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30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE

1100 N Orange Ave, Winter Park, FL 32789

AVAILABLE Q4 2025

PROPERTY HIGHLIGHTS

- Approved three-story, Class "A" building
- Ground floor retail/commercial opportunities
- Upper floor office opportunities
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to the City of Winter Park's new Seven Oaks Park with exceptional elevated balcony park views on floors two and three
- One of Winter Park's best options for parking
- Brand new construction with customizable tenant spaces



ASKING RATE:

Contact broker for details



SQUARE FOOTAGE:

30,000± rsf



TOTAL LAND AREA:

1.88±



PARKING:

102 surface spaces



ZONING:

O-1



YEAR BUILT:

Q4 2025



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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For More Information: HarbertRealty.com

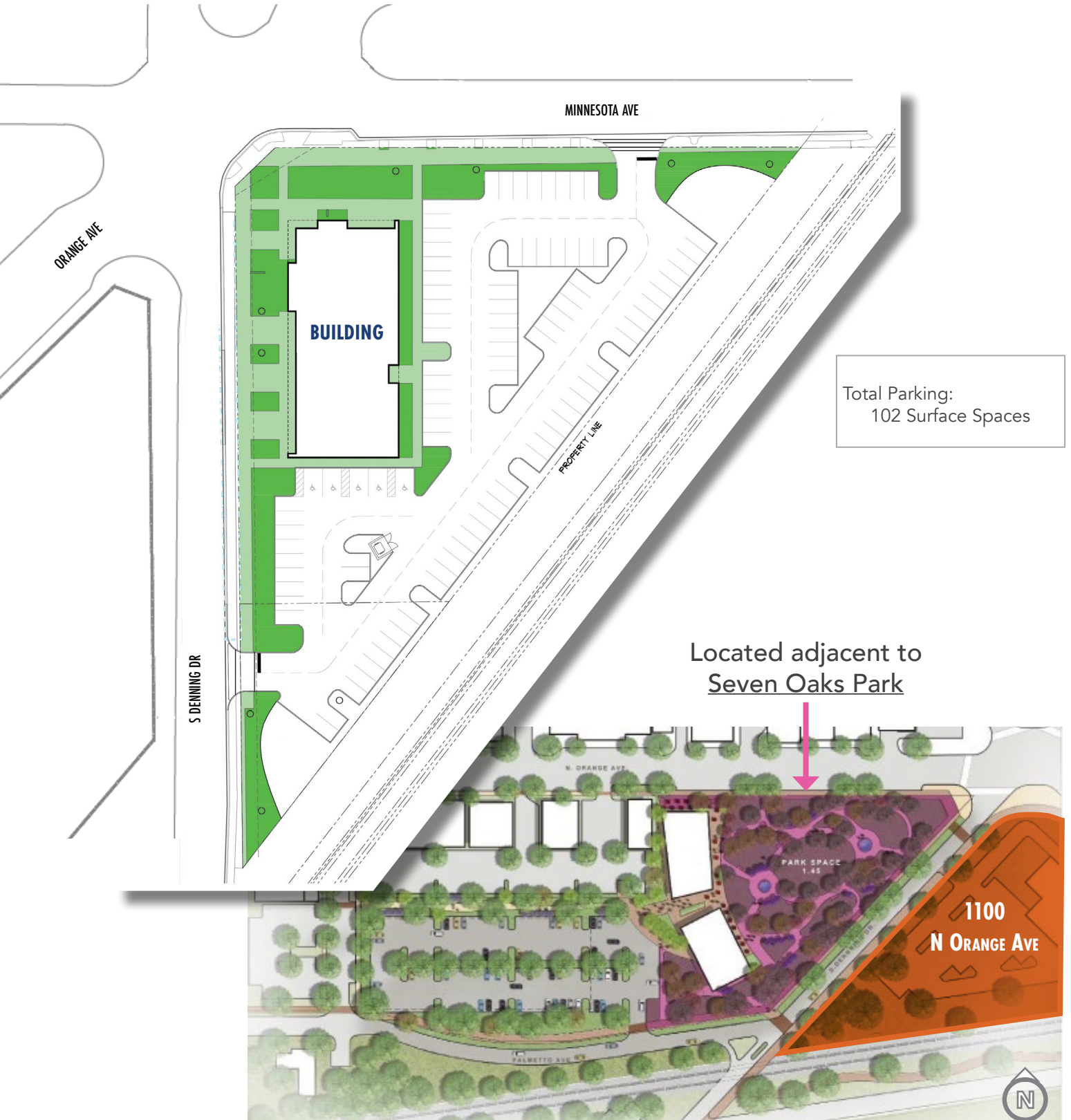
400 S Park Ave, Suite 225, Winter Park, FL 32789

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CLASS "A" OFFICE & RETAIL FOR LEASE

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SITE PLAN



Total Parking:
102 Surface Spaces

Located adjacent to
Seven Oaks Park

1100
N ORANGE AVE



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RENDERINGS



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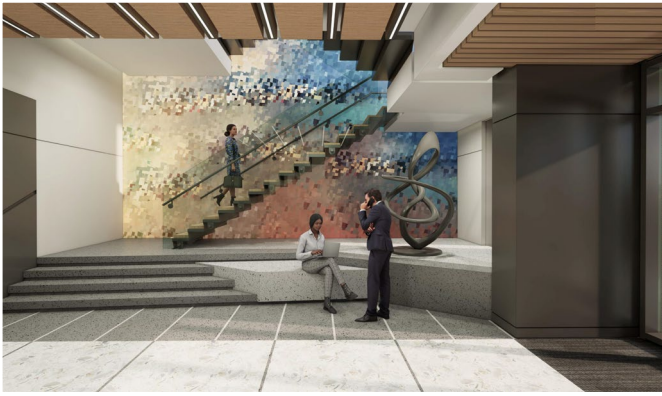
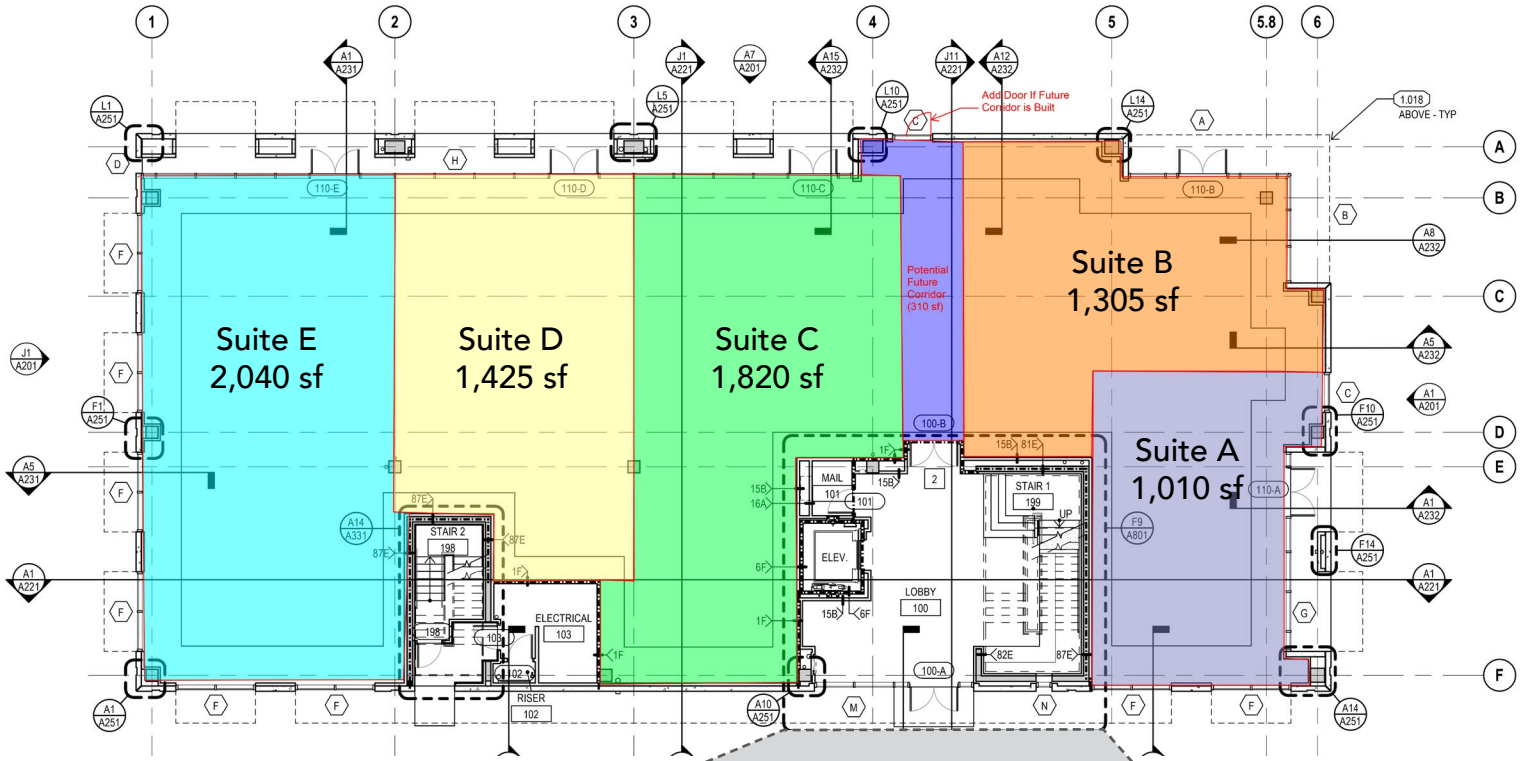
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CLASS "A" OFFICE & RETAIL FOR LEASE

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FIRST FLOOR RETAIL



LOBBY FINISH RENDERINGS



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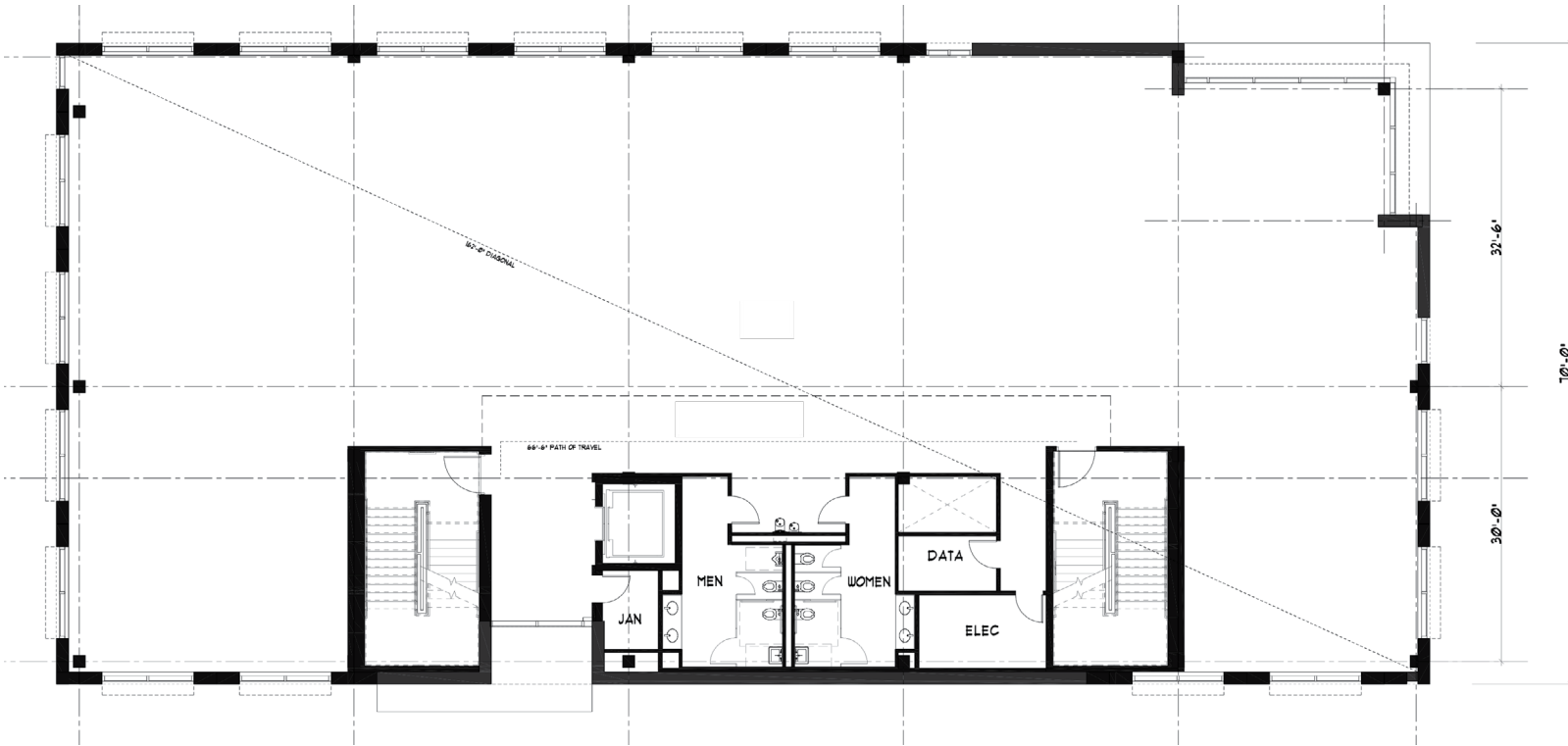
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SECOND FLOOR OFFICE

9,279± rsf



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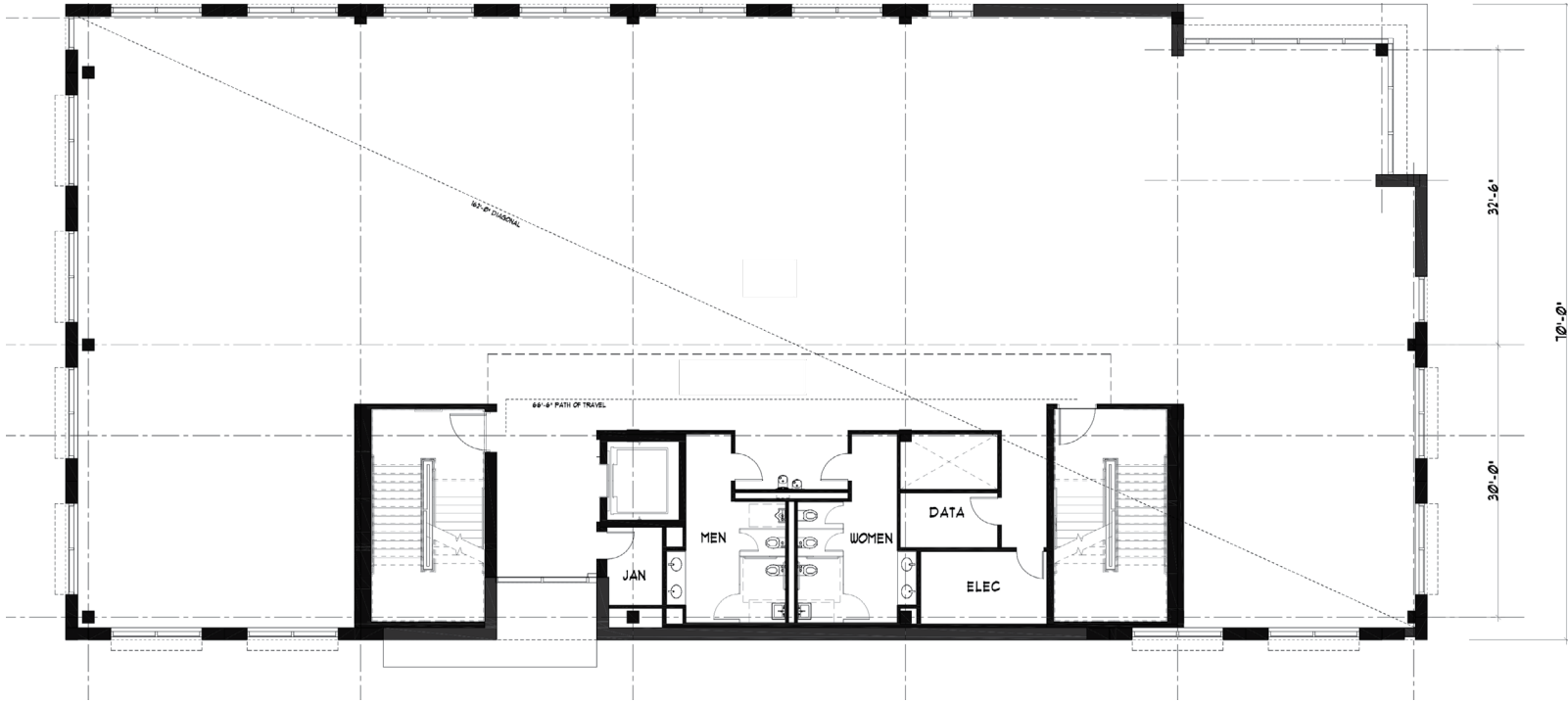
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CLASS "A" OFFICE & RETAIL FOR LEASE

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THIRD FLOOR
OFFICE

9,245± rsf



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AREA OVERVIEW



DRIVE TIMES

- 2 minutes**
to Park Avenue
- 6 minutes**
to Interstate 4
- 11 minutes**
to Downtown Orlando
- 14 minutes**
to Orlando Executive Airport
- 31 minutes**
to Orlando International Airport



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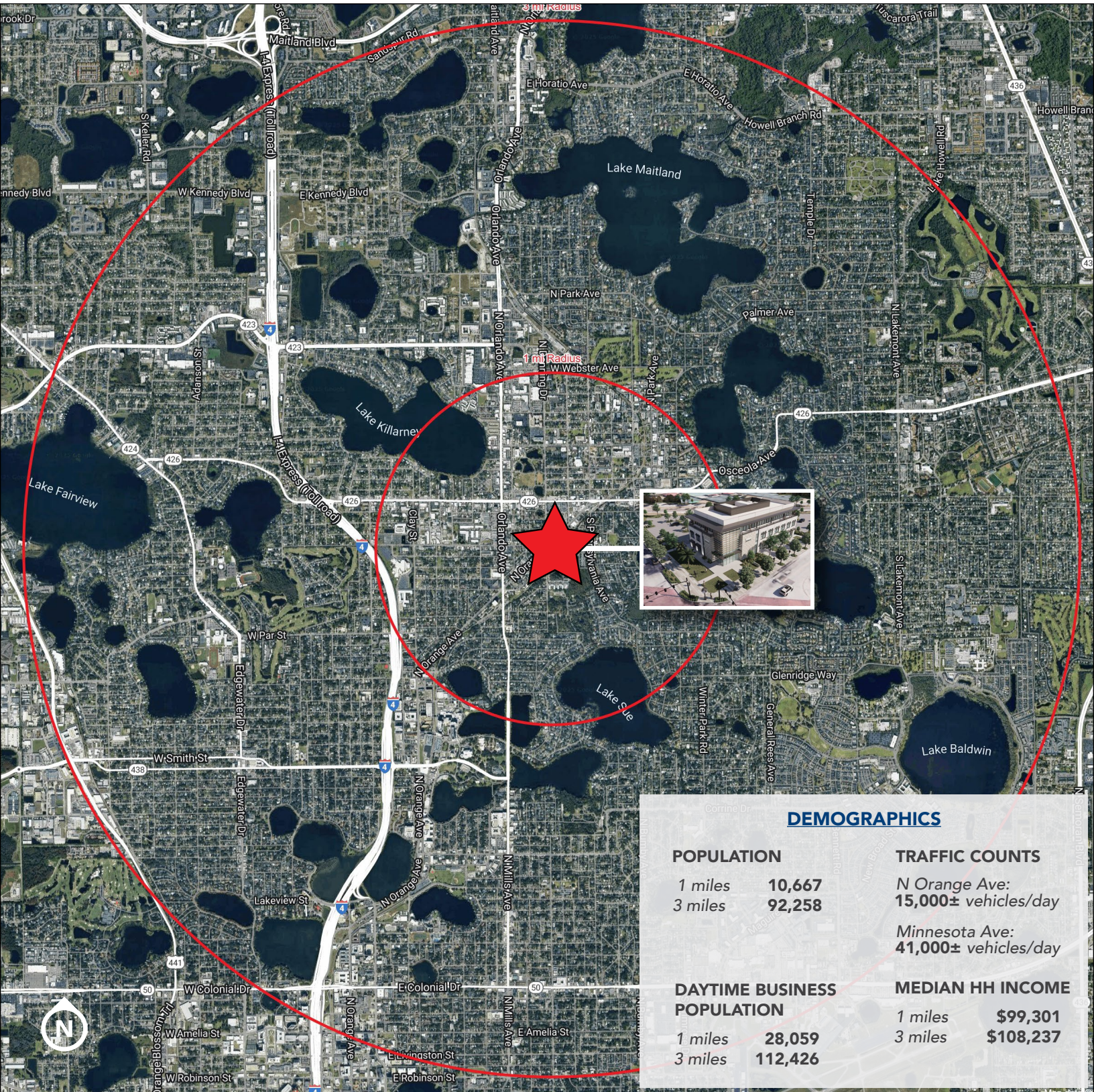
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DEMOGRAPHICS



DEMOGRAPHICS			
POPULATION		TRAFFIC COUNTS	
1 miles	10,667	N Orange Ave:	15,000± vehicles/day
3 miles	92,258	Minnesota Ave:	41,000± vehicles/day
DAYTIME BUSINESS POPULATION		MEDIAN HH INCOME	
1 miles	28,059	1 miles	\$99,301
3 miles	112,426	3 miles	\$108,237



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