



PARK AVENUE , WINTER PARK

Last Office/Retail Space Available for Lease

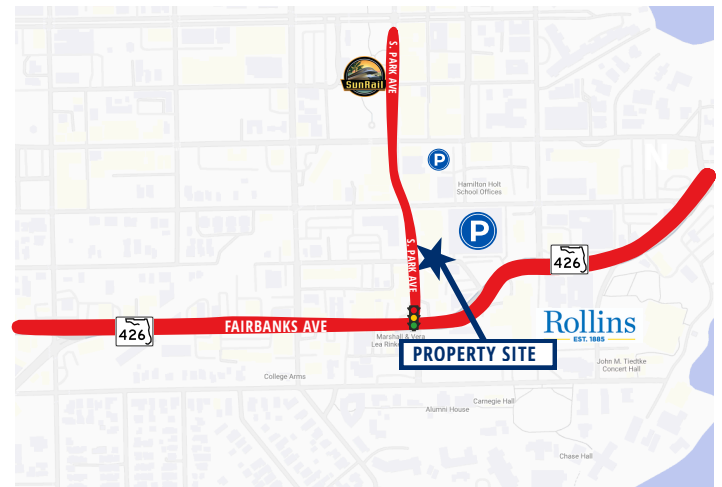
500 S Park Ave, 2nd Level, Winter Park, FL 32789



HIGHLIGHTS

- **2,744 SF AVAILABLE SUITE | 2ND FLOOR SPACE**
- One of the most **iconic Art Deco** buildings in Winter Park
- Located on the southeast corner of S Park Ave and E Comstock Ave
- Prime location in the heart of Winter Park, on Park Ave right above The Chapman
- **Free parking** in the Winter Park Center Parking Lot
- High foot traffic & visibility
- Across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants.
- Lease Rate: \$35/sft. NNN CAM \$10.65/sft.
- Vanilla shell delivery November 1st, 2025

MAP



DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	7,980	60,712	223,570
Households	3,439	27,530	103,191
Avg. HH Income	\$212,283	\$170,653	\$133,094

*Source: ESRI (2025)



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ESTABLISHMENTS ON PARK AVE

PRATO

Wine Room
ON PARK AVENUE

BARNIE'S
COFFEE & TEA CO.

lululemon

POTTERY
BARN

Peterbrooke
CHOCOLATIER

blu

BE ON PARK

Pannella's
Italian Restaurant

Lilly Pulitzer
EILEEN FISHER

Panera
BREAD
Forema
Bakery

Starbucks

boca

Garp & Fuss

PARK AVENUE
TAVERN

Kilwins

Bosphorus

WILLIAMS SONOMA

TALBOTS

J.McLAUGHLIN



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RENDERING



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