

301

NORTH
PENNSYLVANIA
AVE



20,473 SF Lot
Divisible Into Two (2) Pads



C-3
Zoning



\$850,000 per pad
or
\$1,700,000 total

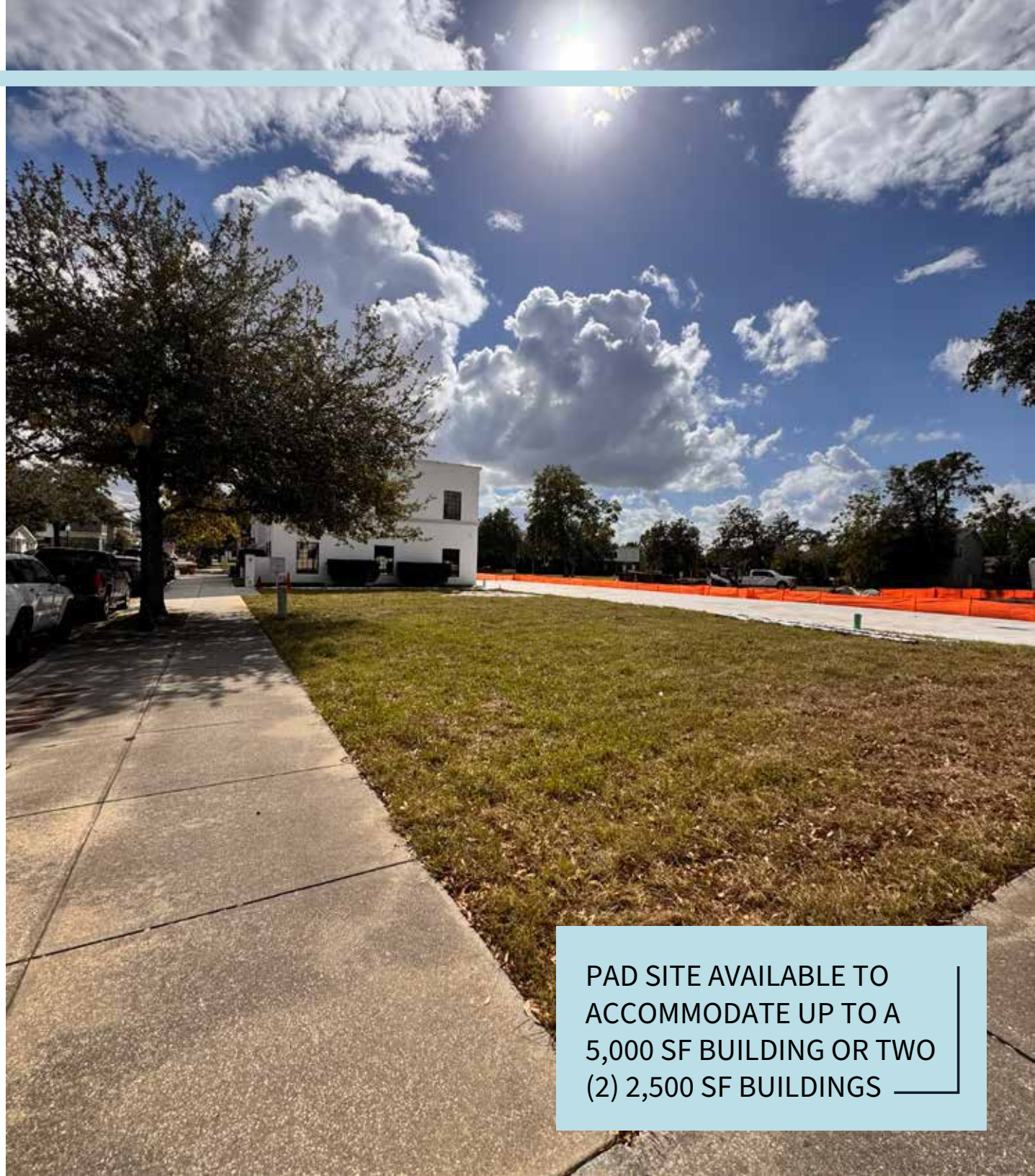


Location with
Prime Amenities



Excellent
Value-add
Opportunities

**STREAM**



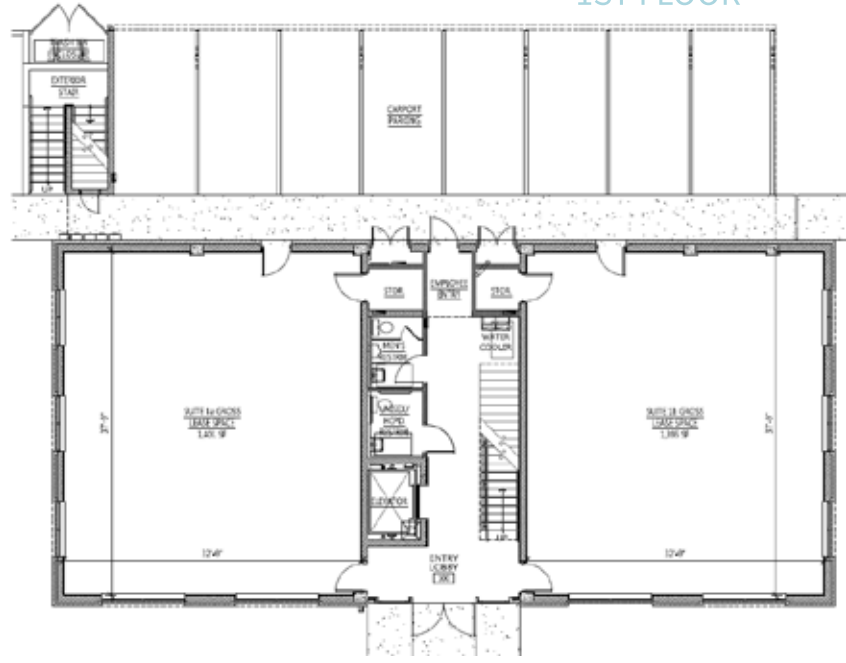
PAD SITE AVAILABLE TO
ACCOMMODATE UP TO A
5,000 SF BUILDING OR TWO
(2) 2,500 SF BUILDINGS

301

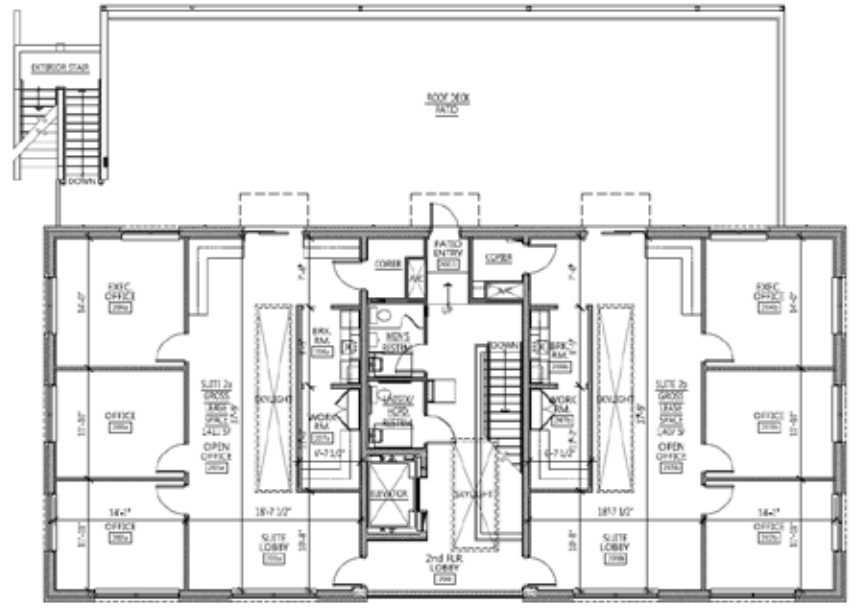
NORTH PENNSYLVANIA AVE

Renderings demonstrate a proposed concept for the site and are not included in the sale price.

1ST FLOOR



2ND FLOOR

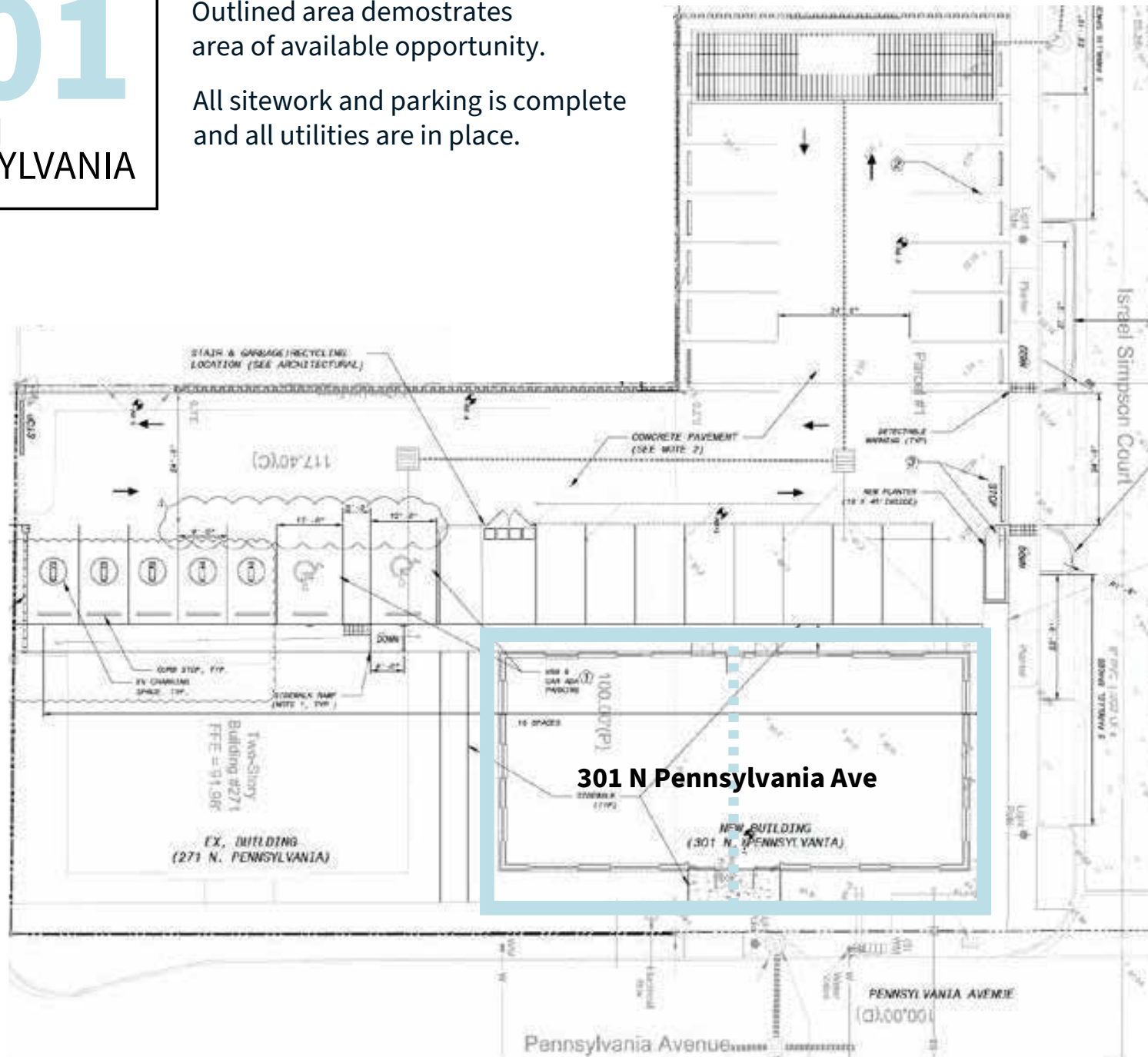


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Outlined area demonstrates
area of available opportunity.

All sitework and parking is complete
and all utilities are in place.



LOCATION

RESTAURANTS

- 1 240 Rose Café
- 2 Christner's Prime Steak & Lobster
- 3 La Campana Mexican & Seafood
- 4 Starbucks (3)
- 5 Buca di Beppo Italian
- 6 Miller's Ale House
- 7 Blaze Pizza
- 8 El Potro Mexican
- 9 Thai Place Restaurant & Bar
- 10 Fleming's Prime Steakhouse
- 11 The Cheesecake Factory
- 12 Olive Garden
- 13 P.F. Chang's
- 14 Shake Shack
- 15 Hillstone
- 16 Rocco's Italian Grille & Bar
- 17 Agave Azul
- 18 Reel Fish Coastal Kitchen & Bar
- 19 Pepe's Cantina
- 20 The Ravenous Pig

RETAIL

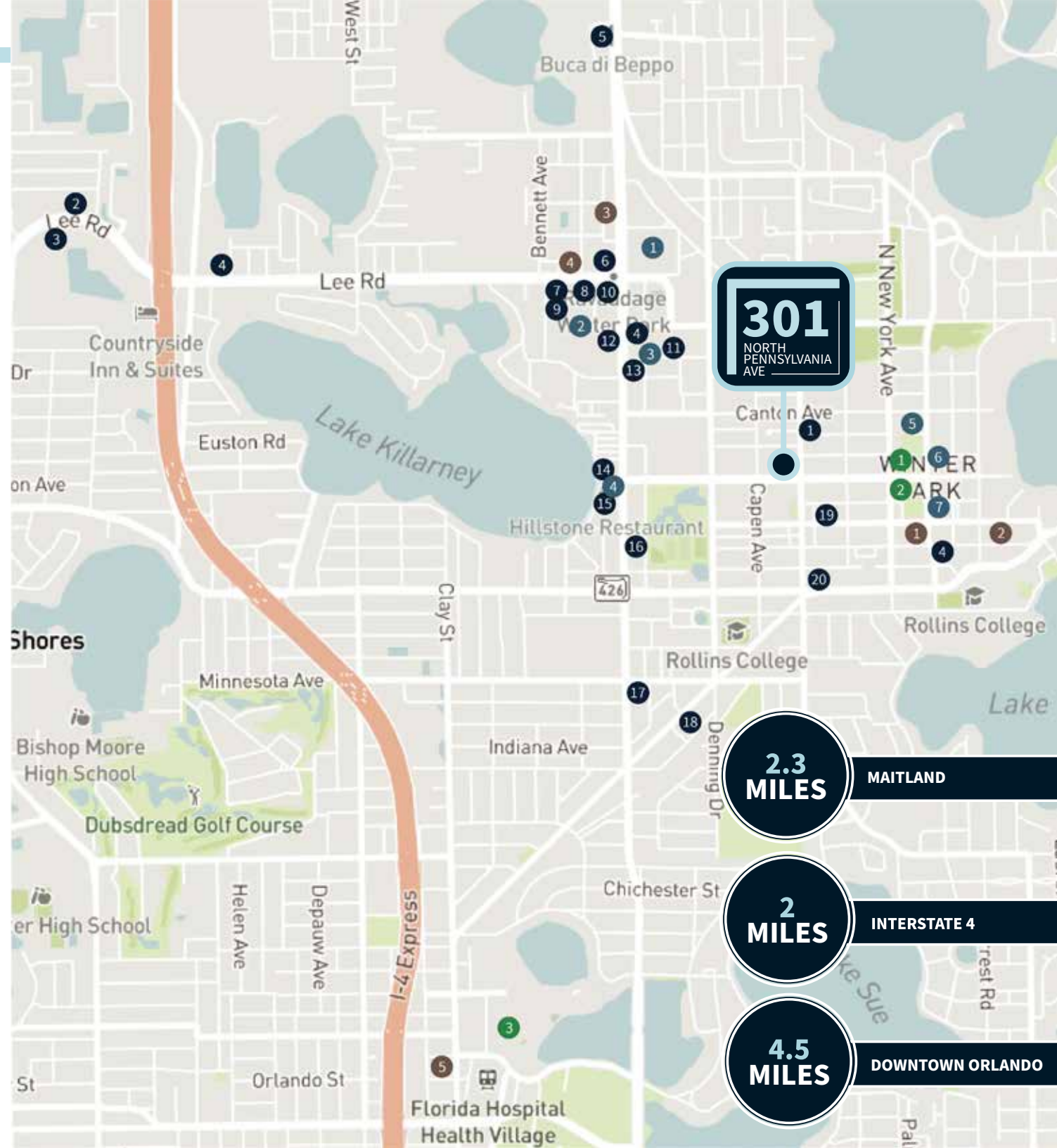
- 1 Winter Park Corners
- 2 Shopping Center of Winter Park
- 3 Winter Park Village
- 4 Lakeside & Lakeside Crossing
- 5 329 N Park
- 6 Shops on Park
- 7 Downtown Winter Park

POINTS OF INTEREST

- 1 Winter Park Train Station (Amtrak & SunRail)
- 2 Winter Park Farmer's Market
- 3 Advent Health, Cancer Inst., & Innovation Ctr

HOTELS

- 1 Park Plaza Hotel
- 2 The Alford Inn at Rollins
- 3 SpringHill Suites Winter Park
- 4 Hilton Garden Inn Winter Park
- 5 Comfort Suites Downtown



301
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AVE

2.3
MILES

MAITLAND

2
MILES

INTERSTATE 4

4.5
MILES

DOWNTOWN ORLANDO



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