



RARE GROUND FLOOR RETAIL

PARK AVENUE



Millenia  
Partners



# LOCATION OVERVIEW

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Introducing prime leasing opportunity on Park Ave in Winter Park

This property offers 3,600 SF of unparalleled visibility and access, and is situated on the renowned Park Ave, which has heavy pedestrian traffic. Its proximity to Park Ave amenities makes it a coveted location for businesses seeking to make a statement. With its prime location and unbeatable exposure, this space is tailor-made for those looking to draw in foot traffic and establish a prominent presence in the heart of Winter Park. Don't miss the chance to position your business in one of the area's most sought-after locations.

## BEST IN-CLASS

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INFILL WINTER PARK RETAIL OFFERING





# PRIME REAL ESTATE

## IN ESTABLISHED RETAIL CORRIDOR



## PARK AVENUE

Discover an exceptional leasing opportunity at this prime Winter Park location. Boasting a strategic position on Park Ave, this property offers unparalleled visibility and access. The contemporary design and versatile layout of the building provide the perfect canvas for creating a signature office space tailored to your exact specifications. With ample parking options and a prestigious address, this property is uniquely positioned to elevate your business presence. From the striking curb appeal to the thoughtfully designed interior, every aspect of this property is crafted to impress clients and inspire productivity.



### WALKER'S PARADISE

Walk-score of 96



### SYNERGISTIC RETAIL MIX

In the Affluent Park Avenue Corridor



### HIGHLY ACCESSIBLE LOCATION

To over 81,549+ residents within a 3-mile radius in a dense residential neighborhood



### OVER \$1B IN RETAIL

Expenditures within a mile of the property



### Orlando is the 5TH MOST POPULAR

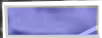
City for millennials in the country

HIGH-FOOT TRAFFIC POCKET IN **ORLANDO'S**  
**MOST COVETED** NEIGHBORHOOD





CENTRAL PARK







## TEAM

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