

# Prime Commercial Opportunity in the Heart of Winter Park

## 2600 Lee Road, Winter Park FL 32789

Excellent location just 1.5 blocks to the east of I-4 on Lee Rd.



### FAST FACTS

*Perfect size and location for business or medical office, or restaurant / bar.*

**BUILDING:** 5726 Gross Sq. Ft. / 5426 Net      **SITE:** 23,240 Sq. Ft. / 0.5227 Acres.

**PARKING:** 22 Spaces plus 2 designated handicapped. There is space to add 2 more.

**CONFIGURATION:** Two-story open plan interior with **opportunity to drop in a 2nd Floor**, creating approx. 10,800+ net Sq. Ft. Has interior staircase to existing loft area and room for an elevator.

**CURRENT ZONING:** C-3/WHOLESALE COMMERCIAL      **BUILT IN:** 2021

**CURRENT TENANT:** Owner / operator of *The Axe Trap*. This business is wholly owned by the building owners, who are willing to close the business, with the sale of the building.

Exclusively Listed by Jan Walker  
Premier Sotheby's International Realty  
407-718-9644

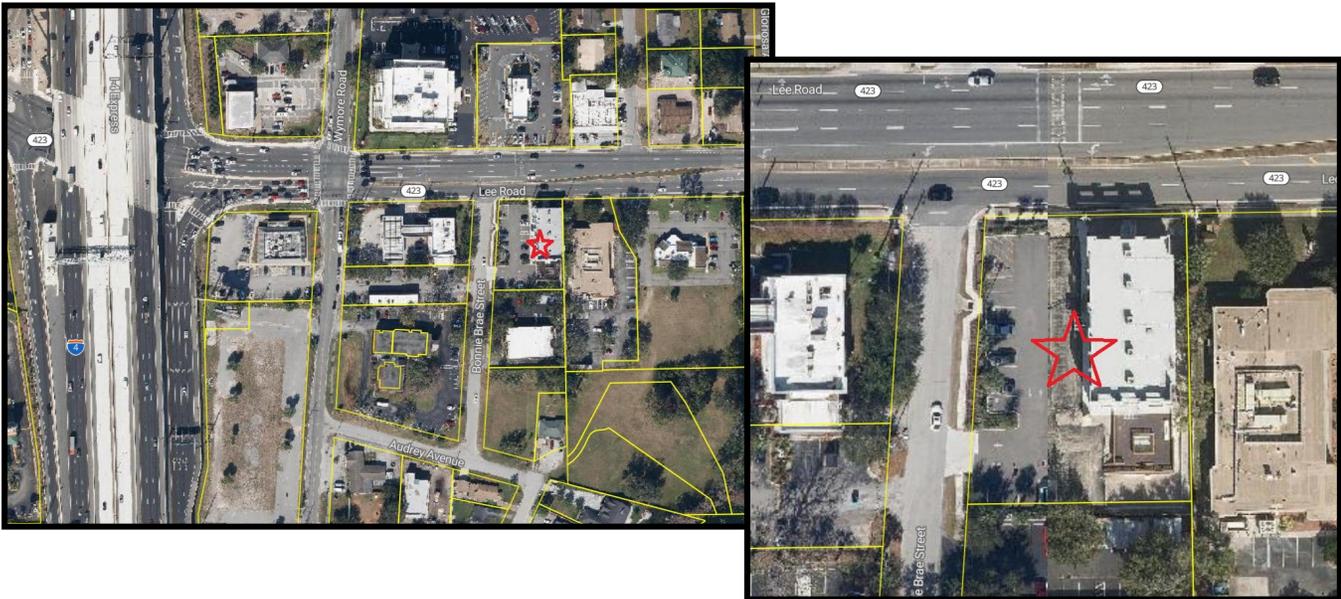
Premier  

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Sotheby's  
INTERNATIONAL REALTY

**Rare Investment Opportunity situated in one of Central Florida's most prestigious and high-traffic corridors.**

**Premier Location**, just off I-4 on Lee Road with excellent signage and right of way frontage. Next to an AdventHealth Centra Care and AdventHealth Blood Center.



This versatile commercial property currently houses a thriving venue with ample parking, and blends industrial-chic aesthetic with a sophisticated atmosphere.



**Current use** is *The Axe Trap*, featuring team and league axe throwing competitions, entertainment center and high energy bar.

**Premium Finishes:** Exposed brick, metal accents, high ceilings, and modern industrial lighting provide a foundation of luxury.

**\$3,750,000**

