



CLICK FOR PROPERTY VIDEO



OFFERING MEMORANDUM

1871 ALOMA AVENUE | WINTER PARK, FL 32789

MATTHEW WEINBERGER

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LEE &
ASSOCIATES

The Opportunity

ADDRESS

1871 Aloma Avenue
Winter Park, Florida 32789

PRICE

\$3,700,000

SIZE

±1.31 AC

ZONING

O-2 (City of Winter Park)

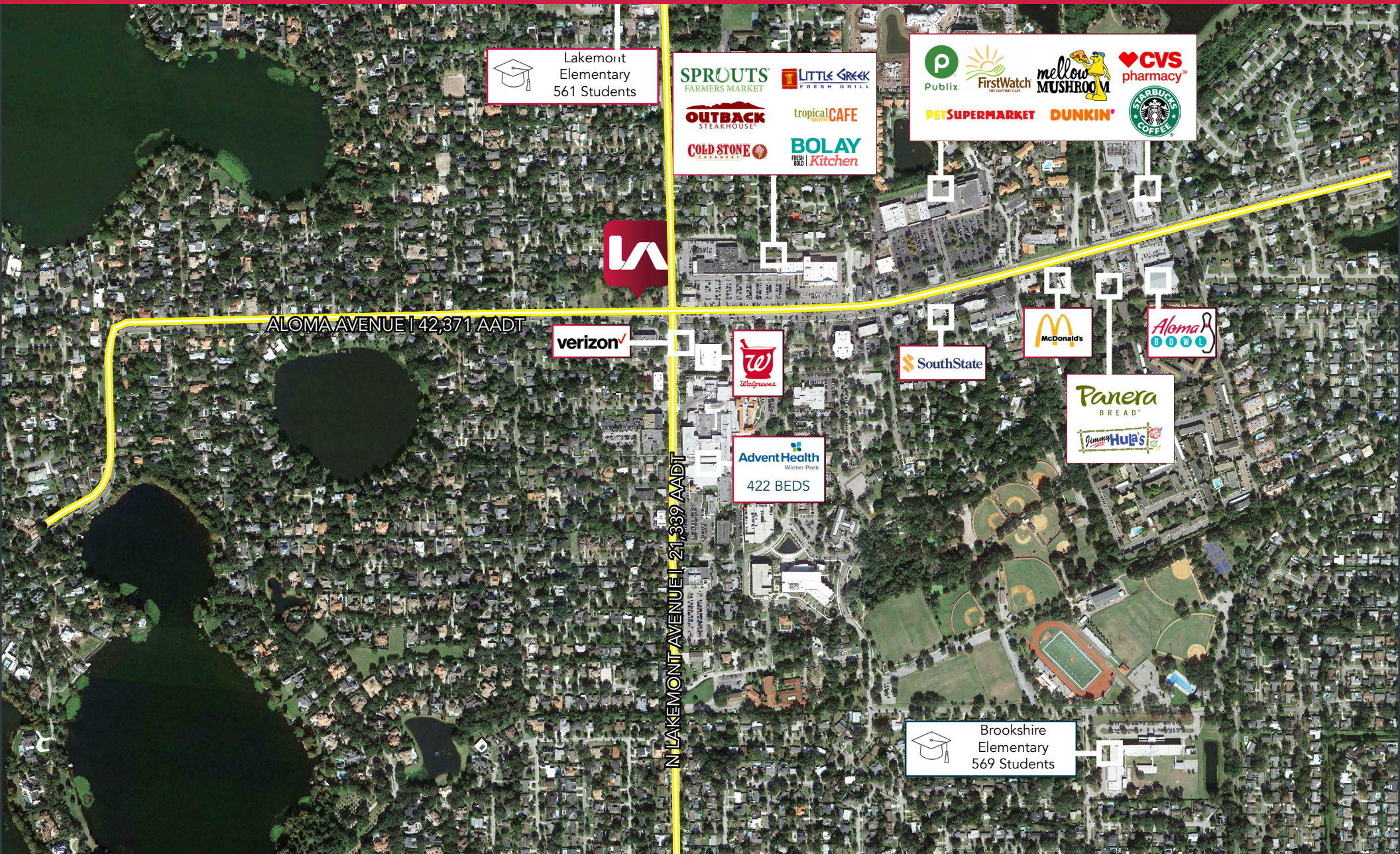


PROPERTY HIGHLIGHTS

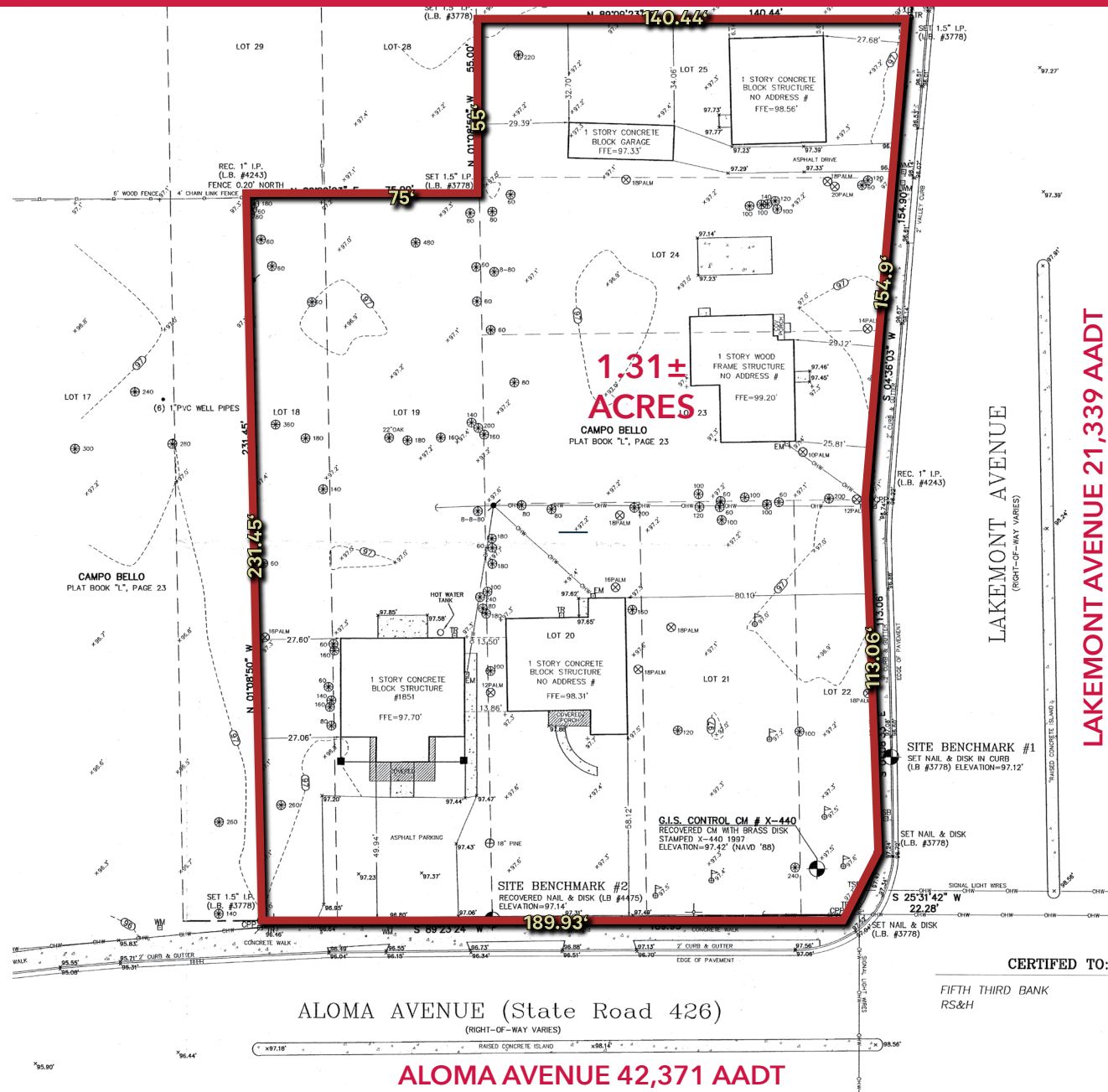
- +/- 1.31 Acre Infill Development Site
- Positioned at a high-profile signalized hard corner
- Situated in the heart of Winter Park
- Surrounded by a robust mix of national and local retailers
- Multiple ingress & egress points on Aloma Avenue and Lakemont Avenue
- Adjacent to AdventHealth Winter Park Hospital (422-bed facility)
- O-2 Zoning allows for a multitude of uses
(Click Here For City of Winter Park O-2 zoning Permitted Use Tables)



OVERHEAD MAP OVERVIEW



PROPERTY SURVEY



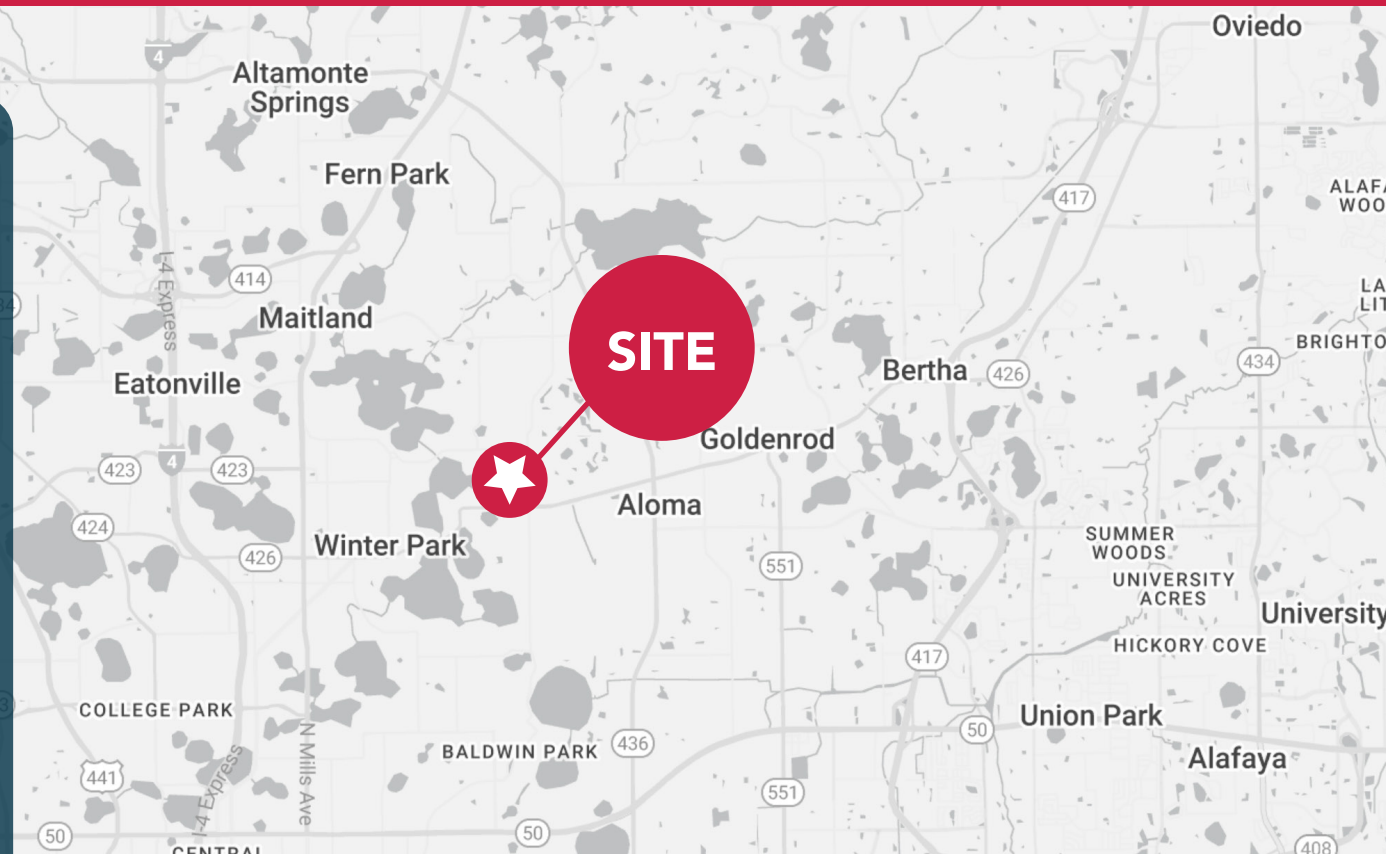
LOCATION OVERVIEW | DEMOGRAPHICS

Winter Park, FL

Winter Park is a charming city located just north of Orlando, Florida, known for its rich history, lush landscapes, and cultural vibrancy. Originally founded as a resort community in the late 19th century, Winter Park is now home to a thriving arts scene, top-rated schools like Rollins College, and an abundance of parks and lakes. The city's centerpiece is Park Avenue, a picturesque, pedestrian-friendly street lined with boutique shops, fine dining, and art galleries, including the renowned Morse Museum of American Art. Its tree-lined streets, historic architecture, and year-round community events make Winter Park a desirable destination for both residents and visitors.

Aloma Avenue & Lakemont Avenue

The Aloma Avenue and Lakemont Avenue corridor in Winter Park, Florida, serves as a dynamic hub blending commercial vitality with community-focused development. Anchored by Winter Park Corners—a 95,211-square-foot shopping center featuring Sprouts Farmers Market, Outback Steakhouse, and other retailers—the area benefits from high visibility and foot traffic, drawing both residents and visitors. Adjacent to this is the Shoppes of Aloma, a fully leased retail strip center strategically located near Publix and AdventHealth Winter Park, enhancing the corridor's appeal as a shopping and healthcare destination.



Population

1 Mile: 9,349
3 Mile: 107,698
5 Mile: 272,981



Households

1 Mile: 3,917
3 Mile: 47,098
5 Mile: 119,802



Avg Household Income

1 Mile: \$174,808
3 Mile: \$124,504
5 Mile: \$111,158

SALES COMPARABLES



1100 Orange Avenue Winter Park, FL 32789

Total Land Area:	1.88 Acres
Sale Date:	December 22, 2023
Sale Price:	\$6,500,000
Price/AC Land:	\$3,457,438
Price/SF Land:	\$79.37



Fairbanks & Kentucky Portfolio Winter Park, FL 32789

Total Land Area:	2.59 Acres
Sale Date:	July 20, 2023
Sale Price:	\$7,000,000
Price/AC Land:	\$2,701,555
Price/SF Land:	\$62.02



Advent Health
Winter Park

TRUIST

Walgreens

ROTHMAN
ORTHOPAEDICS

verizon

Suncoast
Credit Union

Mobil

Bank of America

ALOMA AVENUE | 42,371± AADT
LAKEMONT AVENUE | 21,339± AADT

±1.31 AC

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