

For Sale

# Winter Park Office Condo

633 SF | \$375,000



## 2180 North Park Avenue, Unit 200

Winter Park, Florida 32789

### Property Highlights

- 633± SF office condo
- Renowned Park Avenue address
- Dedicated covered parking spot included
- Well laid-out floor plan with large main area, separate smaller office, restroom, shower, kitchenette and large safe
- Ample natural light, hardwood floors and 2 entrances
- Beautiful courtyard - spanish-style courtyard with brick walkways and a fountain
- Minutes from Downtown Winter Park dining and shopping; 1/4 mile to Orlando Avenue
- Less than 2 miles to SunRail Winter Park station and 17 miles to Orlando International Airport
- Perfect for a professional office, artist studio, family office or man cave



**Just Reduced!**

**Sale Price: \$375,000**

For more information

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# Property Photos



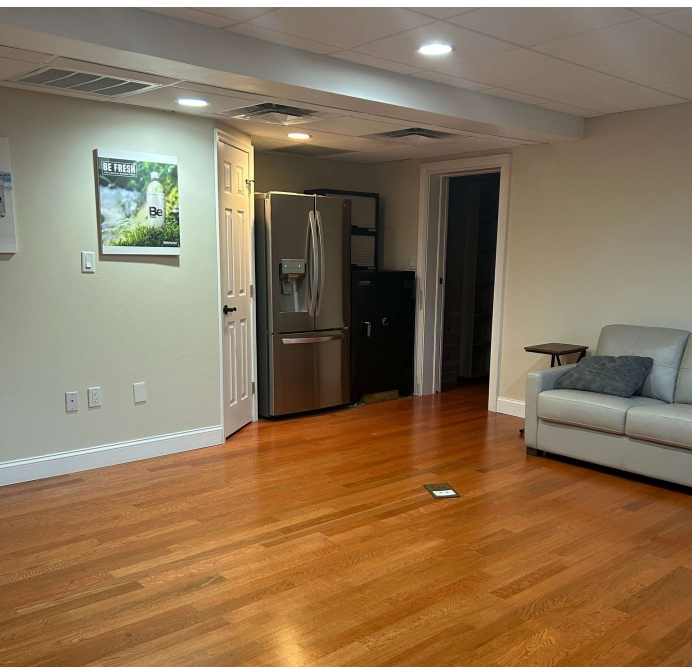
Main Entrance



Side Entrance



Courtyard



Large Open Area



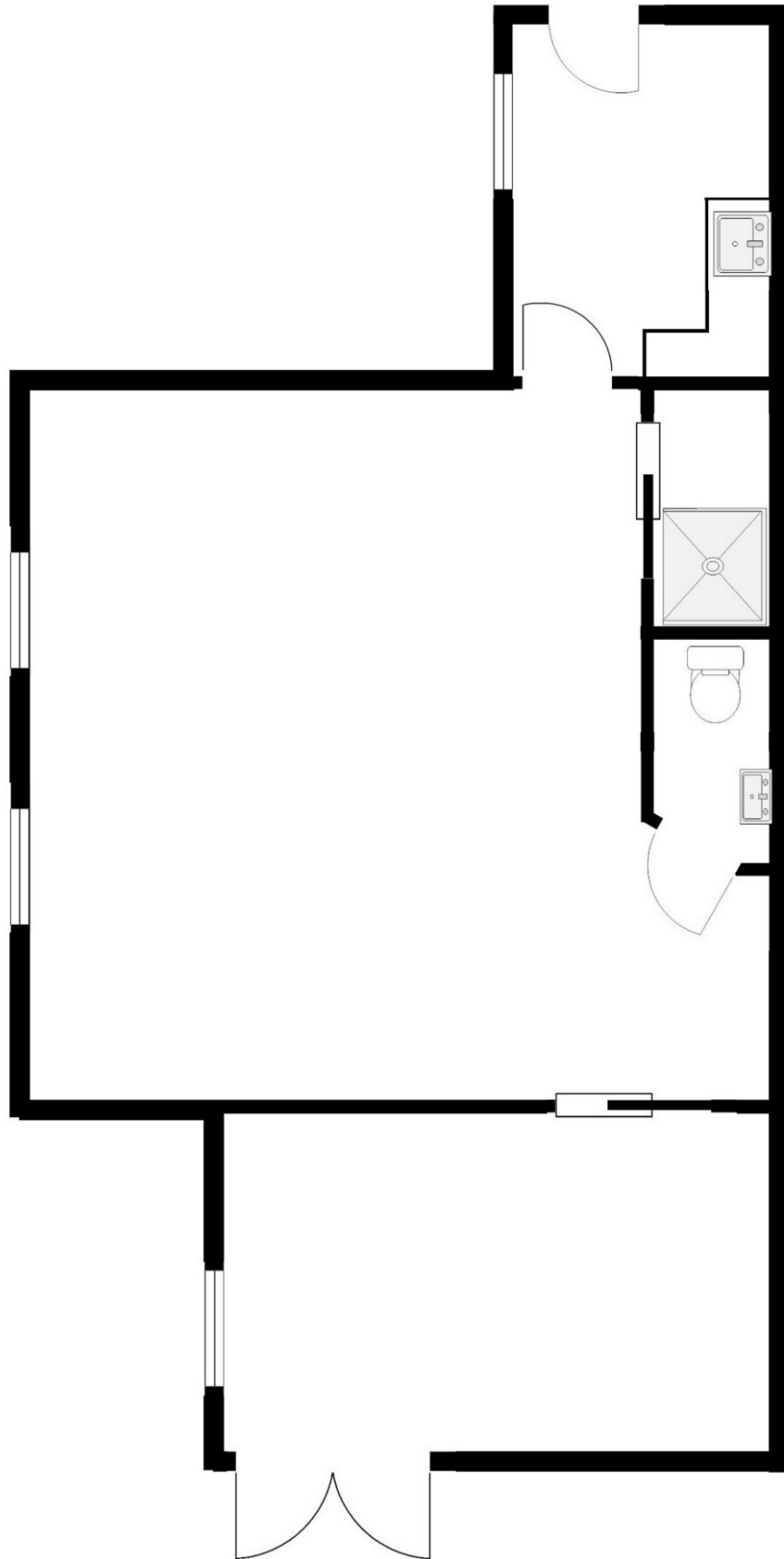
Smaller Office



Kitchenette



## Floor Plan





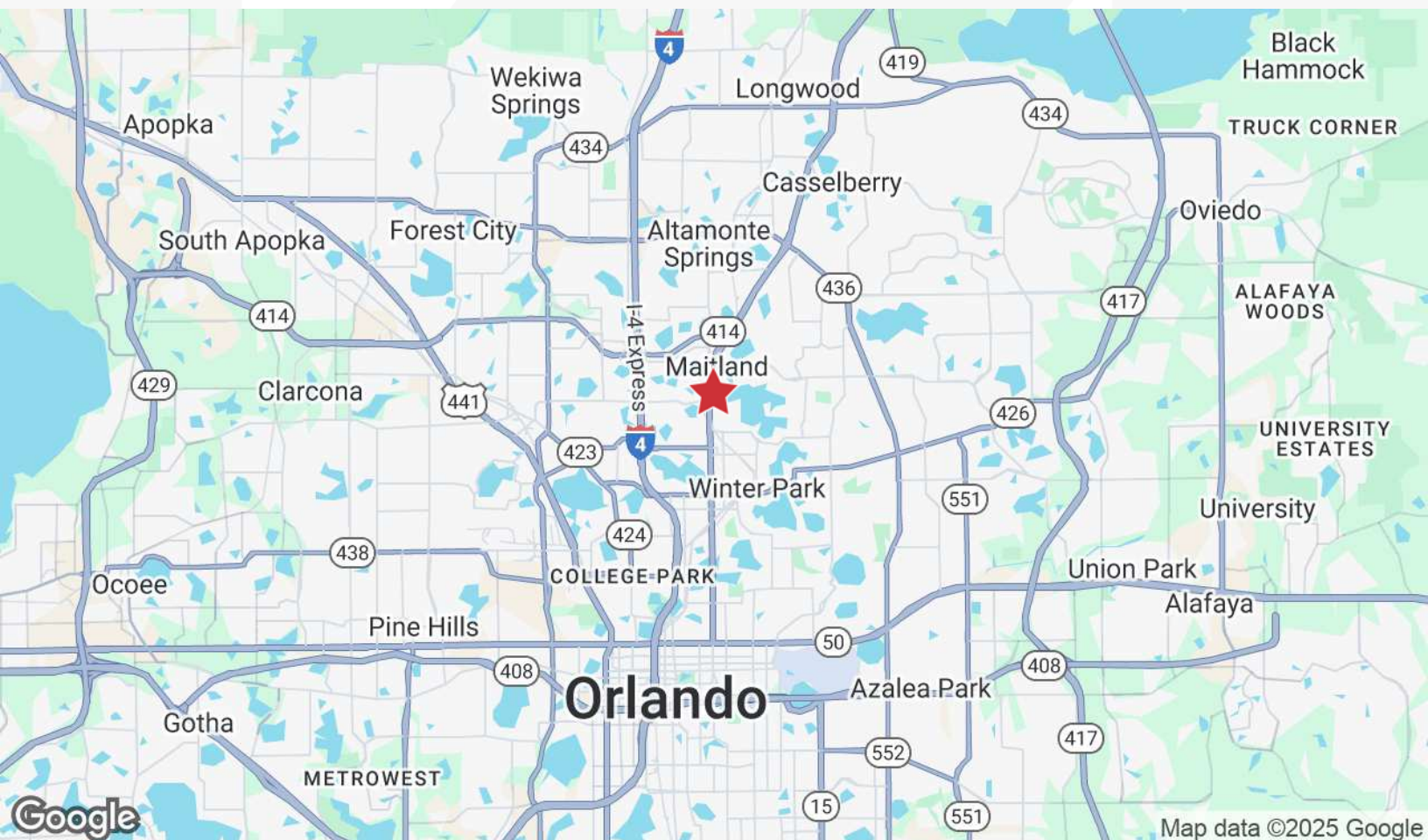
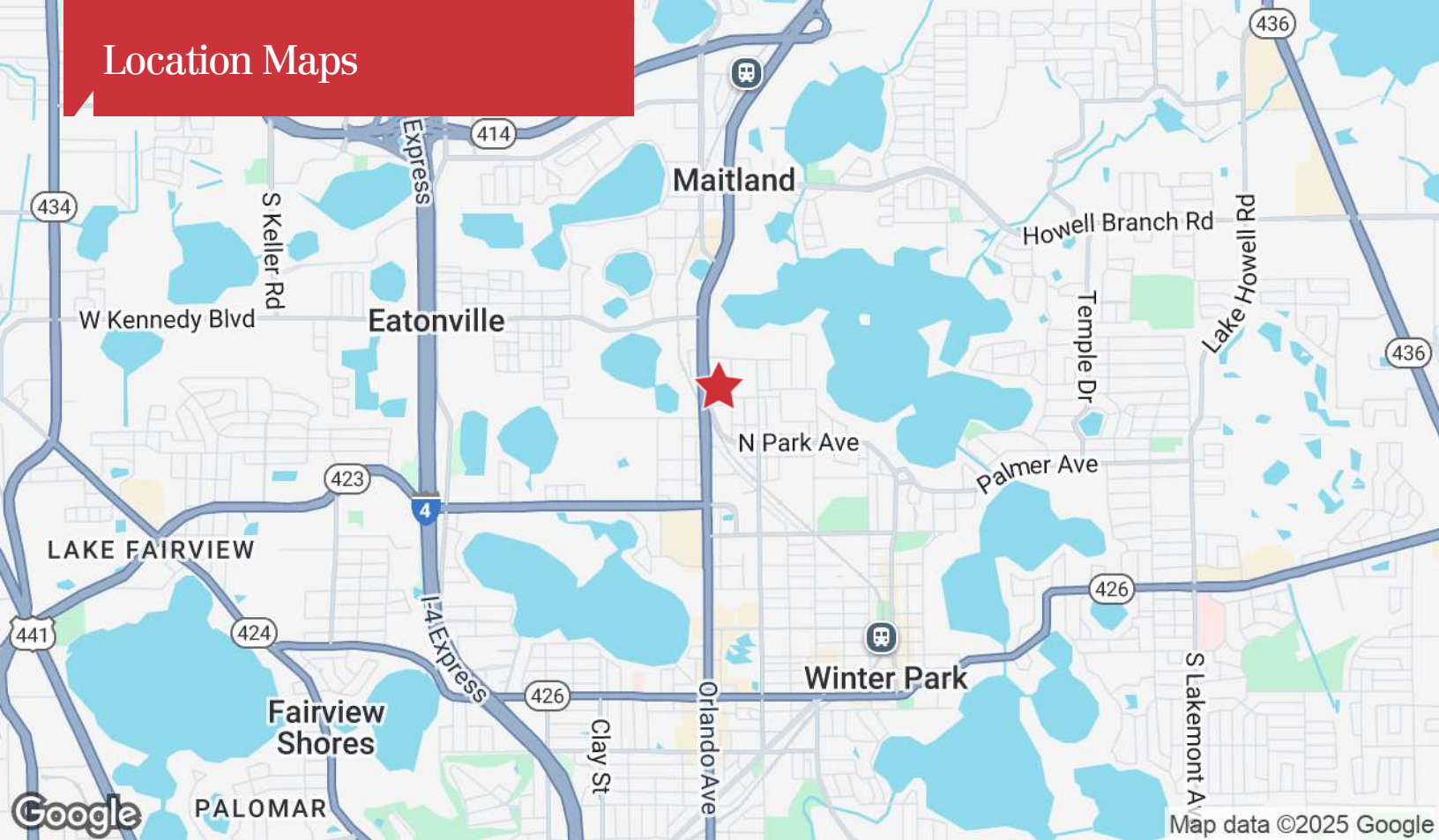
Aerial

North Park Avenue

An aerial photograph showing a large property complex outlined in green. The complex consists of several interconnected buildings with brown tiled roofs. One building within the complex is outlined in red. The property is surrounded by trees and other buildings. In the background, there are railroad tracks and a parking lot. The text "North Park Avenue" is written across the top of the green-outlined area.

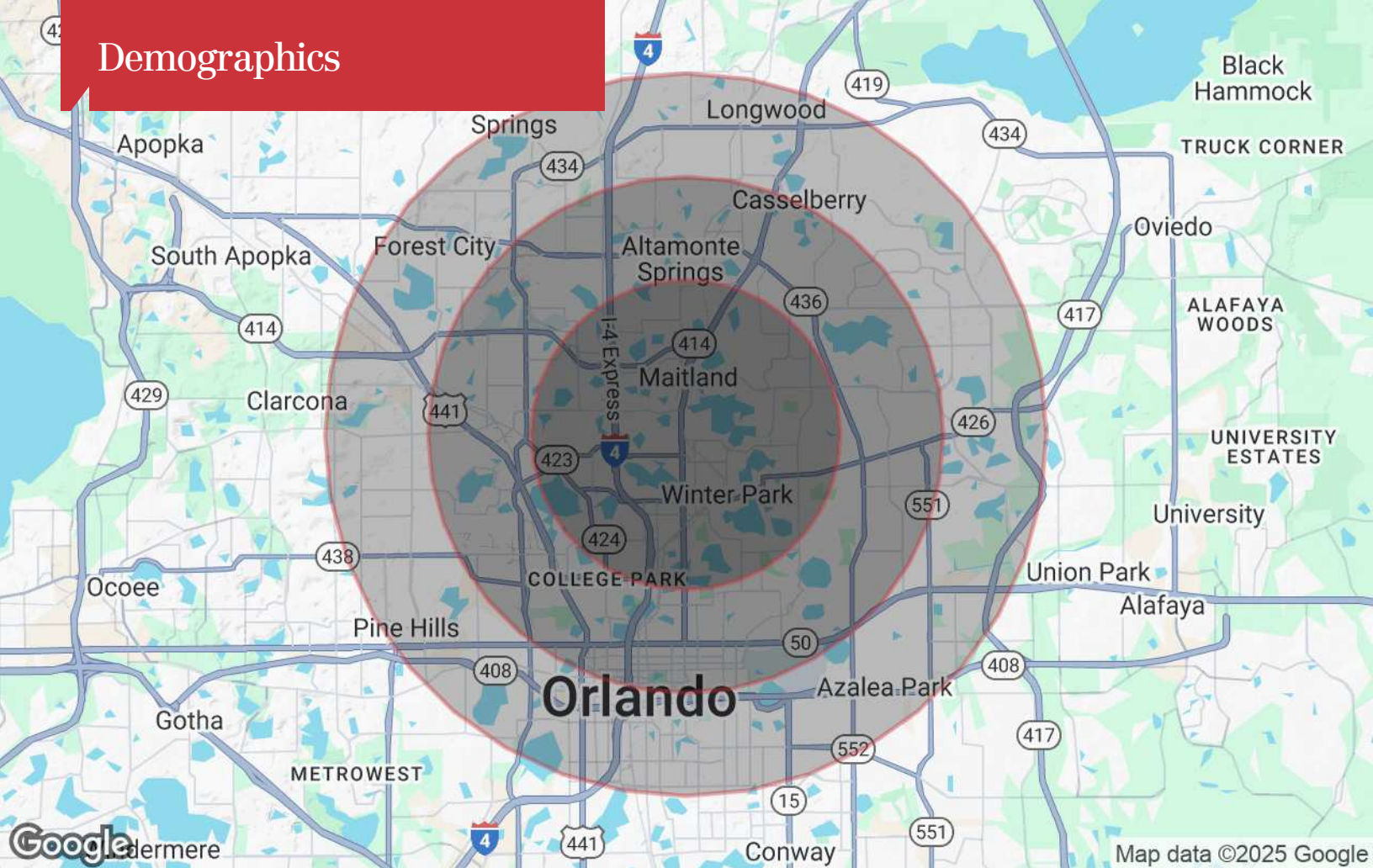


## Location Maps





# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	87,646	268,067	542,428
MEDIAN AGE	43	41	41
MEDIAN AGE (MALE)	42	40	39
MEDIAN AGE (FEMALE)	44	42	42

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	38,646	118,406	226,444
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$129,382	\$107,489	\$98,563
AVERAGE HOUSE VALUE	\$599,489	\$484,307	\$424,937

\* Demographic data derived from 2020 ACS - US Census