



View the  
Drone Video



**30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE**  
1100 Orange Ave, Winter Park, FL 32789

**AVAILABLE Q4 2025**

**PROPERTY HIGHLIGHTS**

- Approved three-story, Class "A" building
- Ground floor retail/commercial opportunities
- Upper floor office opportunities
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to the City of Winter Park's new Seven Oaks Park with exceptional elevated balcony park views on floors two and three
- One of Winter Park's best options for parking
- Brand new construction with customizable tenant spaces



**ASKING RATE:**  
Contact broker for details



**SQUARE FOOTAGE:**  
30,000± rsf



**TOTAL LAND AREA:**  
1.88±



**PARKING:**  
102 surface spaces



**ZONING:**  
O-1



**YEAR BUILT:**  
Q4 2025



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**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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# CLASS "A" OFFICE & RETAIL FOR LEASE

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## SITE PLAN



Total Parking:  
102 Surface Spaces

Located adjacent to  
Seven Oaks Park

1100  
ORANGE AVE



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## RENDERINGS



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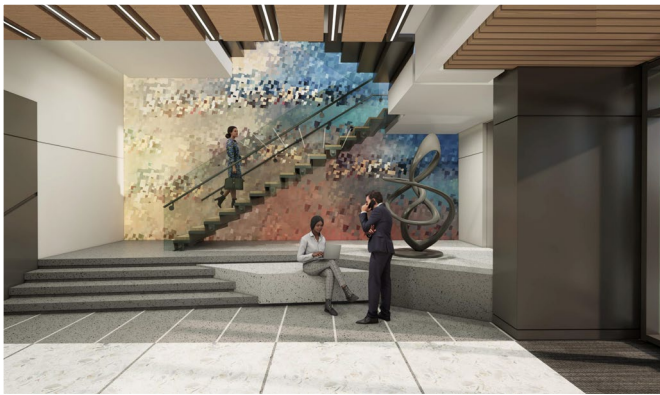
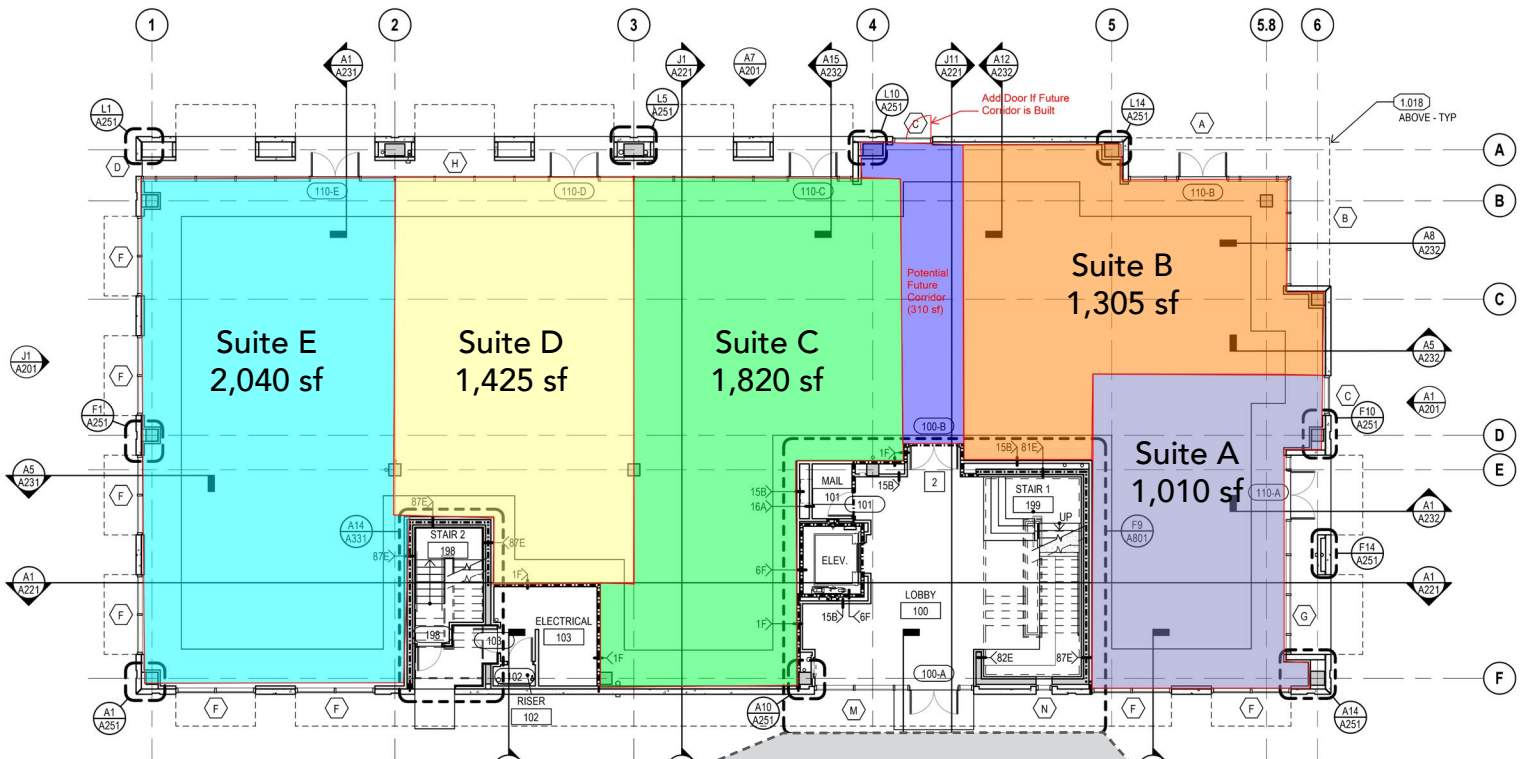
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# CLASS "A" OFFICE & RETAIL FOR LEASE

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# FIRST FLOOR RETAIL



LOBBY FINISH RENDERINGS



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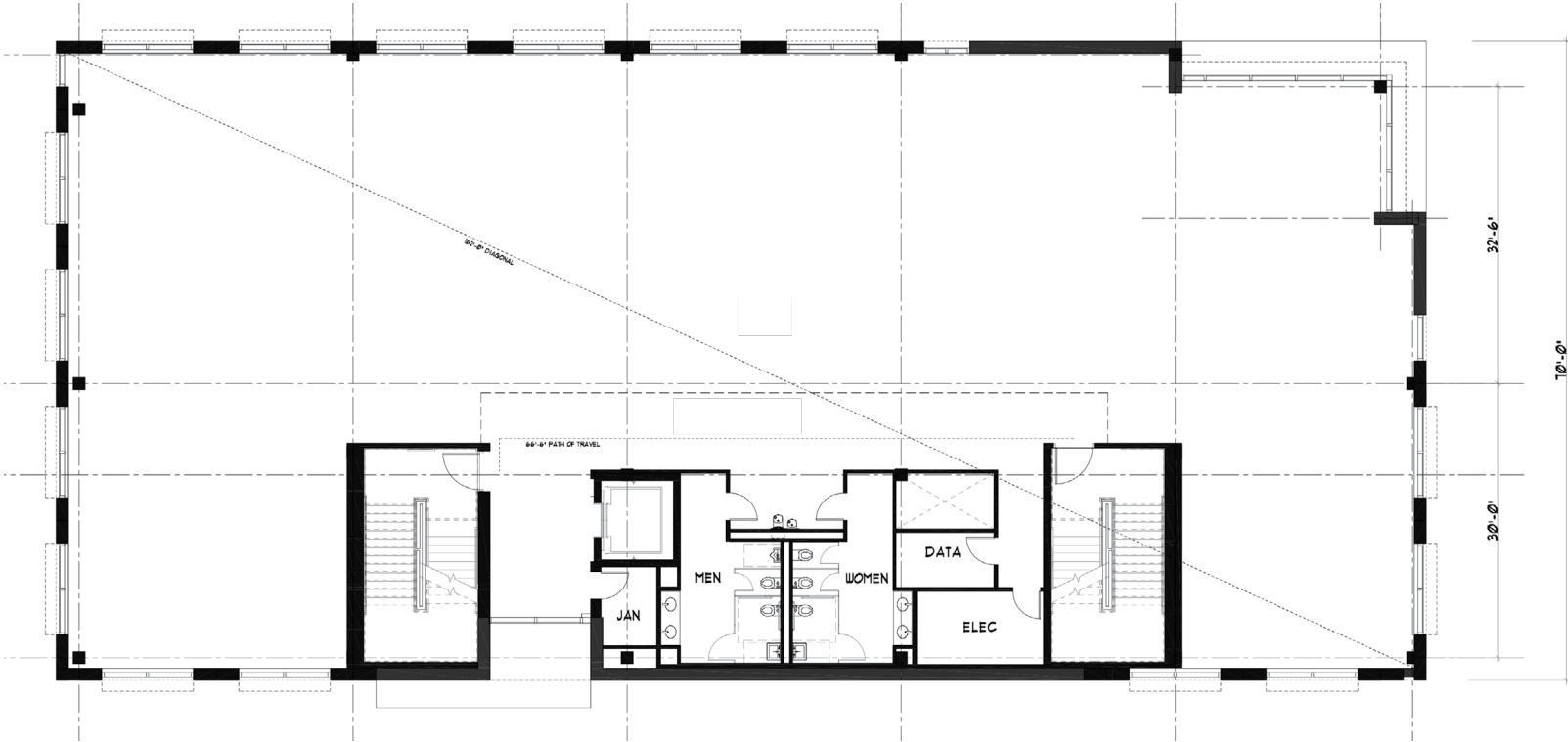
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## SECOND FLOOR OFFICE

**10,500± rsf**



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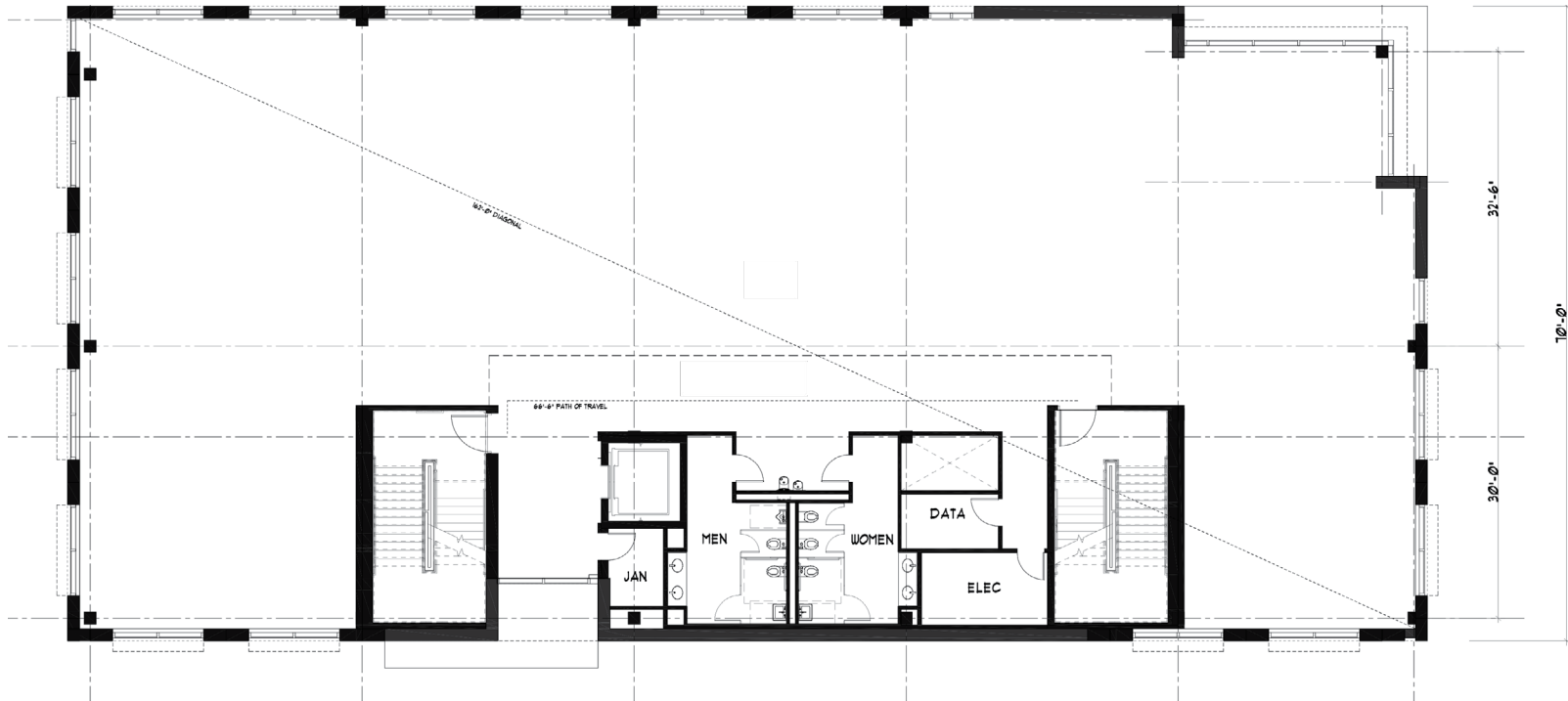
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# CLASS "A" OFFICE & RETAIL FOR LEASE

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THIRD FLOOR  
OFFICE

8,400± rsf



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## AREA OVERVIEW



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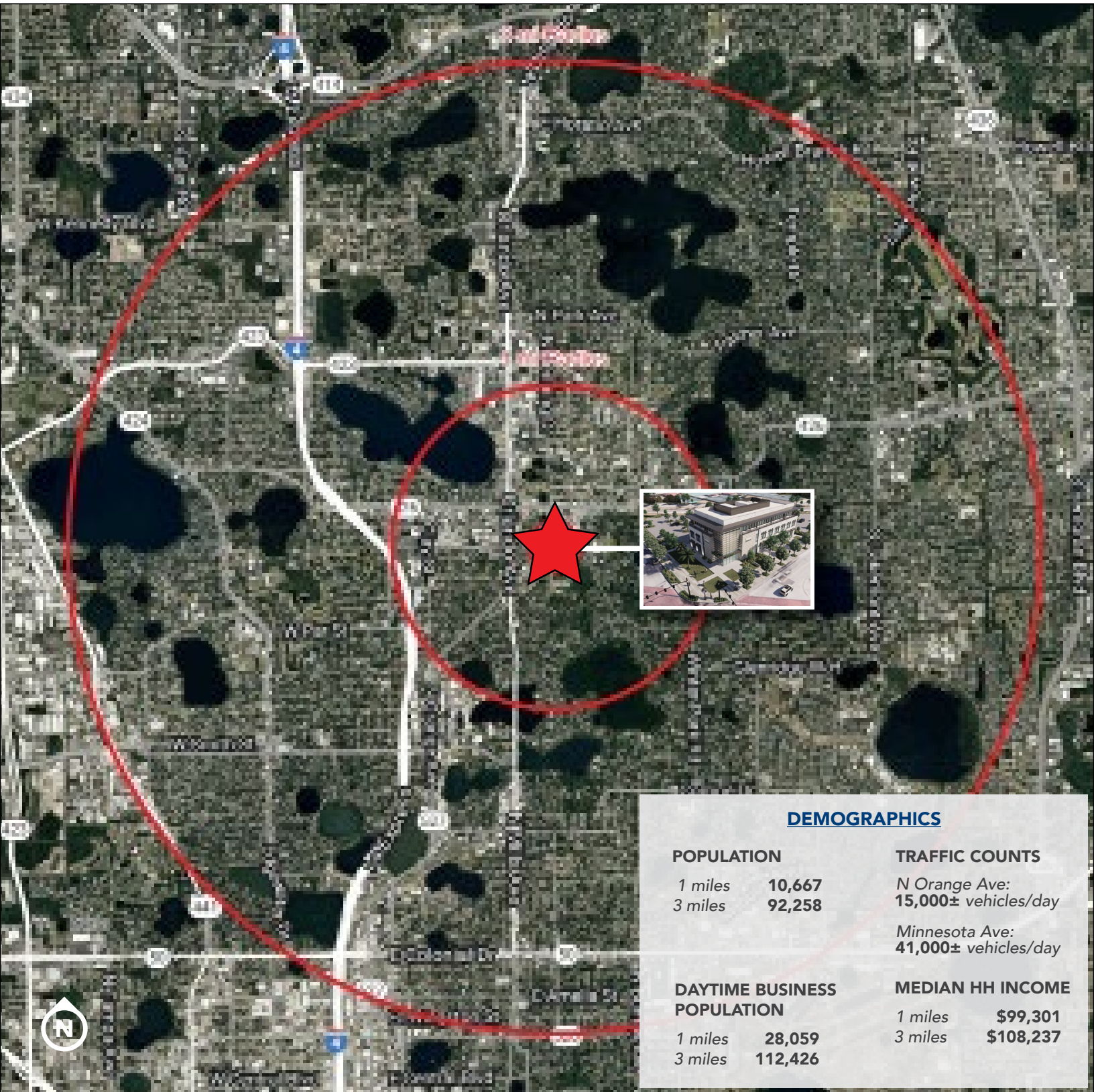
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# CLASS "A" OFFICE & RETAIL FOR LEASE

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## DEMOGRAPHICS



### DEMOGRAPHICS

#### POPULATION

1 miles **10,667**  
3 miles **92,258**

#### TRAFFIC COUNTS

N Orange Ave:  
**15,000± vehicles/day**  
Minnesota Ave:  
**41,000± vehicles/day**

#### DAYTIME BUSINESS POPULATION

1 miles **28,059**  
3 miles **112,426**

#### MEDIAN HH INCOME

1 miles **\$99,301**  
3 miles **\$108,237**



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