

1241  
Miller Ave



FOR SALE | \$1,295,000

Rare Winter Park Flex/Retail Space for Sale

# 1241

Miller Ave



ORLANDO AVE

MILLER AVE



THE SPACE

## DETAILS

Sale Price:	\$1,295,000
Building Size:	±2,768 SF
Lot Size:	0.27 AC
Type:	Flex/Retail
Zoning:	C-3
Parking:	3.6/1,000
Signage:	Building/Hanging Post

## HIGHLIGHTS

- Flex Space Design: With its combination of industrial and retail elements, this property caters to a wide range of uses, from creative studios to modern showrooms and boutique retail spaces.
- Prime Location: Miller Ave provides easy access to major thoroughfares and a steady flow of vehicle traffic, offering great visibility for any business in the space.
- This property is surrounded by top-tier retail establishments, including successful shops, popular dining options, and local service providers. The property offers a built-in network of amenities to enhance your business operations.

## RETAIL/FLEX SPACE IN WINTER PARK

Discover the perfect blend of industrial functionality and retail appeal at 1241 Miller Ave, Winter Park, FL 32879, an exceptional flex space located in the heart of Winter Park. This versatile property offers an unparalleled opportunity for businesses seeking a unique, adaptable environment in one of the area's most vibrant business corridors.



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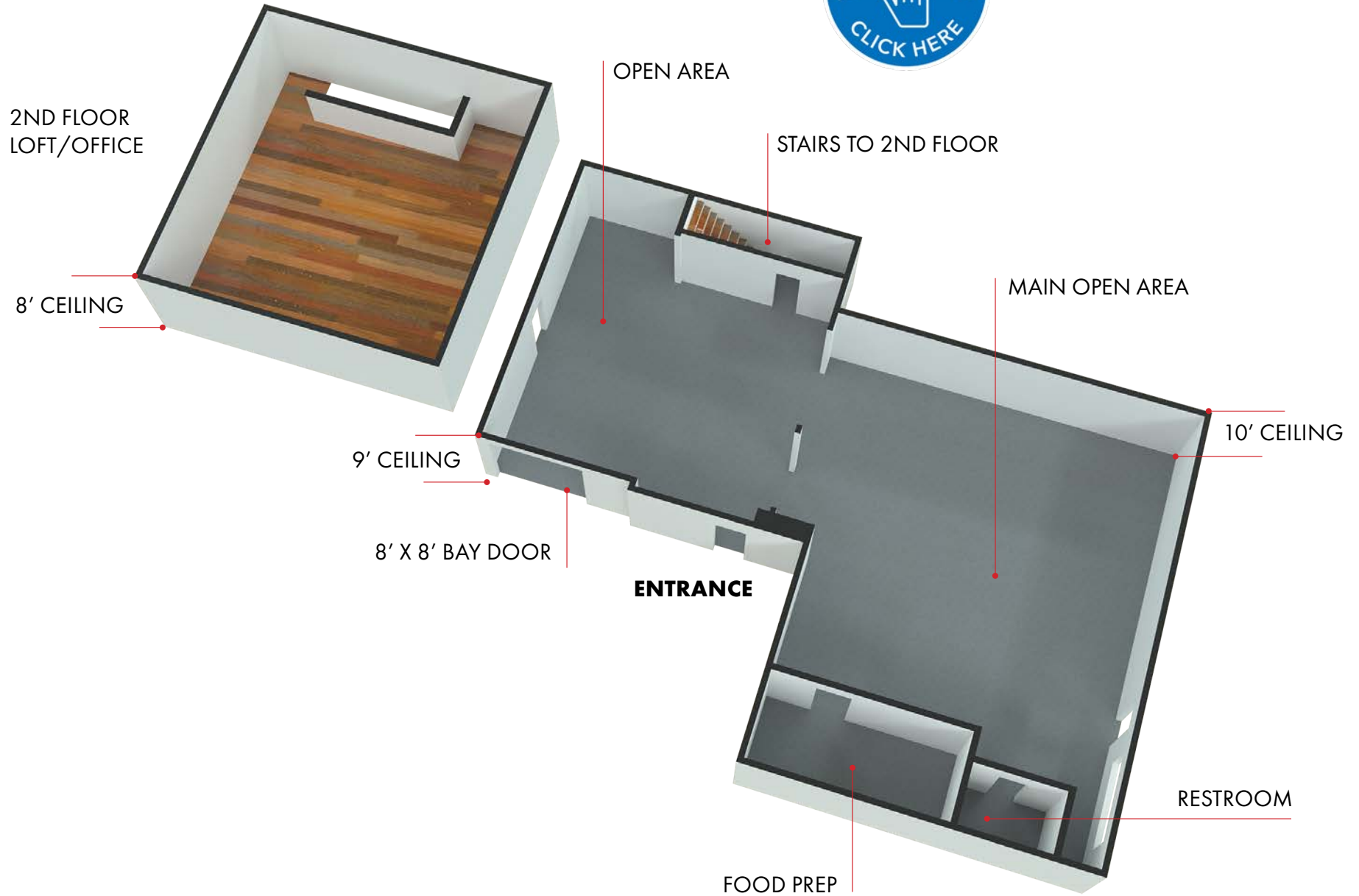
# SPACE LAYOUT

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Miller Ave



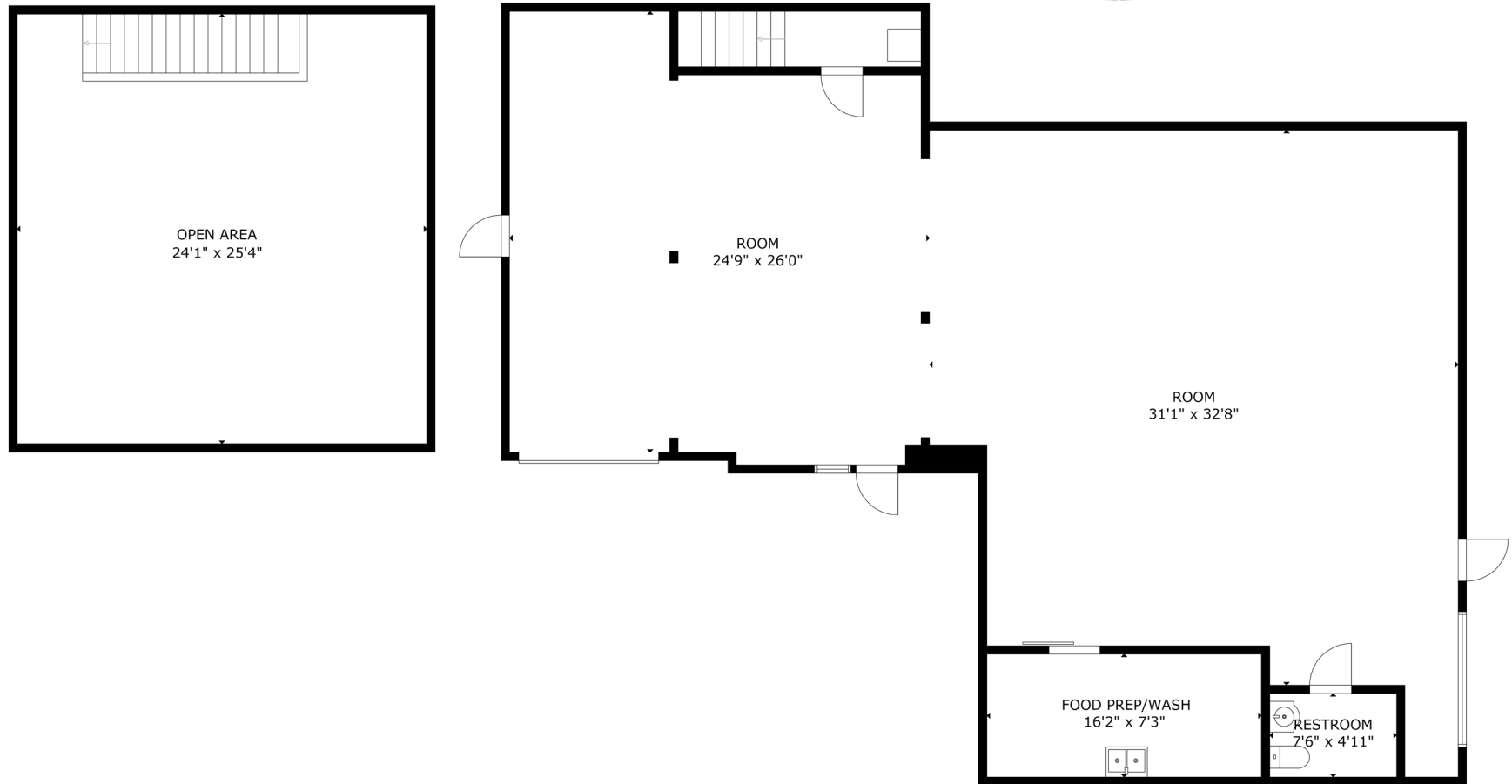
## 2ND FLOOR

## 1ST FLOOR



# FLOOR PLAN

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# INTERIORS

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MAIN AREA



ENTRY + BAY DOOR



FOOD PREP/WASH



2ND FLOOR LOFT/OFFICE

# LOCATION AERIAL

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FOR MORE INFORMATION, CONTACT TREY DYER | 407.797.7767 | TREY@4ACRE.COM

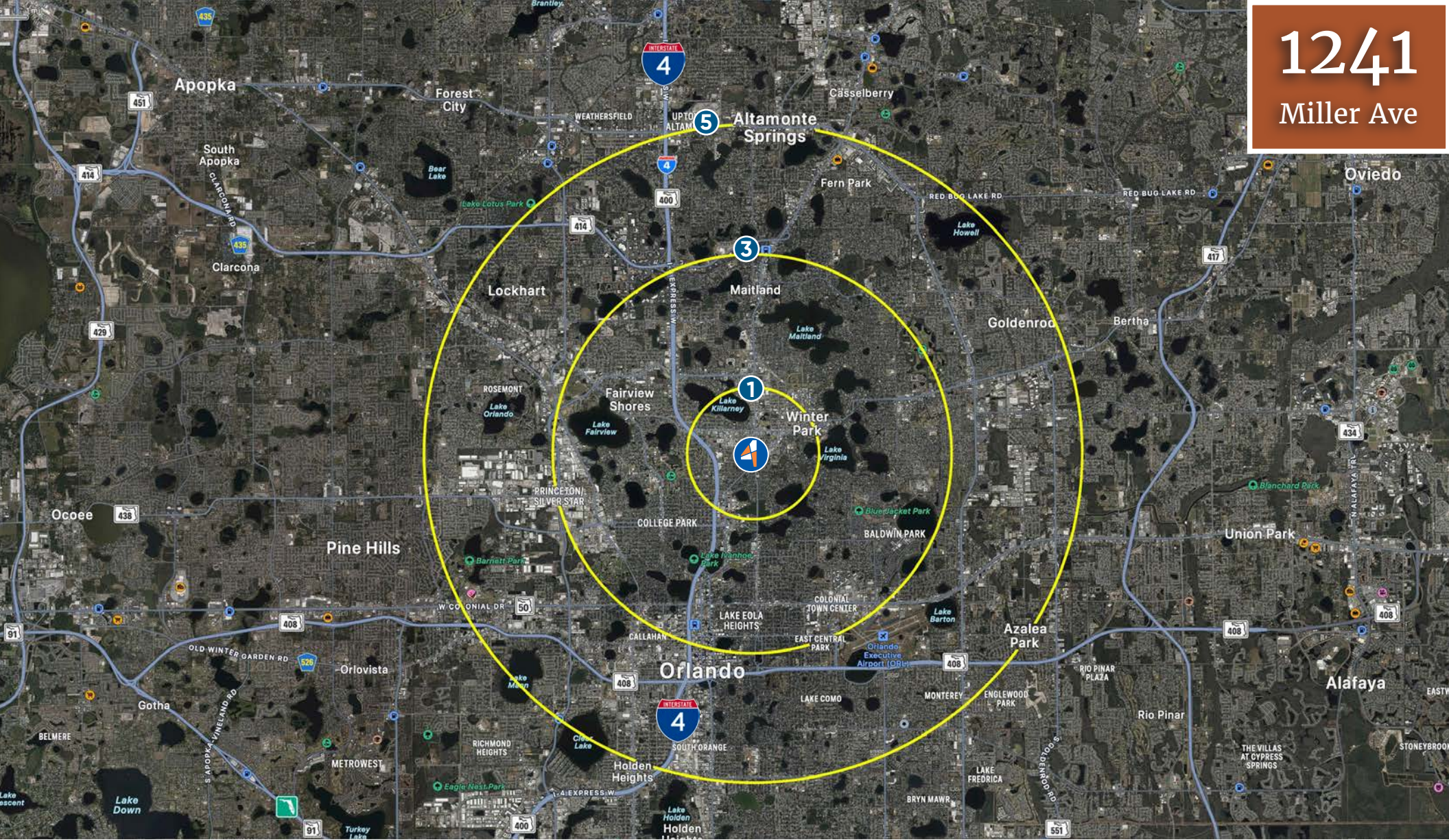


# MAJOR WINTER PARK POINTS OF INTEREST

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## LOCATION & DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	10,449	\$103,596	3,402	35,643
3-Mile	98,301	\$117,474	15,783	122,105
5-Mile	286,221	\$92,214	34,553	310,167





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