



FOR SALE

Fairbanks Exchange

WINTER PARK, FL

2 Buildings + 4 Empty Lots

Darryl Hoffman

darryl.hoffman@streamrealty.com

T 407.204.1548

Jacob Attaway

jacob.attaway@streamrealty.com

T 407.204.9923


STREAM

Opportunity Overview



5 EXISTING
BUILDINGS



IMMEDIATE ACCESS
TO FAIRBANKS AVE



DIRECT ACCESS TO
INTERSTATE 4

LOT A OFFERED AT \$1,900,000 | LOT B **SOLD**

LOT C OFFERED AT \$3,100,000 | 0.16 ACRE LOTS OFFERED AT \$475,000

Fairbanks Exchange, comprised of five buildings across three lots plus four additional empty lots, fronts the bustling thoroughfare into Winter Park with excellent street-facing signage and visibility. This opportunity offers the potential to create a space that draws in clients and customers, and facilitates a lively communal atmosphere. Immediate direct access to Downtown Winter Park and Interstate 4 will enable convenient connectivity, and exposure to bustling Fairbanks Ave.



Proximate Amenities

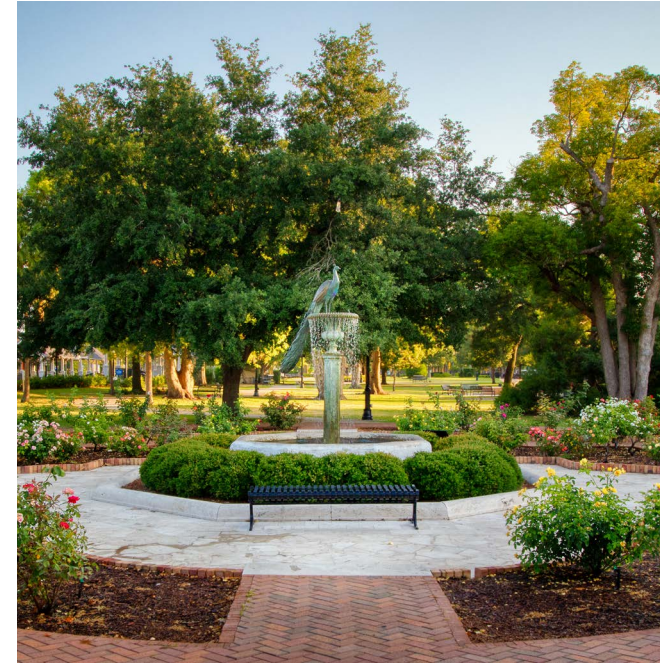


- | | | | |
|------------------------|---------------------------------------|-------------------------|------------------------------|
| 1. Hunger Street Tacos | 7. Chicken Guy | 13. The Porch | 19. Bulla Gastrobar |
| 2. Lombardi's Seafood | 8. Agave Azul | 14. The Ravenous Pig | 20. Trader Joe's |
| 3. 4 Rivers Smokehouse | 9. Krispy Kreme | 15. Ethos Vegan Kitchen | 21. Shake Shack |
| 4. Chipotle | 10. Black Bean Deli | 16. Paris Baguette | 22. Whole Foods |
| 5. SOHO Juice Co | 11. Foxtail Coffee | 17. Sixty Vines | 23. Anejo Cocina Winter Park |
| 6. Chick-fil-A | 12. Reel Fish Coastal Kitchen and Bar | 18. Hillstone | 24. Miller's Ale House |



Winter Park Overview

Winter Park, Florida is a picturesque and affluent city located just north of downtown Orlando. Known for its charming tree-lined streets, stunning lakes, and historical architecture, Winter Park is highly sought-after by residents, businesses, and visitors. Its vibrant downtown area, Park Avenue, offers upscale boutiques, art galleries, gourmet restaurants, and a thriving cultural scene. With a range of architectural styles, including well-preserved historic districts, Winter Park's real estate market is upscale and attractive. The city's strategic location provides easy access to major highways, making commuting and travel convenient. Overall, Winter Park embodies a blend of natural beauty, cultural richness, and a high standard of living that make it a desirable location for a wide range of individuals and businesses.



Population Analysis

\$104,272
AVG HOUSEHOLD INCOME

281,950
POPULATION

125,719
HOUSEHOLDS

38.7
MEDIAN AGE

289,288
TOTAL EMPLOYEES

Multi-Family Housing

10,800+
EXISTING APARTMENTS

843
PROPOSED APARTMENTS

2,031+
UNDER CONSTRUCTION

Vacation Lodging

2,975
EXISTING ROOMS

150
PROPOSED ROOMS

3.9 MILES
DOWNTOWN
ORLANDO

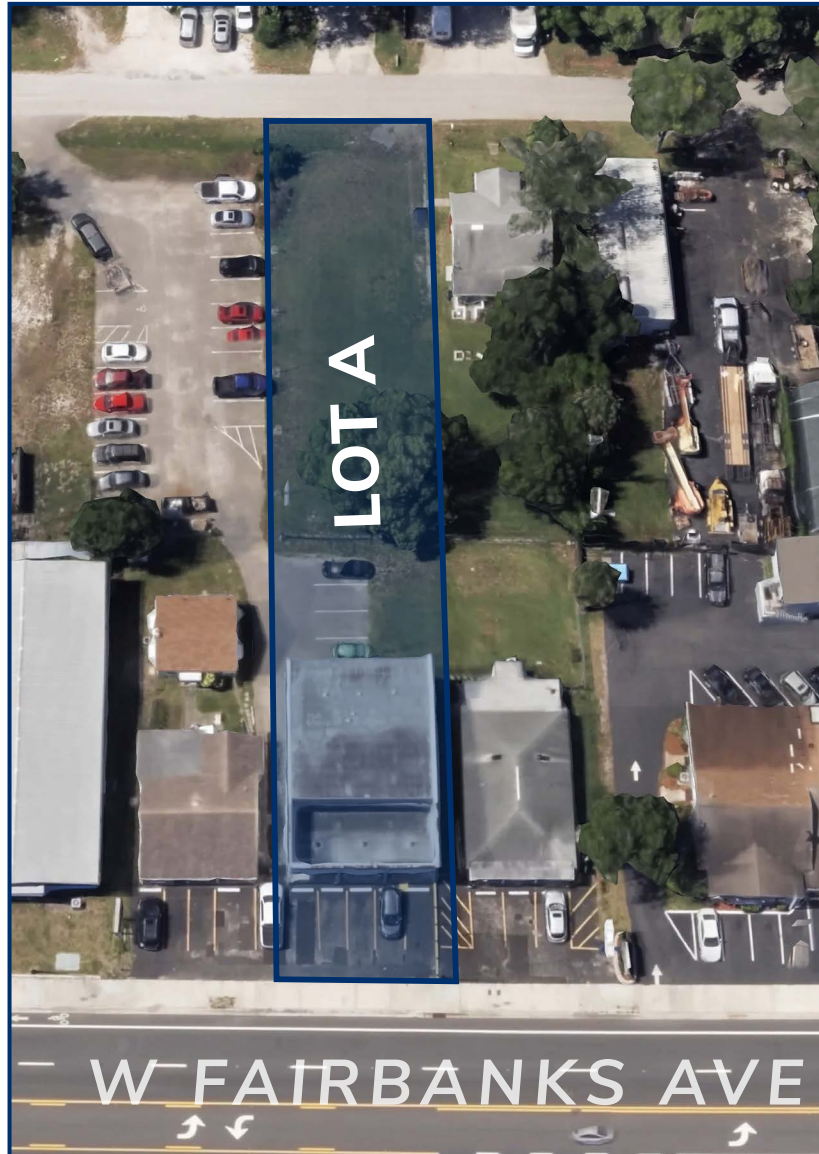
3.1 MILES
MAITLAND

6.6 MILES
ALAMANTE
SPRINGS

11 MILES
MILLENNIA,
ORLANDO

1980 W Fairbanks Ave

LOT A | 1 BUILDING | OFFERED AT \$1,900,000 AS IS

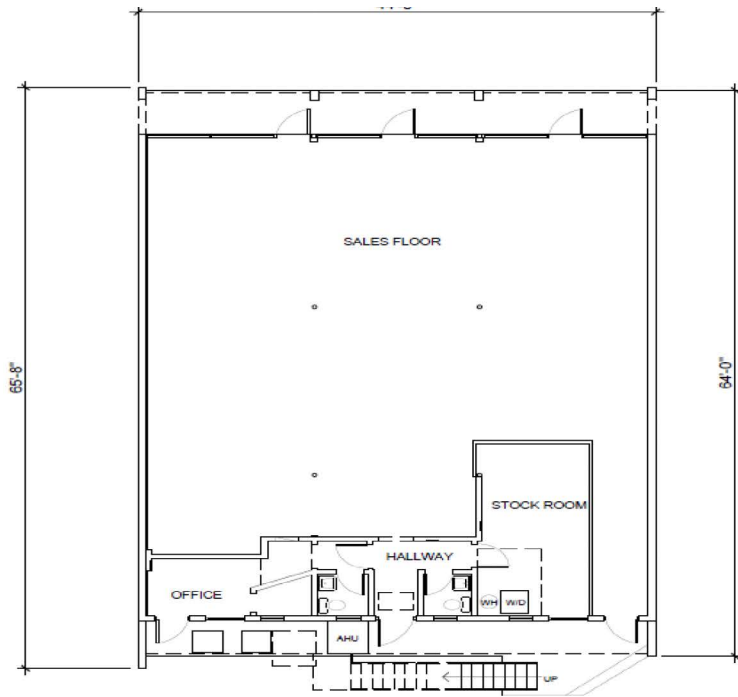


Property Details:

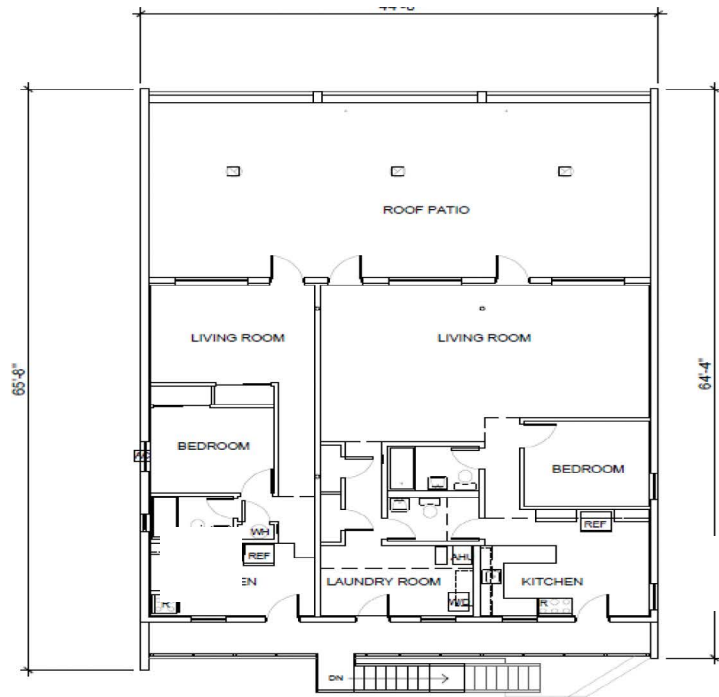
- 4,100 SF Two-Story Building—First floor is currently retail, second floor is currently two residential apartments
- 5 Marked Parking Spots with Potential for 12 Additional Spaces in the South Lot.
- Zoned: C-3
- Access to Fairbanks Ave. & Kentucky Ave.
- 32,000 AADT on Fairbanks Ave
- Direct Access to I4 (0.2 miles)
- Within a 5 Mile Radius of Winter Park, Maitland, & Downtown Orlando.

1980 W Fairbanks Ave

EXISTING FLOOR PLANS



1ST FLOOR
2,420 SF

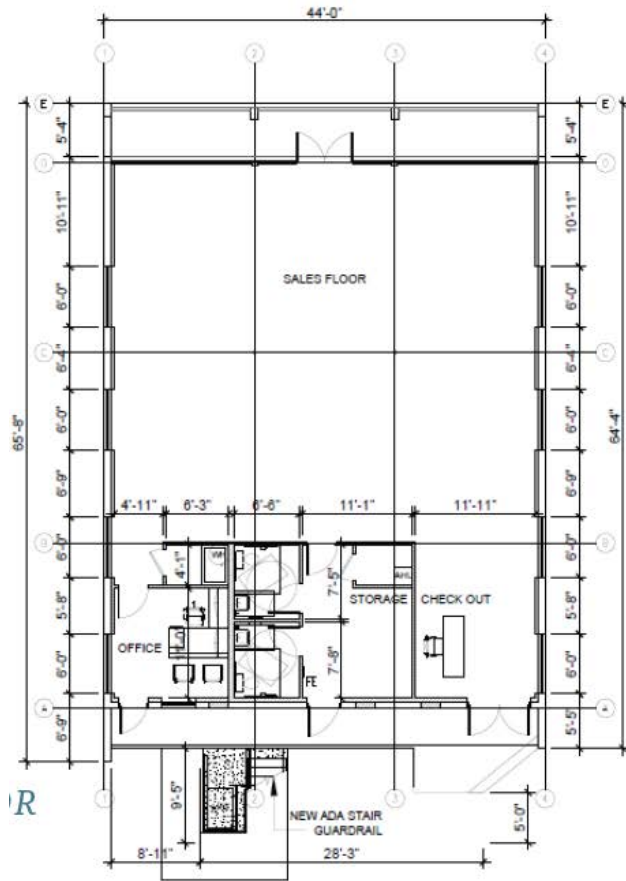


2ND FLOOR
1,716 SF

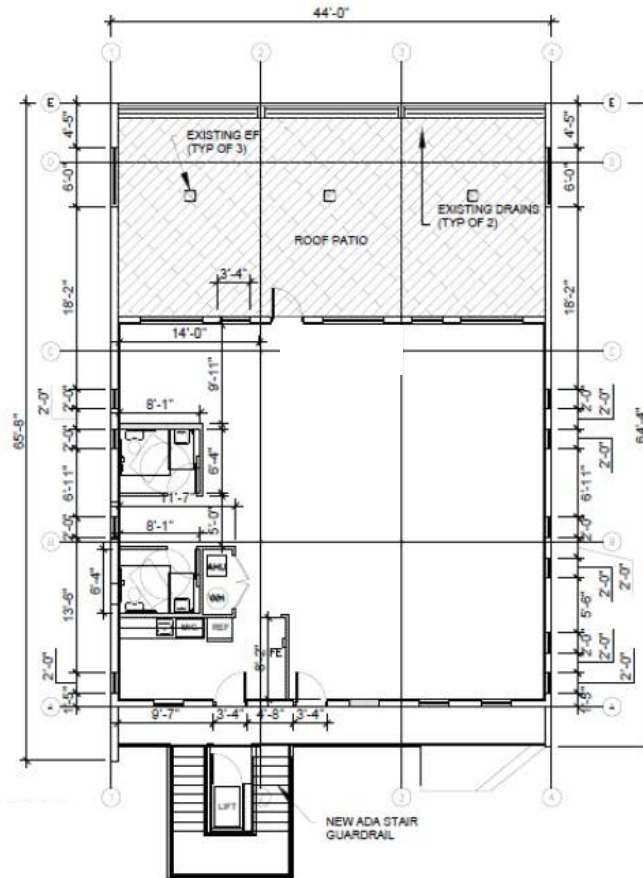


1980 W Fairbanks Ave

PROPOSED FLOOR PLANS



1ST FLOOR
2,420 SF



2ND FLOOR
1,716 SF

1980 W Fairbanks Ave

PROPOSED MODIFICATIONS



PROPOSED RENDERING

PROPOSED ELEVATIONS



1905 Kentucky Ave

LOT C | 1 BUILDING | OFFERED AT \$3,100,000 AS IS



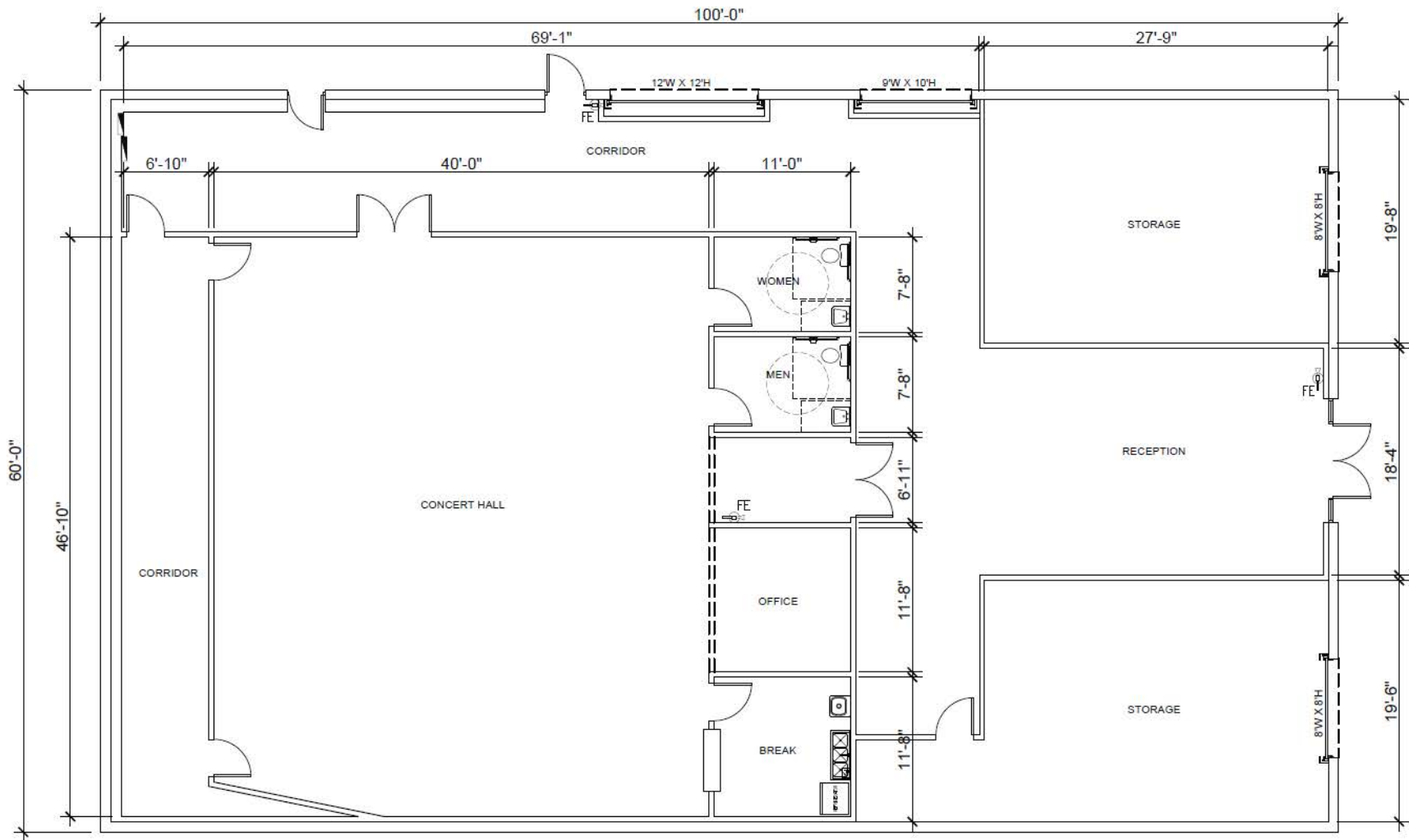
Property Details:

- 7,500 sf total
 - 6,000 SF Warehouse, 20'-22' Clear Height, (1) 12'x12' roll-up door, (1) 8'x10' roll-up door, (2) 8'x8' roll-up doors.
 - 1,500 SF Office/Residential
- New roof
- 10 parking spaces
- Zoned: C-3
- Access to Fairbanks Ave & Kentucky Ave
- Direct Access to I4 (0.2 miles)
- Within a 5 mile radius from Winter Park, Maitland, and Downtown Orlando.



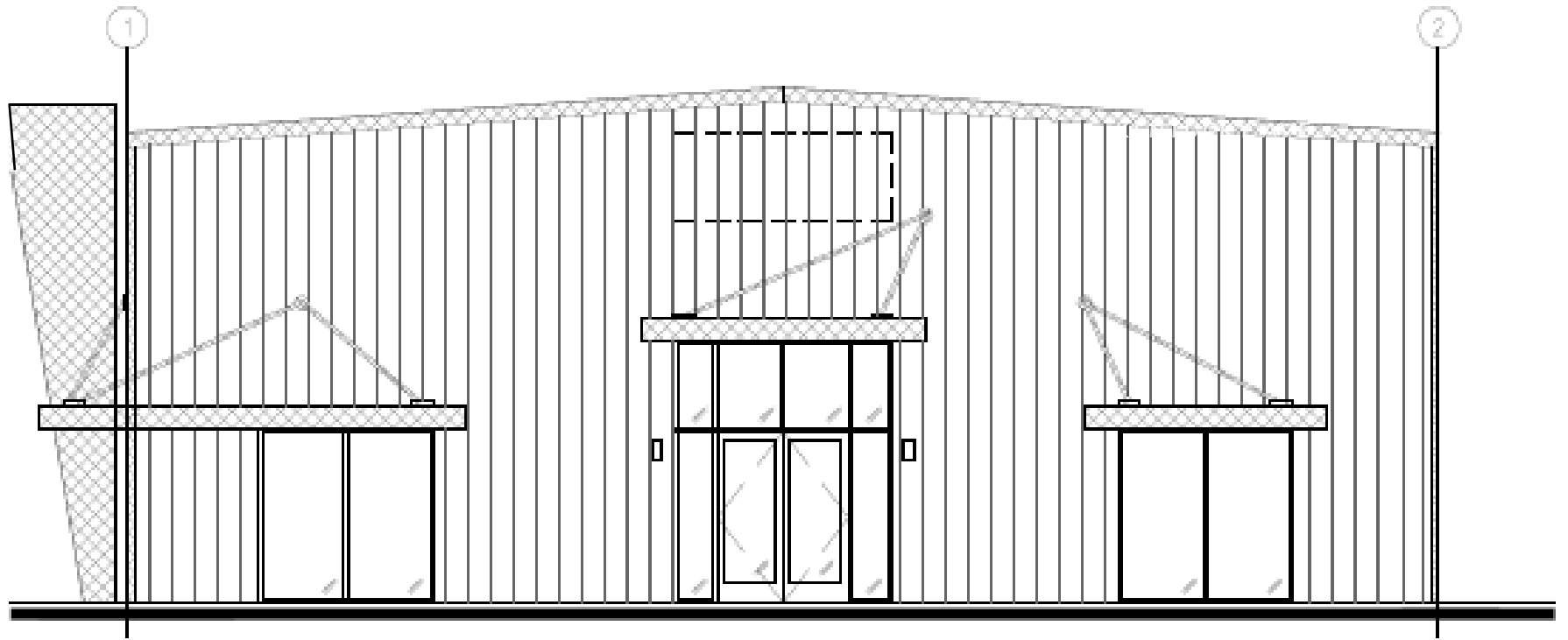
1905 Kentucky Ave

EXISTING FLOOR PLAN



1905 Kentucky Ave

PROPOSED SOUTH ELEVATION



1934-1970 Kentucky Ave

INDIVIDUAL LOTS (50 FT x 140 FT) EACH OFFERED AT \$475,000





Let's Connect

Darryl Hoffman

darryl.hoffman@streamrealty.com
T 407.204.1548

Jacob Attaway

jacob.attaway@streamrealty.com
T 407.204.9923

**Copyright © 2024 Stream Realty
Partners, All rights reserved.**

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.