELIVERED IN 12 MO.[2]



Trade Area Demographics[3]

RADIUS	1 MILE	2 MILES	3 MILES
Population (2024)	12,416	51,458	127,903
Households	5,563	23,889	57,291
Household income	$121,365	$109,264	$94,619
Median age	41.1	42.0	39.2
Businesses	3,066	8,342	14,908
Employees (daytime)	31,384	72,698	128,855

Michigan Row vs. a Typical Small Bay

What a suite here offers that most small-bay space in the urban core does not.

DRIVER	MICHIGAN ROW	TYPICAL
Daytime workforce within 1 mile	31,000+	Varies
Household income within 1 mile	$121K	Metro avg. lower
Newly renovated façade	Yes	Rarely
Parking at the door	Yes	Often metered
Small-bay suites (1,500 – 3,300 SF)	Yes	Scarce
Minutes to Downtown & I-4	Yes	Varies

THE BOTTOM LINE

A refreshed storefront in an established, high-income neighborhood at small-bay scale. Rate and structure per written proposal.

[1] Colliers, 2026 The State of Florida Retail (Q2 2026), via Florida Trend, Oct. 12, 2026. [2] Cushman & Wakefield, Orlando Retail MarketBeat, Q3 2026. [3] 2024 estimates as reported in the prior property brochure; to be refreshed. The comparison is a general illustration, not a survey of specific properties.

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MICHIGAN ROW · SODO

Put Your Name on Michigan St.

Two renovated suites, side by side, in the heart of SoDo.

Call Garrett or Colin to tour Suites A and B.

4 ACRE COMMERCIAL



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Colin Chou

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