



FAIRBANKS CROSSING Winter Park, FL

805 - 880 W Fairbanks Avenue, Winter Park, FL 32789



New High-Street Retail Development - Winter Park, FL

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THE CITY OF WINTER PARK

Winter Park, Florida is widely regarded as one of the premier urban villages in the Southeast, known for its affluent population, strong sense of community, and established retail and dining environment. Located just three miles north of Orlando, the city features a unique blend of historic charm, walkable streets, and a highly engaged residential base.

The market is anchored by high household incomes, a dense and educated population, and proximity to Rollins College, creating a strong foundation for retail and restaurant performance. Park Avenue, Hannibal Square, and Winter Park Village have established the area as a destination for upscale dining, boutique retail, and lifestyle-oriented concepts.

Winter Park is also recognized as a hub for art, shopping, and cultural experiences, with institutions such as the Charles Hosmer Morse Museum of American Art and the Cornell Fine Arts Museum reinforcing its reputation as a refined and experience-driven community.

With limited new retail development in the area, Fairbanks Crossing represents a rare opportunity to introduce modern, design-forward space into one of Central Florida's most desirable and supply-constrained submarkets. Winter Park is widely recognized as a destination for world-class art, shopping, and cultural experiences.

DEVELOPMENT HIGHLIGHTS



PREMIER WINTER PARK LOCATION

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



NEW 60,000 SF RETAIL DEVELOPMENT

Modern, design-forward project introducing much-needed new retail space to the market.



FLEXIBLE LEASING OPPORTUNITIES

Spaces ranging from $\pm 1,165$ SF to 9,000 SF, accommodating a variety of retail, restaurant, and lifestyle concepts.



CURATED TENANT ENVIRONMENT

Ideal for high-end restaurant, fitness, beauty, and boutique retail concepts aligned with Winter Park's demographic.



STRONG VISIBILITY & ACCESS

Frontage on Fairbanks Avenue (21,000+ AADT) with direct connectivity to Downtown Orlando and I-4.



DESIGNED FOR TENANT PERFORMANCE

Pedestrian-friendly layout, strong storefront visibility, and positioning to drive consistent traffic and engagement.



TARGET DELIVERY

Pre-Leasing - delivery early Q2 2027



FAIRBANKS CROSSING - PROJECT VISION

Fairbanks Crossing is designed to complement the character of Winter Park through a curated mix of modern retail, dining, and lifestyle concepts. The project introduces flexible, well-positioned spaces suited for unique and emerging tenants, creating a cohesive and dynamic retail environment. With strong visibility and pedestrian-friendly design, Fairbanks Crossing is designed to drive consistent traffic and support long-term tenant performance.



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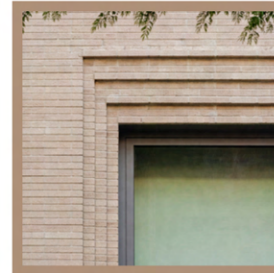
FRAMED CANOPY



**ANODIZED
ALUMINUM BRONZE
STOREFRONT SYSTEM**



**BRICK
ARTICULATION**



FABRIC CANOPIES



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
 POPULATION	9,846	93,704	285,183
 HOUSEHOLDS	4,680	42,749	128,865
 AVERAGE HOUSEHOLD INCOME	\$168,151	\$171,831	\$128,011
 DAYTIME POPULATION	31,701	159,733	479,025
 TOTAL EMPLOYEES	4,952	55,460	165,507



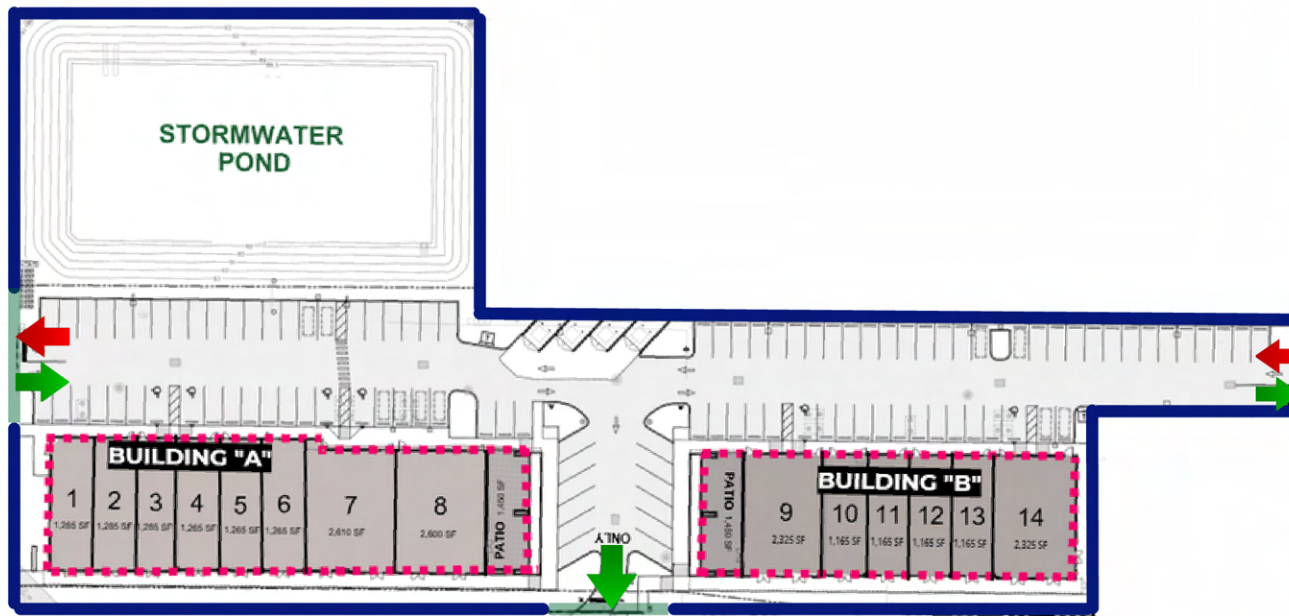
PROJECT SITE PLAN

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NORTH SIDE - PROJECT PLAN: 24,000 SF

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BUILDING "A" : NORTH SIDE

TENANT	USE	SF
No. 1	Retail	1,285
No. 2	Retail	1,285
No. 3	Retail	1,285
No. 4	Retail	1,285
No. 5	Retail	1,265
No. 6	Retail	1,265
No. 7	Restaurant	2,610
No. 8	Restaurant	2,600 + 1,450 SF PATIO
TOTAL BUILDING SIZE:		14,310 SF

BUILDING "B" : NORTH SIDE

TENANT	USE	SF
No. 9	Restaurant	2,325 + 1,450 SF PATIO
No. 10	Retail	1,500
No. 11	Retail	1,165
No. 12	Retail	1,165
No. 13	Retail	1,265
No. 14	Retail	2,325
TOTAL BUILDING SIZE:		14,310 SF



SOUTH SIDE - PROJECT PLAN: 36,000 SF

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BUILDING "D" - 820 : SOUTH SIDE

TENANT - SUITE #	USE	SF
No. 12 - 111	Retail	1,640
No. 13 - 109	Retail	1,200
No. 14 - 107	Retail	1,200
No. 15 - 105	Retail	1,200
No. 16 - 103	Retail	1,200
No. 17 - 101	Restaurant	2,885
TOTAL BUILDING SIZE:		9,715 SF

BUILDING "A" - 880 : SOUTH SIDE

TENANT - SUITE #	USE	SF
No. 1 - 133	Restaurant	2,885
No. 2 - 131	Retail	1,165
No. 3 - 129	Retail	1,165
No. 4 - 127	Retail	1,165
No. 5 - 125	Retail	1,265
No. 6 - 123	Retail	2,325
TOTAL BUILDING SIZE:		9,715 SF

BUILDING "B" - 860 : SOUTH SIDE

TENANT - SUITE #	USE	SF
No. 7 - 121	Retail	1,200
No. 8 - 119	Restaurant	3,645
TOTAL BUILDING SIZE:		4,980 SF

BUILDING "C" - 840 : SOUTH SIDE

TENANT - SUITE #	USE	SF
No. 9 - 117	Retail	2,400
No. 10 - 115	Retail	1,200
No. 11 - 113	Retail	1,200
TOTAL BUILDING SIZE:		4,980 SF



TRADE AERIAL

**805 W FAIRBANKS AVENUE
WINTER PARK, FL 32789**

Positioned on Fairbanks Avenue, this property has a seamless connection to Winter Park. Surrounded by affluent neighborhoods with vibrant focal points. Park Avenue featuring chic, upscale dining spots with peaceful scenery all around, effortlessly captivating the attention of all visitors.

Situated within a mile from Rollins College this development is in immediate reach of academic and high average salaries. With such impressive average salary surpassing \$100,000, this project is sure to attract high-end businesses.



RESTAURANTS NEARBY



- Francesco's Ristorante
- Antonio's
- Luke's Kitchen & Bar
- Bar Italia
- Tommy Bahama Marlin Bar
- Bar Louie
- Chayote Barrio Kitchen
- P.F. Chang's
- Ruth's Chris Steak House
- The Cheesecake Factory
- The Hangry Bison
- Miller's Ale House
- Fleming's Steakhouse
- Olive Garden
- Hillstone
- Sixty Vines
- Chuy's
- Bulla Gastrobar
- Superica
- Paris Baguette
- The Glass Knife
- Ravenous Pig
- Ava MediterrAegean
- Cocina 214
- Boca
- Prato
- The Chapman
- Firebirds
- Linda's La Cantina
- LongHorn Steakhouse



THANK YOU

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FLAVIA KANYAGO

VICE PRESIDENT, SALES AND LEASING

850.264.3609

FKANYAGO@CROSSMARCSERVICES.COM



BRIAN K. WATSON, CCIM

VICE PRESIDENT, SALES AND LEASING

407.890.1341

BWATSON@CROSSMARCSERVICES.COM

