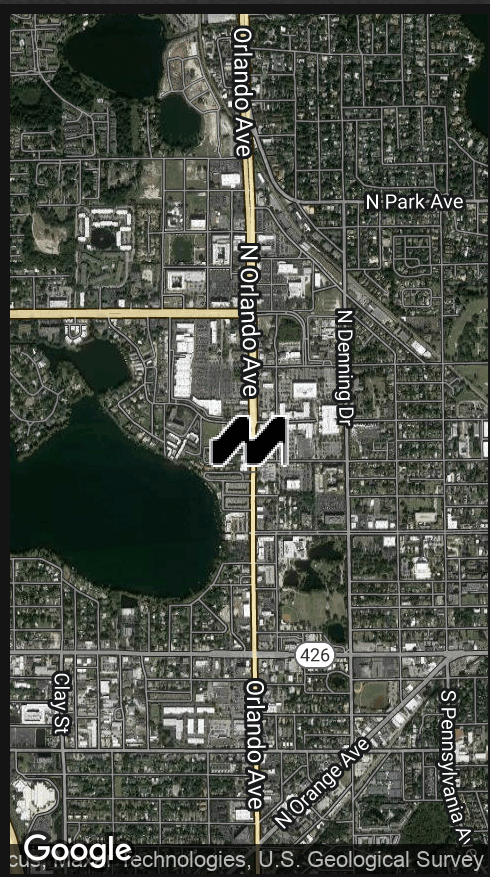




347 N. Orlando Ave

347 N. ORLANDO AVE, WINTER PARK, FL 32789



Location Overview

The property is ideally located directly in the heart of major development along 17-92 between Lee Road and Fairbanks Avenue. Within walking distance of the building are numerous new restaurants and shops in Lakeside Crossing, with Winter Park Village and the developing Ravaudage only blocks away. Winter Park Village is anchored by P.F. Chang's, Ruth's Chris, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas. Also, the internationally acclaimed Park Avenue is less than a mile from the subject site with Downtown Orlando just a 10-minute drive South.

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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EXECUTIVE SUMMARY

347 N. ORLANDO AVE, WINTER PARK, FL 32789

347 N. Orlando Ave



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,610 SF
Lot Size:	0.24 Acres
Zoning:	C-3
Market:	Winter Park
Submarket:	Winter Park Village

PROPERTY OVERVIEW

5-year primary lease term with one 5-year option
Landlord Work and/or TI dependent on Tenant Credit and proposed use.

The property is located directly on S. Orlando Avenue (US Hwy 17-92). The 2,610 SF building is one of three buildings on the master development. The building itself is ideal for retail, office/showroom, or light parking Restaurant space. This C-3 zoned, the user-ready building has street-to-street access through the parking lot.

PROPERTY HIGHLIGHTS

- Free Standing building and pylon signage and 71 feet of frontage directly on S. Orlando Ave. (US 17-92)
- Cross Parking with 3 buildings 84 spaces
- Ideal location in an area of rapid growth and development
- Direct access to I-4 via Fairbanks Avenue

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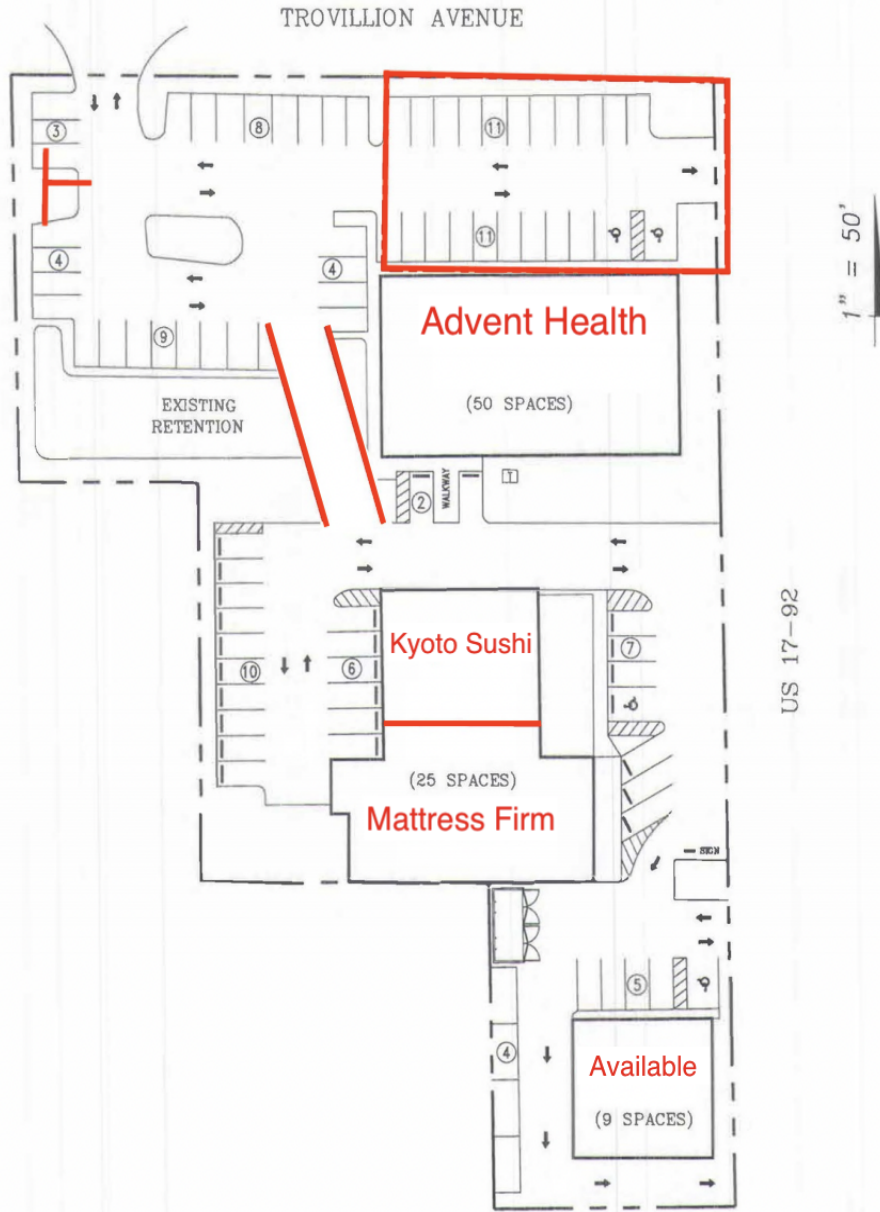
RETAIL PROPERTY

For Lease

SITE PLAN

347 N. ORLANDO AVE, WINTER PARK, FL 32789

347 N. Orlando Ave



WINTER PARK, FL
PRELIMINARY SITE PLAN

NOTE: THIS DRAWING IS NOT BASED UPON
A SIGNED & SEALED SURVEY

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RETAIL PROPERTY

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ADDITIONAL PHOTOS

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347 N. Orlando Ave



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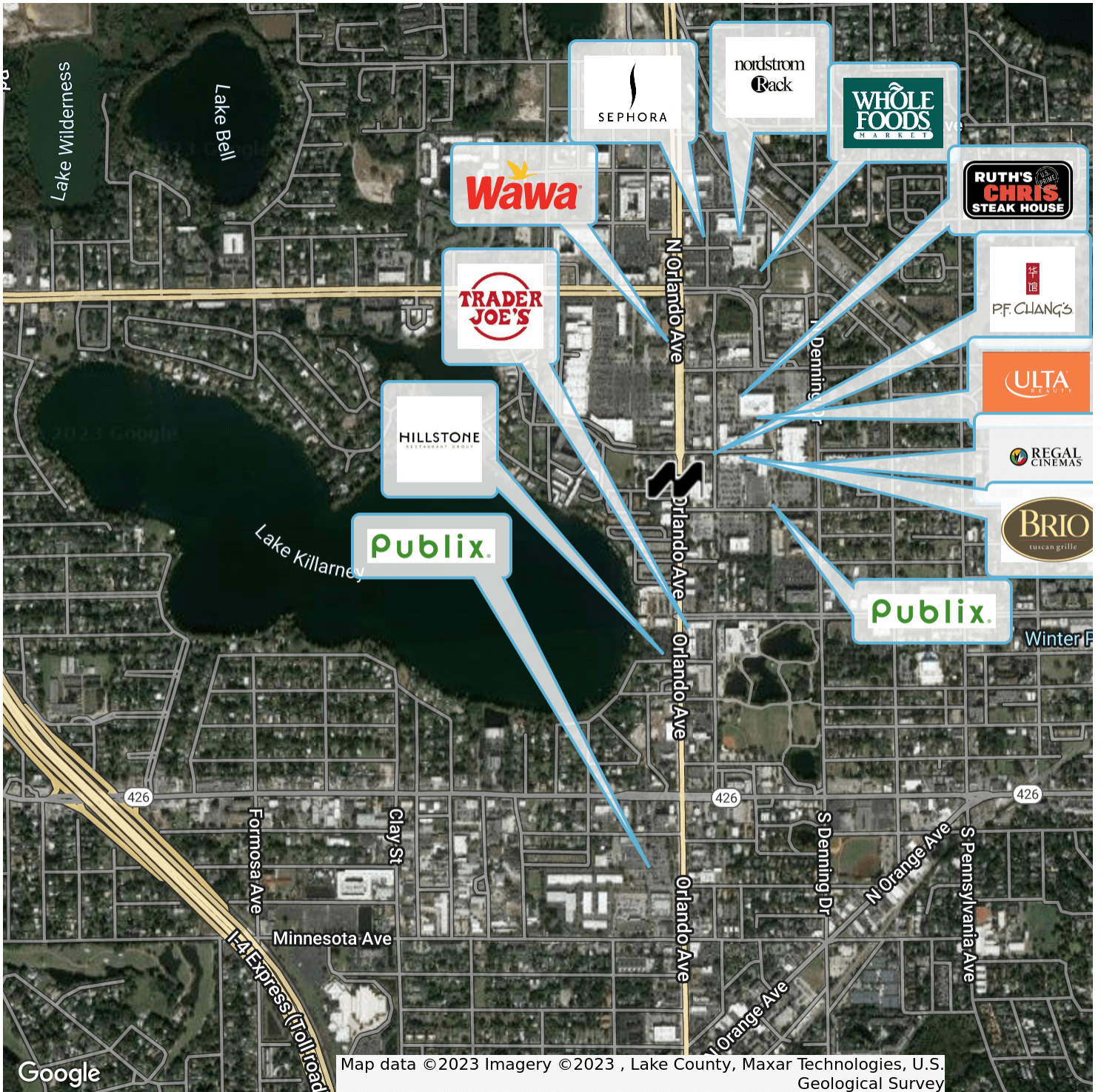
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For Lease

LOCATION MAPS

347 N. ORLANDO AVE, WINTER PARK, FL 32789

347 N. Orlando Ave



Google

Map data ©2023 Imagery ©2023, Lake County, Maxar Technologies, U.S. Geological Survey

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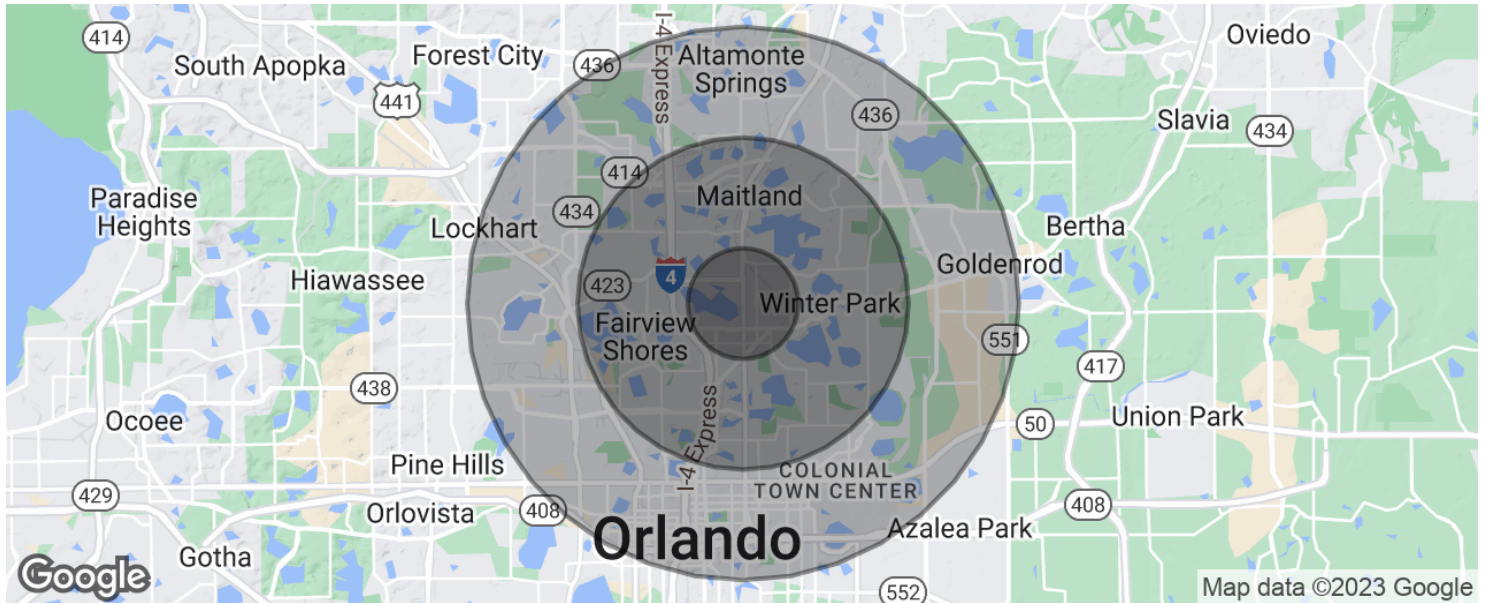
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DEMOGRAPHICS MAP & REPORT

347 N. ORLANDO AVE, WINTER PARK, FL 32789

347 N. Orlando Ave



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,625	83,867	240,120
Median age	42.3	39.7	38.7
Median age (Male)	41.6	38.1	37.0
Median age (Female)	42.8	41.7	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,844	34,252	99,338
# of persons per HH	2.7	2.4	2.4
Average HH income	\$127,591	\$83,569	\$75,209
Average house value	\$471,100	\$332,960	\$313,766

* Demographic data derived from 2020 ACS - US Census

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