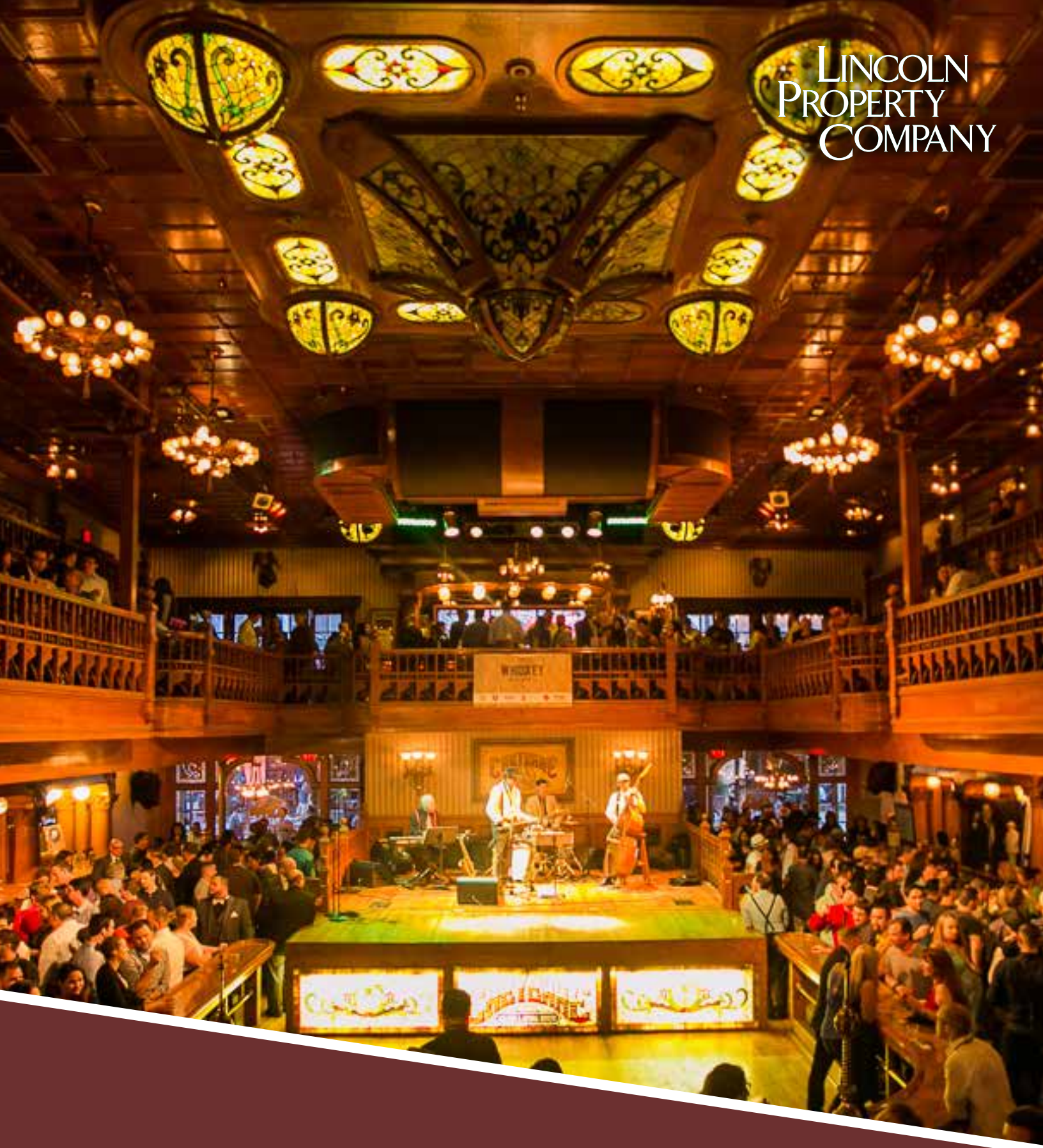


A wide-angle photograph of the Cheyenne Saloon's interior. The space is characterized by its high, vaulted wooden ceiling, which is adorned with numerous ornate, circular stained-glass light fixtures. The walls are also made of wood, and the floor is polished. A large, multi-level balcony with a decorative wooden railing runs around the perimeter of the room, filled with patrons. In the center, a stage is lit up, where a band of four musicians is performing. The audience is seated at long wooden tables and bar areas, creating a lively and social atmosphere.

LINCOLN
PROPERTY
COMPANY

CHEYENNE SALOON

— IN ORLANDO'S SUPER BLOCK —



CHEYENNE SALOON

Located in the heart of Orlando, The Cheyenne Saloon is located on Church Street and boasts over 17,000 square feet of event space.

The handcrafted wood interior and ornate décor is the perfect backdrop for a Restaurant, Brewery, Winery, Entertainment Complex or Music Venue. This well-known Orlando structure is in the epicenter of the downtown entertainment district and a quick walk to the Amway Center, Dr. Phillips Center for Performing Arts, Amway, Exploria Stadium, Camping World Stadium, the Central Business District, University of Central Florida and Valencia college Downtown Campus (7,000 students), and numerous hotels and residential buildings.



PROPERTY HIGHLIGHTS

- Cheyenne Saloon offers over 17,000 SF of Retail Event Space
- Perfect for a Restaurant, Brewery, Winery, Entertainment Complex or Music Venue
- Exterior area can be extended for additional venue / patio space
- One-of-a-kind space in the downtown core
- Attached to the Bumby Arcade Food Hall, 240 apartments, 400,000 SF of office space, 160 hotel rooms, and multiple retail spaces
- Located in Orlando's Super Block
- Space offers two (2) kitchens with walk-in freezers
- Large delivery area
- Spacious stage
- Sound / lighting system
- Terrace overlooking Church Street District
- Five (5) separate bar areas; two run the entire perimeter of space
- Separate restaurant / dining area
- Upper level parlor area





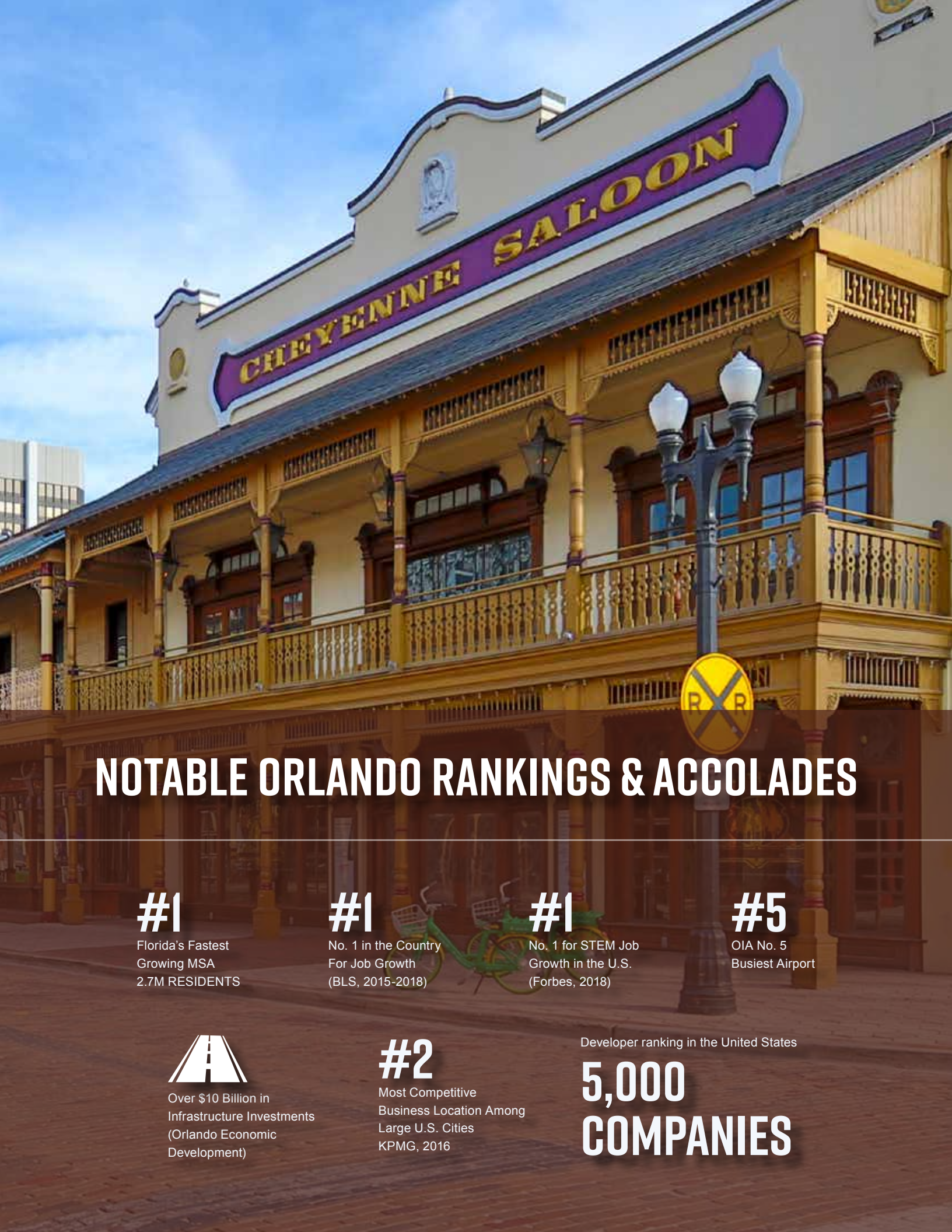
HISTORY

The Cheyenne Saloon and Opera House opened in the early 1980's at Church Street Station in Orlando and was the most popular showroom in Orlando's most successful nighttime attraction. In addition to drawing nightly crowds to hear the Cheyenne Stampede perform, the Nashville Network filmed a television series with Country music's greatest stars, aptly named "Church Street Station".

Iconic country artists like [George Jones](#), [Little Jimmy Dickens](#), [Tammy Wynette](#), [Porter Wagoner](#), [Tanya Tucker](#), [Charley Pride](#) and [Roger Miller](#) all made appearances, as did rising stars [Travis Tritt](#), [Alan Jackson](#) and [Garth Brooks](#).

While concerts recorded for television often used nondescript settings such as a dark theater or soundstage, there was no mistaking the Cheyenne Saloon. The club's three levels of ornate woodwork (including the bars, stage and dance floor) were created from 250,000 feet of golden oak. Stained glass and opulent chandeliers further added to the aesthetic, which certainly translated well to the television screen.

Since its closure, The Cheyenne Saloon and Opera House has been actively used as a private event space for weddings, corporate events and live music concerts.

A photograph of the Cheyenne Saloon building, a two-story structure with a yellow facade and a purple sign that reads "CHEYENNE SALOON" in gold letters. The building features ornate wooden balconies with yellow railings and a dark roof. In the foreground, there is a black lamppost with two white globe lights and a yellow circular sign with a black 'X' and the letters 'R' and 'R' on either side. A green bicycle is parked on the sidewalk in front of the building.

NOTABLE ORLANDO RANKINGS & ACCOLADES

#1

Florida's Fastest
Growing MSA
2.7M RESIDENTS

#1

No. 1 in the Country
For Job Growth
(BLS, 2015-2018)

#1

No. 1 for STEM Job
Growth in the U.S.
(Forbes, 2018)

#5

OIA No. 5
Busiest Airport



Over \$10 Billion in
Infrastructure Investments
(Orlando Economic
Development)

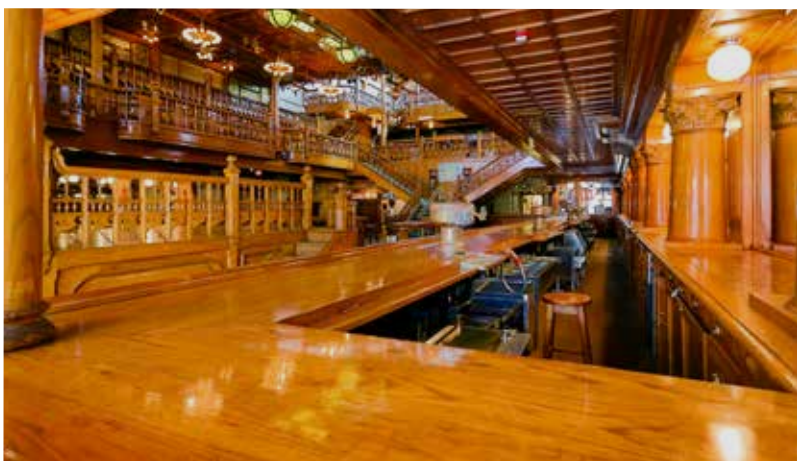
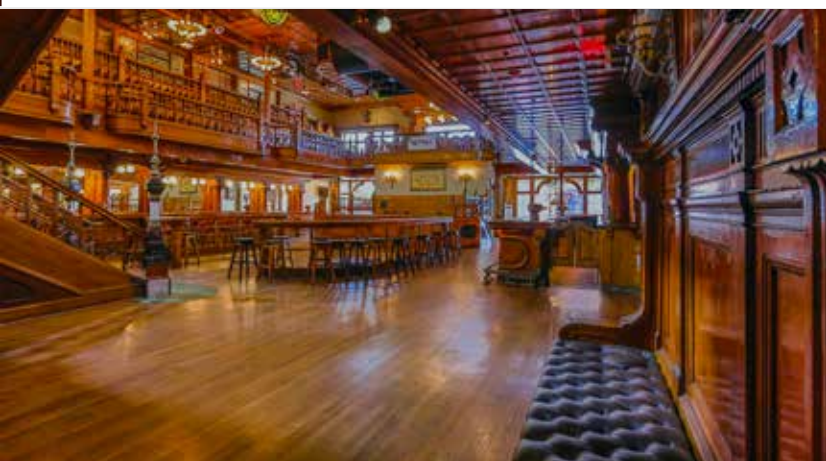
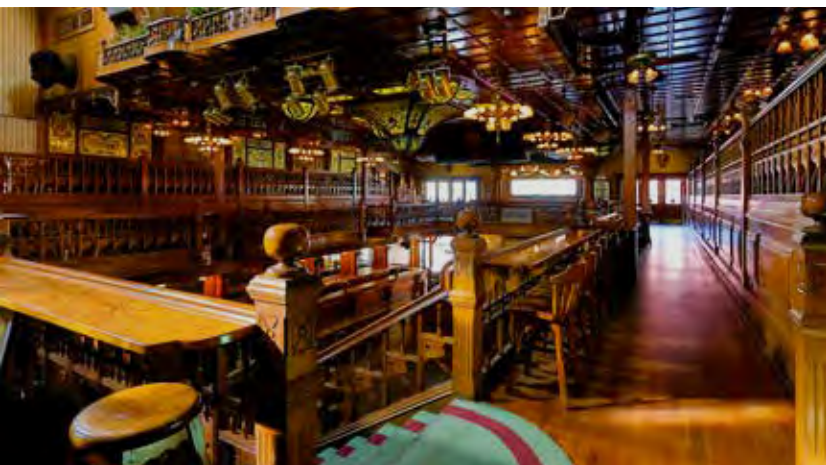
#2

Most Competitive
Business Location Among
Large U.S. Cities
KPMG, 2016

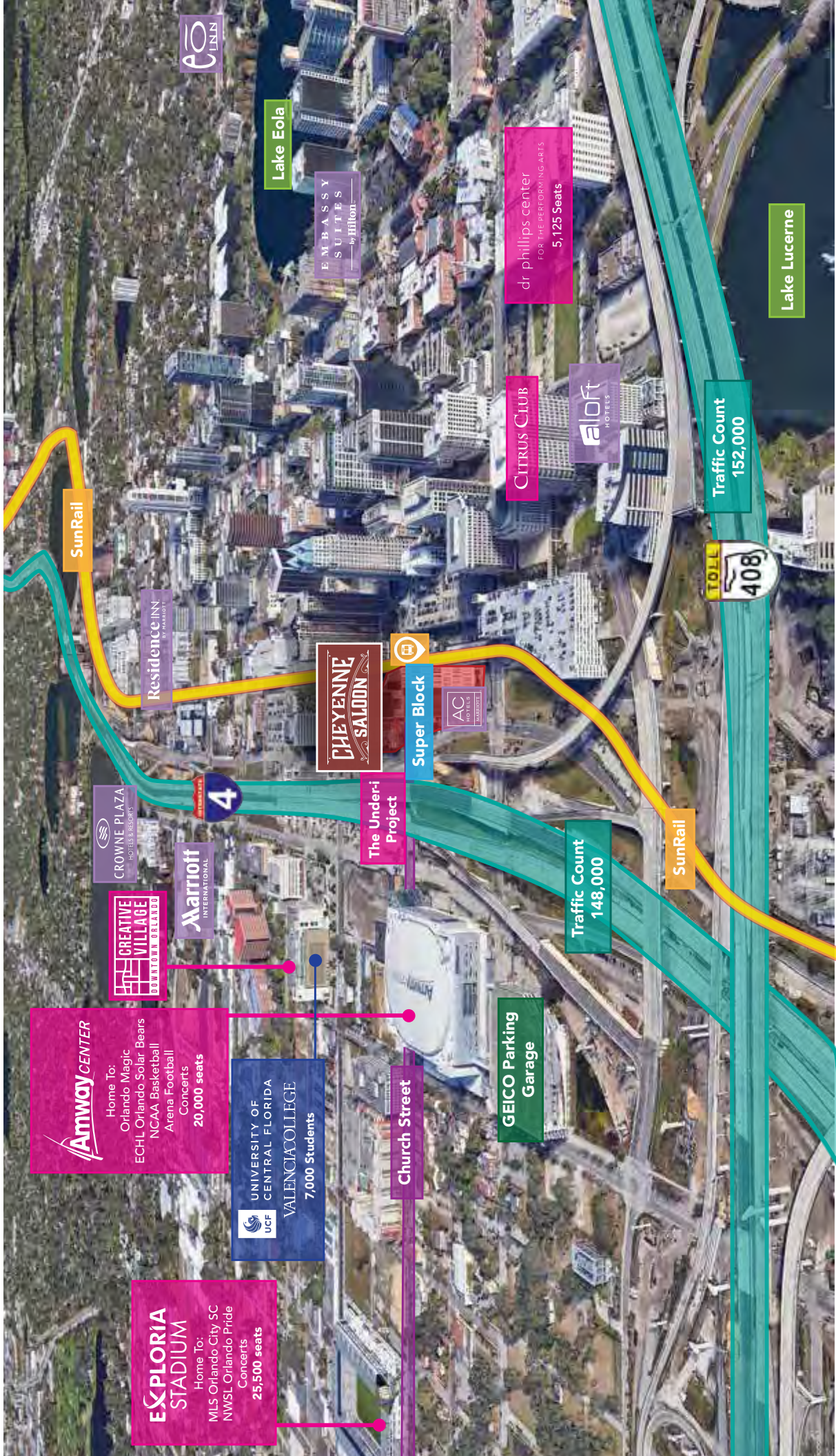
Developer ranking in the United States

**5,000
COMPANIES**

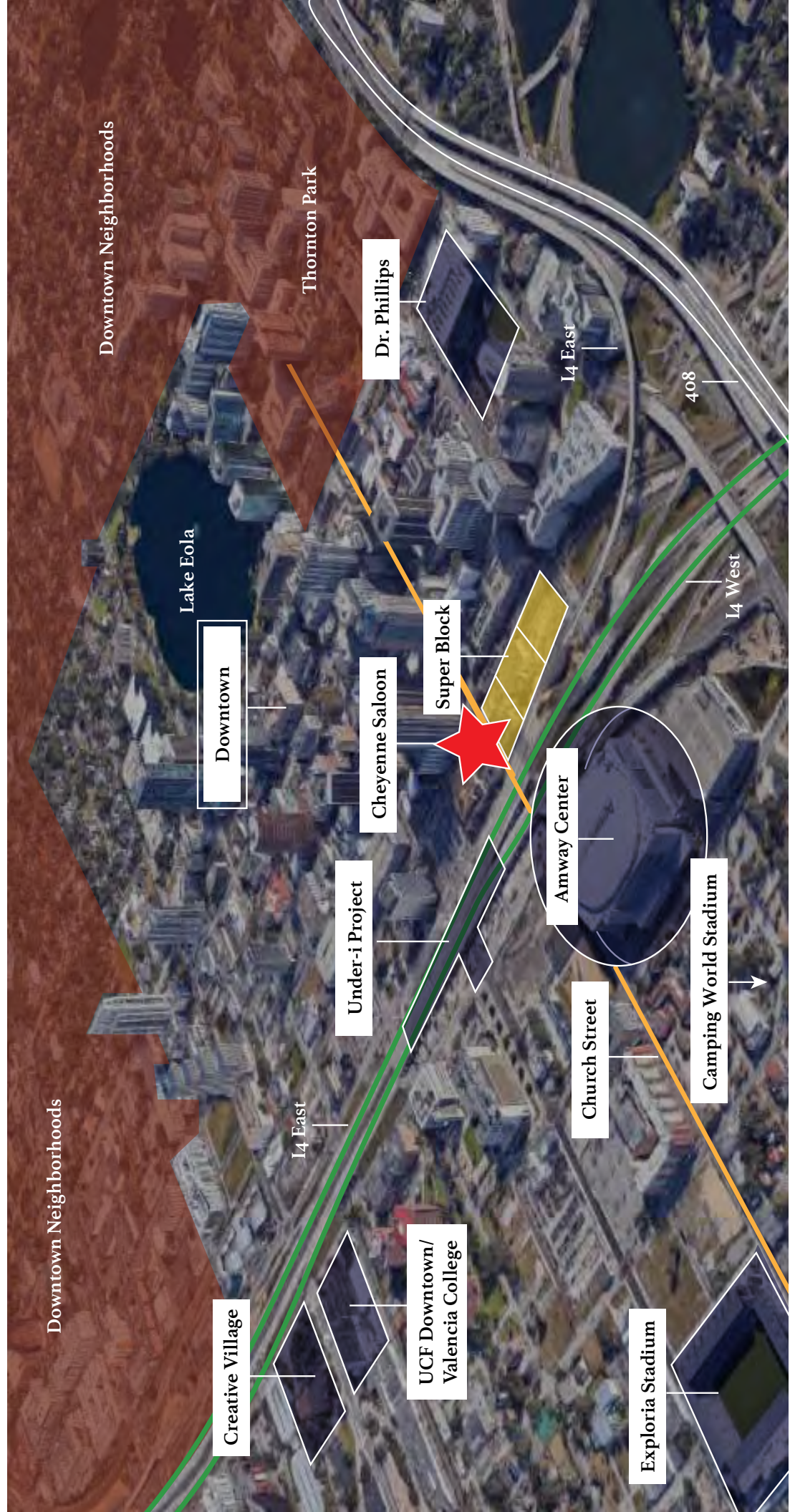
INTERIOR PHOTOS



DOWNTOWN ORLANDO



DOWNTOWN ORLANDO





SUPER BLOCK

SunTrust Plaza - A brand new 28-story mixed-use tower that combines 200,000 SF of Class A office space, retail, Foxtail Coffee Cafe, and an AC Hotel by Marriott with a Sunrise / Sunset Terrace Bar. This state-of-the-art building has a fully integrated SunRail station making it an instant destination.



Church Street Plaza - A new 32-story tower is proposed to offer 200,000 square feet of office, 240 residences, 4,000 +/- square feet of ground floor retail, and numerous event spaces. At 400 feet in height this will be one of the tallest buildings to be built in Orlando.



Bumby Arcade - Mixing the old with the new, Bumby Arcade incorporates the timeless architecture of the Orchid Garden while transforming the space into a new hip venue featuring 18 unique vendors, which will offer a variety of unique food and drink options. This will be the largest food hall in Downtown Orlando and offers a creative offices component. This space is also home of the Cheyenne Saloon and the Loft at Church Street, which are unique venue / event spaces.



UNDER-i PROJECT

The city will transform the Under-i spaces into a multitude of active and passive uses that include sports courts, gathering places, performance spaces, play areas, vendor opportunities and local heritage experiences. The city also envisions this high caliber urban community park will inspire residents and visitors by delivering inclusive, vibrant, best in the nation spaces that will unite our diverse community, deliver creative and engaging experiences and promote health, education, art, play and fellowship.

- 9.75 Acre Urban Community Park under I-4
- Located in The Bridge District – West Church Street to Washington Street
- 5 Contiguous Blocks of Entertainment and Interactive Use
 1. Heritage Block (Trail, Mural, Park)
 2. Sports Block (Soccer, Basketball, Shuffleboard, Cross-Fit, Track, Table Sports and Food Truck Pavillion)
 3. Play Block (Playground, Splash Pad, Bocce Ball, Sculpture Garden and Super Swings)
 4. Unity Block (Life-size Chess, Digital Gaming, Skate Park, Yoga/Zumba and Concert Space)
 5. Market Block (Farmer's Market, Food Kiosks, Vendor Tents and Entertainment Staging)





ORLANDO MAGIC SPORTS & ENTERTAINMENT DISTRICT

- Orlando Magic Sports & Entertainment District (S+ED)
- \$500 Million Complex Expected to Deliver July 2022
- Mixed Use Complex (8.4 acres)
- Office (420,000 SF)
- Multipurpose Entertainment & Event Venue (70,000 SF)
- Retail (100,000 SF)
- Hotel (300 rooms)
- Apartments



EXPLORIA STADIUM

- Completed and Delivered in 2017
- \$155 Million Complex
- 10 Acre Development
- Host to MLS, NWSL, USL



CAMPING WORLD STADIUM

- Home to NFL Pro Bowl, Citrus Bowl, Camping WorldBowl, Cure Bowl, and Cheez-It Bowl
- 65,000 Seats



DR. PHILLIPS CENTER FOR THE PERFORMING ARTS

- \$514 Million Performing Arts Complex
- Phase I and II Completed/ Phase III Under Construction
- Largest Theater – Walt Disney Theater with 2,731 Seats
- Host to Broadway Musicals, Orlando Ballet, Operas and Various Orchestral Performances



GATEWAY LOCATION

Located In the center of Downtown Orlando, each building is easily accessible via I-4, SR 408 and many surface streets. Tenants and visitors will enjoy unique pedestrian access to a surrounding amenity base of restaurants and entertainment venues, including the Doctor Phillips Center for Performing Arts and the Amway Center, Exploria Stadium and Camping World Stadium. In addition, at the Creative Village, University of Central Florida and Valencia College Downtown Campus (7,000 Students), and Bob Carr Theater are only a short Lymmo (free downtown bus service) ride away. The Orlando City Hall, Regional History Center, and Public Library are also within easy walking distance.





Lake Apopka

Central Florida's Commuter Rail System with 16 Stations



A Longwood

149 East Church Ave.
Longwood, FL 32750

B Altamonte Springs

2741 South Ronald Reagan Blvd.
Altamonte Springs, FL 32701

C Maitland

801 North Orlando Ave.
Maitland, FL 32751

D Winter Park / Amtrak

148 West Morse Blvd.
Winter Park, FL 32789

E AdventHealth

500 East Rollins Street
Orlando, FL 32803

F Lynx Central

101 West Livingston Street
Orlando, FL 32801

G Church Street

99 West South Street
Orlando, FL 32801

H Orlando Health / Amtrak

250 Columbia Street
Orlando, FL 32806

I Sand Lake Road

8030 South Orange Ave.
Orlando, FL 32809

J Meadow Woods

120 Fairway Woods Blvd.
Orlando, FL 32824

K Tupperware

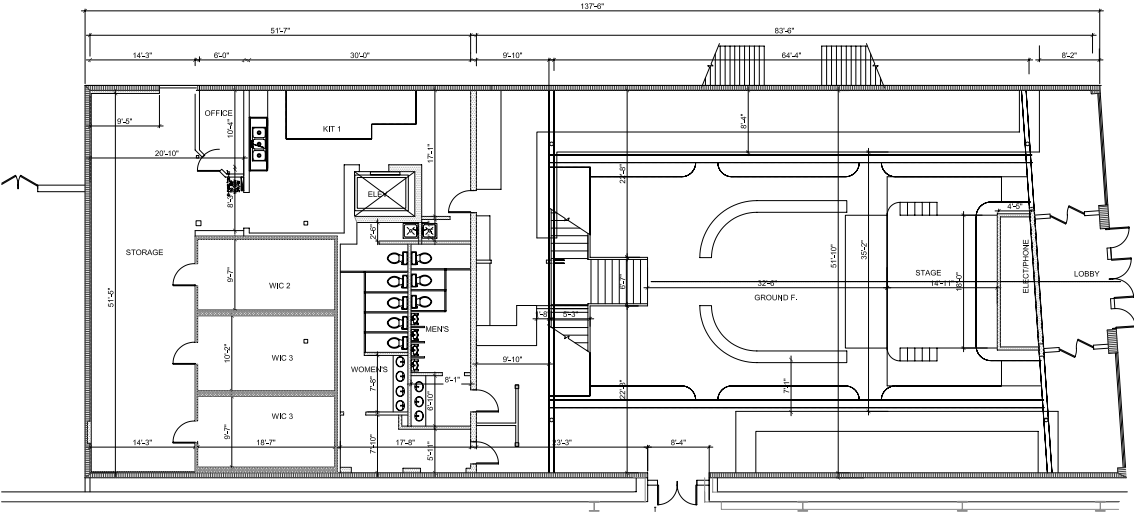
3205 Orange Ave.
Kissimmee, FL 34744

★ Cheyenne Saloon

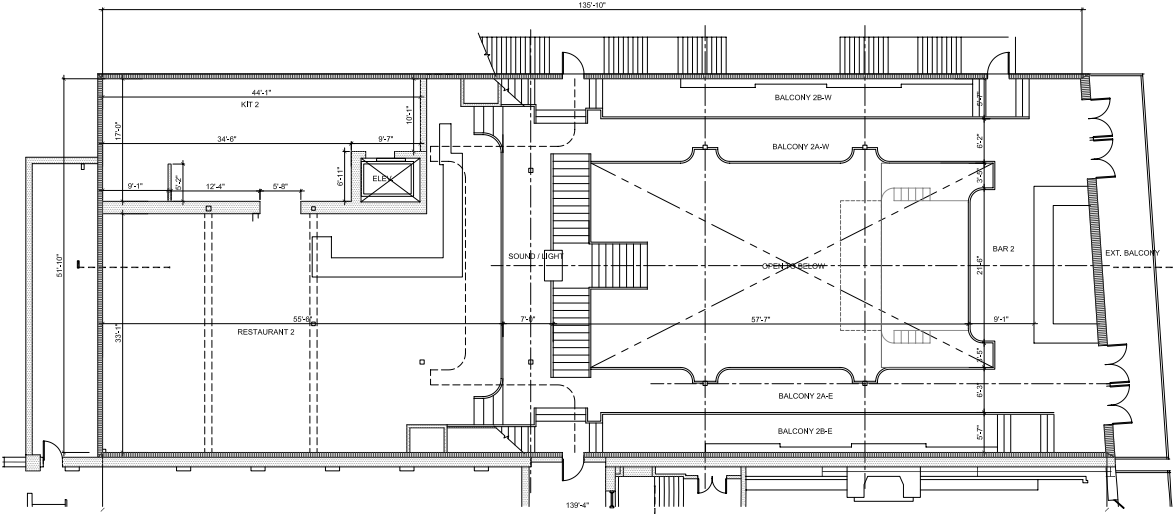
128 W Church St.
Orlando, FL 32801

FLOOR PLANS

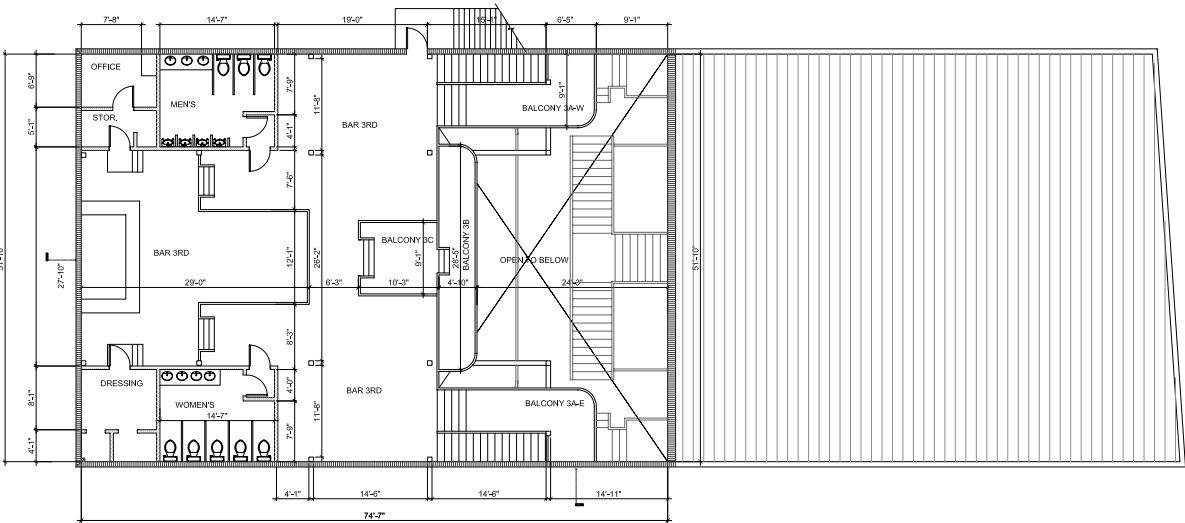
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



The background of the advertisement is a photograph of a historic building with ornate architectural details, including a balcony with a decorative railing and a roof with intricate ironwork. In the background, a modern blue glass skyscraper is visible against a clear sky. The overall aesthetic is a blend of old and new architecture.

LINCOLN
PROPERTY
COMPANY

For additional information,
please contact:

SHAYNA HANSEN

shansen@lpc.com

407.872.3516

317.400.5636

AARON DAN

adan@lpc.com

407.872.3539

714.404.8594

LINCOLN PROPERTY COMPANY

333 S. Garland Avenue

Suite 1401

Orlando, FL 32801

LPCsoutheast.com

WE MAKE THINGS HAPPEN.