

TROPHY BUILDING OPPORTUNITY

Winter Park, Florida



FOR SALE - FAIRBANKS AVE.
COMMERCIAL PORTFOLIO

952, 1006 - 1008 W Fairbanks Avenue, Winter Park, FL 32789



A Rare Opportunity in the Heart of Winter Park

The **Fairbanks Avenue Portfolio** presents a rare opportunity to acquire a collection of high-visibility commercial properties along one of Winter Park's most active corridors. Comprising three strategically positioned assets, the portfolio offers a mix of Class A office and boutique retail/showroom space, allowing for both immediate occupancy and long-term value creation.

The offering includes a **3,750 SF** standalone office at **952 W Fairbanks**, complemented by two 825 SF storefronts at **1006 and 1008 W Fairbanks**, which can be combined into a **1,650 SF** contiguous retail footprint.

Located minutes from Park Avenue and supported by strong demographics and consistent traffic exceeding **22,000 vehicles per day**, the portfolio provides investors or owner-users with a unique opportunity to establish a presence in a highly desirable and supply-constrained submarket while benefiting from flexible use and configuration options.



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CrossMarc Services, LLC
Licensed Real Estate Broker

Demographics

1 MILE

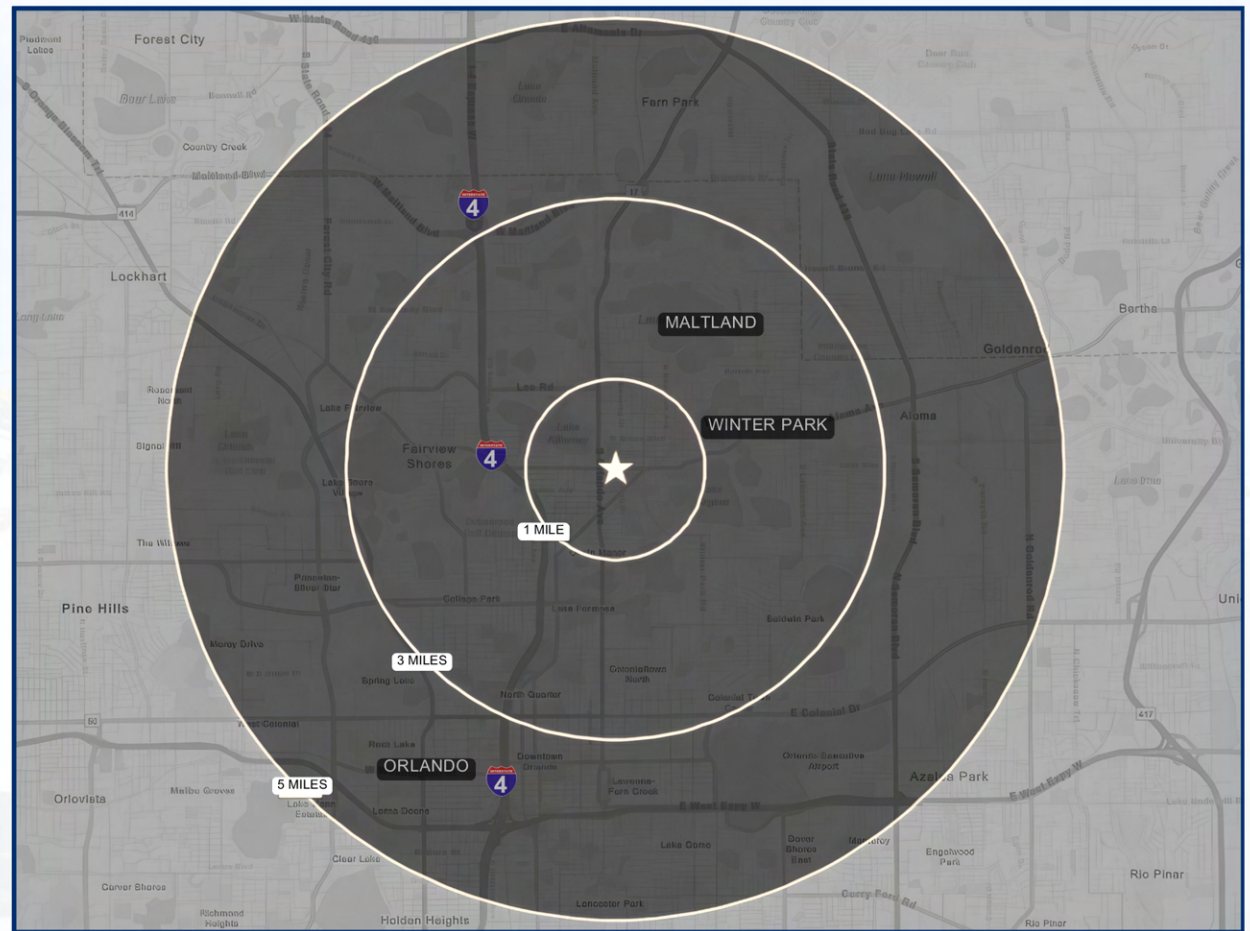
Avg. Household Income	\$149,217
Daytime Population	32,252
Employment	23,441
Population	10,134
Households	4,855

3 MILE

Avg. Household Income	\$163,020
Daytime Population	132,121
Employment	89,203
Population	82,536
Households	37,634

5 MILE

Avg. Household Income	\$96,600
Daytime Population	321,458
Employment	274,823
Population	193,819
Households	86,505



Winter Park is one of Central Florida's most affluent and established business communities, supported by strong household incomes, a highly educated workforce, and a thriving employment base. The area's median household income is **29% higher than the Florida median**, reflecting its exceptional purchasing power and economic stability. Winter Park's desirability is further demonstrated by a **median home value of \$810,896**, representing a **remarkable 333% increase since 2000**. Combined with its walkable downtown, premier amenities, and proximity to Orlando, Winter Park remains one of the region's most sought-after locations for businesses and investment.



29%

HIGHER MEDIAN HOUSEHOLD
INCOME THAN FLORIDA MEDIAN



\$810,896

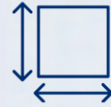
MEDIAN HOUSEHOLD VALUE



333%

INCREASE IN MEDIAN HOME
VALUE SINCE 2000

Investment Highlights



- **3,750 SF** Class A office / showroom
- Two 825 SF retail / showroom suites, combinable to **1,650 SF**



ZONING:
WP C - 3



STRONG VISIBILITY & ACCESS

Frontage on Fairbanks Avenue (22,000+ AADT) with direct connectivity to Downtown Orlando and I-4.



PREMIER WINTER PARK LOCATION

Positioned in one of Central Florida's highest-income submarkets with average household incomes exceeding \$165K+.



DIVERSE ASSET MIX (OFFICE & RETAIL)

- 3,750 SF Class A office / showroom (952 W Fairbanks)
- Two 825 SF retail / showroom suites, combinable to 1,650 SF



PARKING

Dedicated 18 Parking Spots
After hour parking on case by case basis



FLEXIBLE C - 3 ZONING

Supports a wide range of office, retail, showroom, and service-oriented uses, allowing for long-term adaptability and multiple ownership strategies.



HIGH END FINISHES

Designed with quality materials and a modern buildout, creating a polished, client-facing environment ideal for professional office or showroom users.



OPPORTUNITY FOR PATIO / OUTDOOR SPACE

Garden or outdoor space between the two buildings that can be converted into a patio or outdoor space



> 5 MILES

DIRECT CONNECTIVITY TO DTO

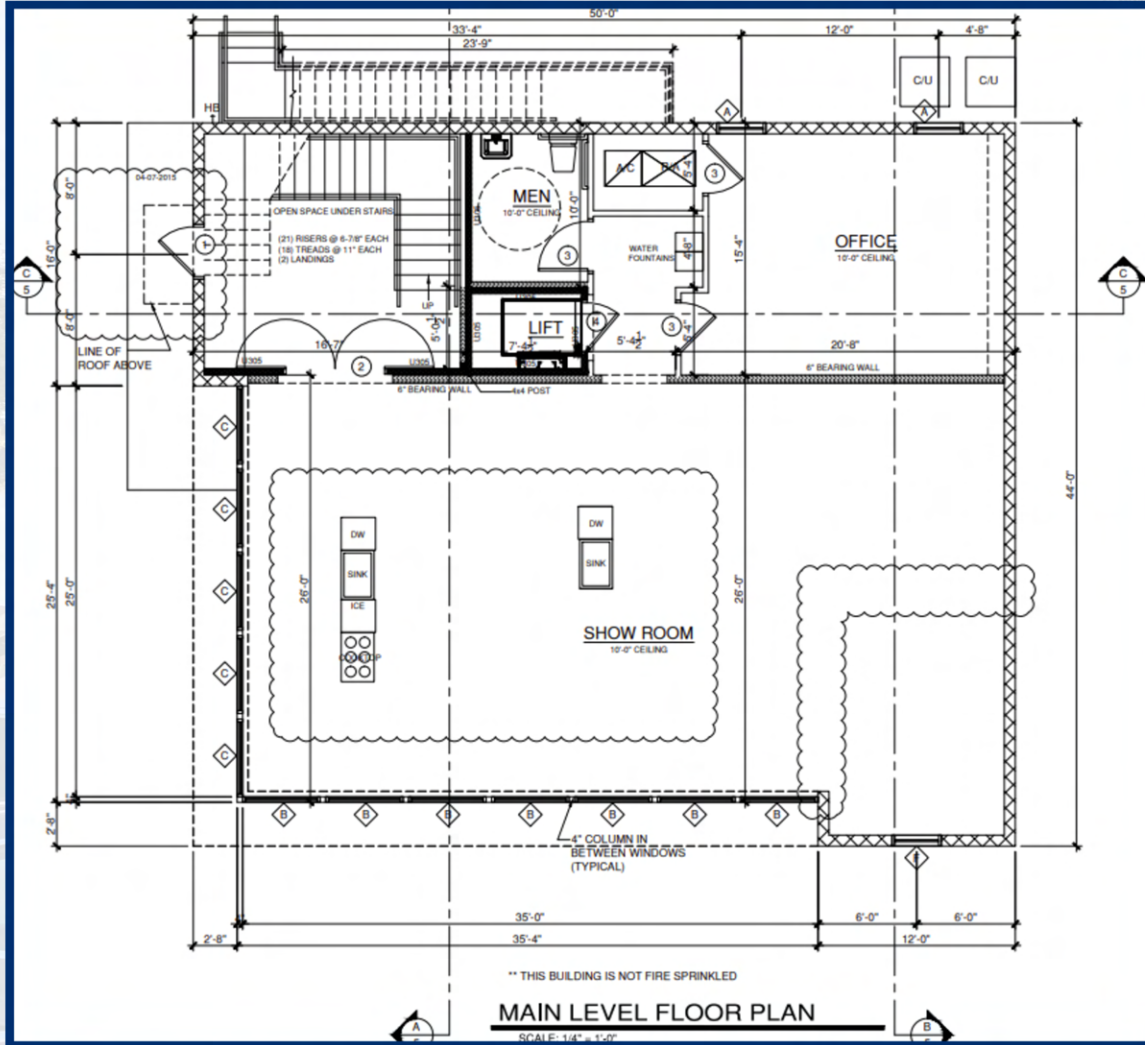


> 1 MILE

DIRECT ACCESS TO I-4

Building Layout

FIRST FLOOR LAYOUT



Stephanie D'Amico

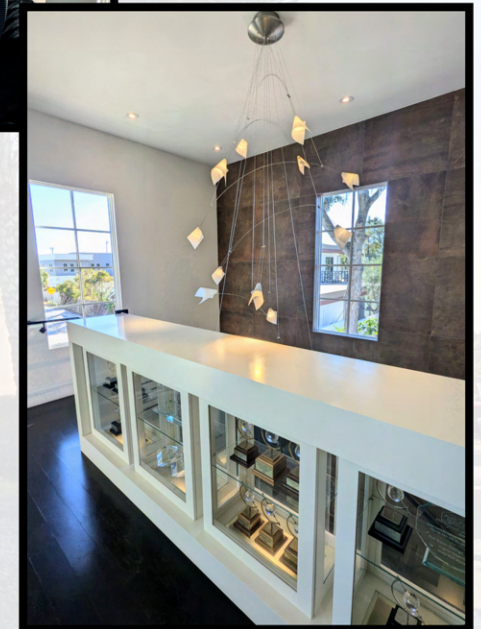
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SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



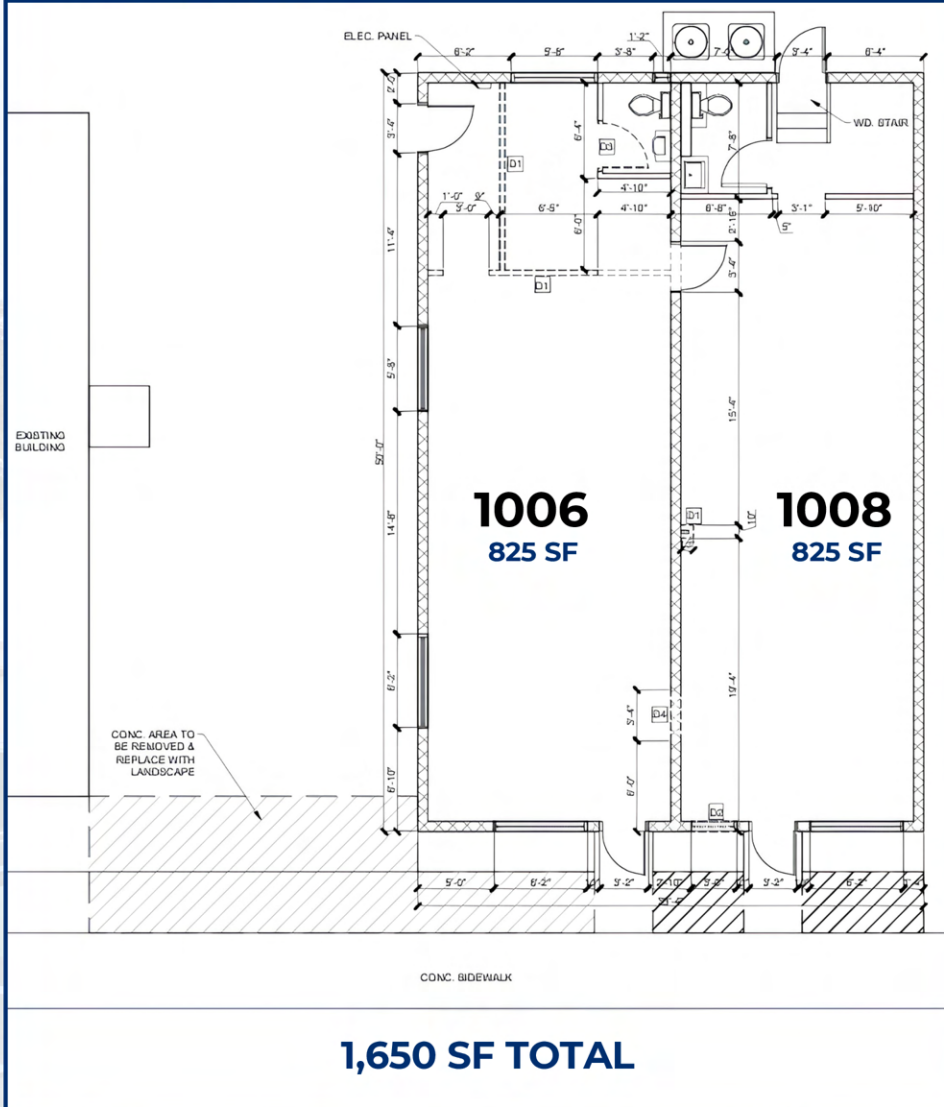
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Building Floor Plans

AS-BUILT FLOOR PLAN



PROPERTY AERIAL



YELLOW - DEDICATED PARKING

Designated parking spots for 1006 - 1008



PINK - AFTER 5PM PARKING

Shared parking available after 5pm



ADDITIONAL STREET PARKING

Additional street parking available on Holt Ave



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