

FOR LEASE / FOR SALE

Price: Contact Broker



TROPHY FREESTANDING RETAIL BUILDING

Winter Park's Prime Retail Corridor

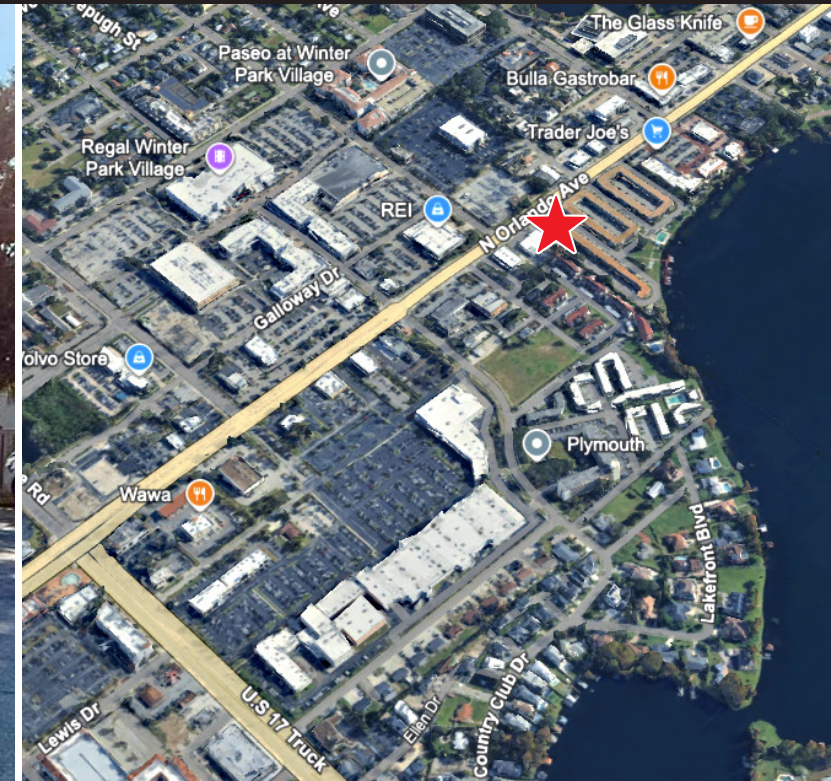
347 N Orlando Ave, Winter Park, FL 32789



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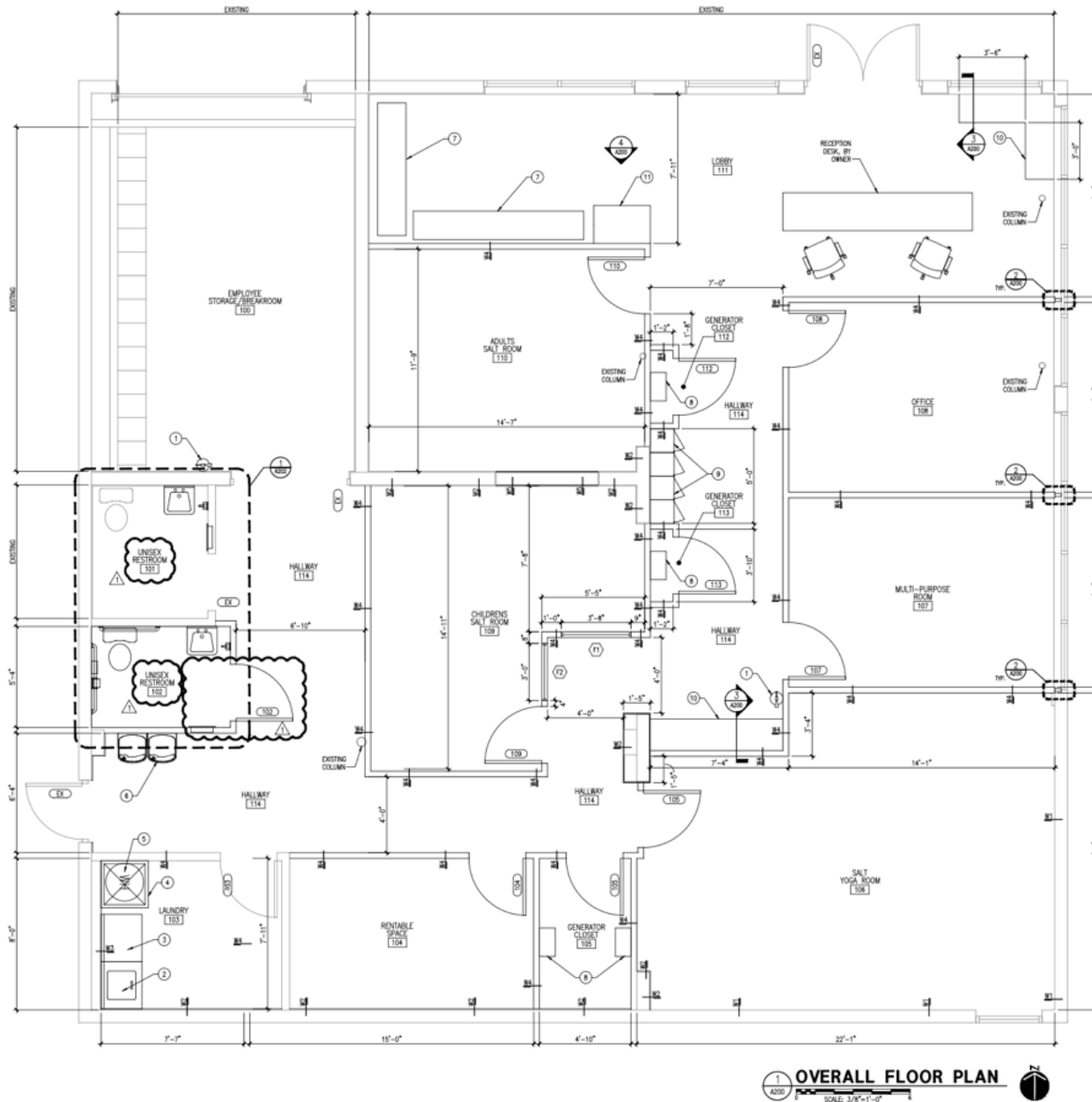


SITE DESCRIPTION

This offering presents a rare opportunity for a freestanding commercial asset in the prestigious, high-demand Winter Park market. The property is ideally suited for a flagship retail, modern office, professional services, or a restaurant concept seeking high visibility and immediate access to an affluent customer base.

KEY INVESTMENT HIGHLIGHTS

- **Prime Winter Park Location:** Rare opportunity for a freestanding building in the heart of Winter Park's rapidly developing commercial corridor.
- **Unrivaled Visibility:** Boasts 110' feet of direct frontage on high-traffic **N. Orlando Avenue (US 17-92)** with highly visible pylon and monument signage.
- **Flexible C-3 Zoning:** Highly versatile zoning accommodates retail, professional office/showroom, and light restaurant concepts.
- **Affluent Customer Base:** Positioned to draw clientele from the high-income, high-spending Winter Park and northern Orlando demographics.
- **Amenities Proximity:** Immediate access to **Winter Park Village, Park Avenue,** and the developing **Ravaudage** district.
- **Regional Connectivity:** Minutes from I-4 via Fairbanks Avenue, connecting the site to the broader Orlando MSA. 5 mins from Rollins College.



OFFERING SUMMARY

Zoning

City of Winter Park- Commercial (C-3)
District allowed uses in this zoning include:

- Medical
- Retail
- Office

Lot Size

0.24 Acres (10,454 Square Feet)
110' of frontage

Building Size

3,006 SF





ABOUT THE AREA

This property is a hub of convenience, offering immediate access to the best amenities in the affluent Winter Park market. The world-renowned Park Avenue is less than a mile away, providing access to luxury boutiques, upscale dining, and cultural institutions like Rollins College.

WALKABLE CONVENIENCE & LIFESTYLE

- **Premium Shopping & Dining:** Located blocks from Winter Park Village (Cheesecake Factory, Ruth's Chris, Regal Cinemas) and the Ravaudage development.
- **Upscale Core:** Less than one mile from Park Avenue, offering luxury boutiques, fine dining, and cultural attractions.
- **Daily Needs:** Close proximity to major grocers (Publix, Trader Joe's), banking, and various fitness/wellness centers.