

**WINTER PARK STAND-ALONE OWNER/USER BUILDING
FOR SALE
± 7,375 SF
1971 LEE RD, WINTER PARK, FL 32789**



***Highly Desirable Location on Lee Rd in Winter Park, between I-4 and 17/92.**

Situated on the corner of a highly visible and desirable Winter Park location. This property offers an abundance of secure, well-lit parking. Easy access to major highways, including I-4 and US 17 & 92. The site benefits from excellent visibility, featuring a prominent and existing monument sign that ensures high exposure to both foot and vehicle traffic. Ideal for businesses seeking convenience, security, and a prominent presence in one of Winter Park's most sought-after areas.



Highlights:

Free Standing Building

Corner Lot

Ample Parking

Two Covered Parking Spaces

Monument Signage

High Traffic Counts

Close to I-4 and 17-92.

Well Maintained

Excellent Condition



Two Covered Parking Spaces



Ample Parking

First Floor



Second Floor





FIRST FLOOR 3,392 SF

TOTAL: 7375 sq. ft

FLOOR 1: 3392 sq. ft, FLOOR 2: 3983 sq. ft
EXCLUDED AREAS: STORAGE: 194 sq. ft, PORCH: 116 sq. ft, PATIO: 22 sq. ft

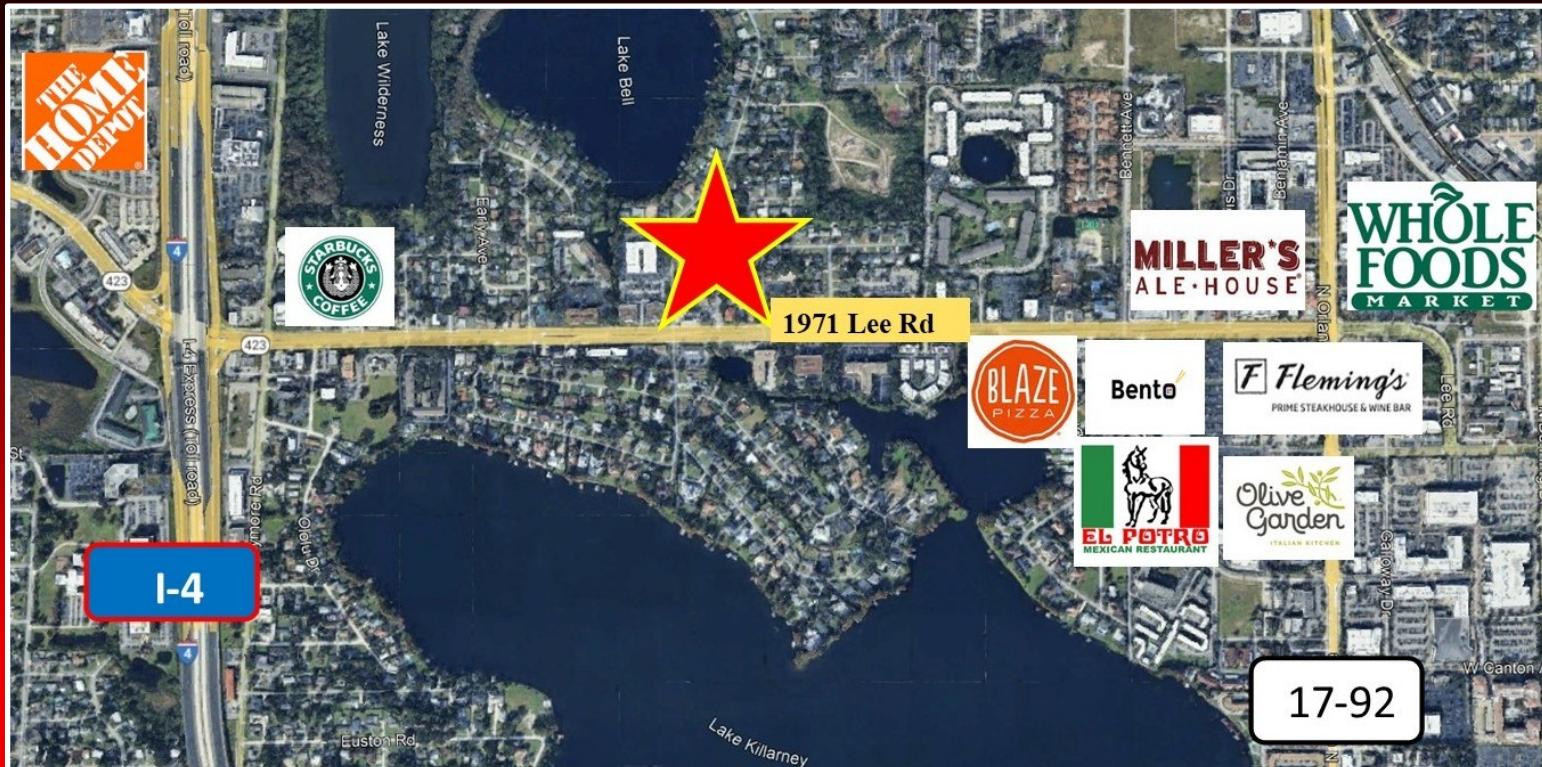
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



SECOND FLOOR 3,983 SF

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Lee Rd	Beard Ave W	36,688	2022	0.03 mi
Lee Rd	Beard Ave NE	37,602	2022	0.04 mi
Lee Rd	Ellen Dr E	39,237	2022	0.32 mi
Lee Rd	Hanover Ave E	36,321	2022	0.50 mi
Lee Rd	Benjamin Ave W	36,302	2022	0.59 mi



FOR SALE
 $\pm 7,375$ SF
Price
\$2,175,000
 (\$295 PSF)

Expenses:
 Property Tax \$14,032



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