



WINTER PARK RETAIL PROPERTY  
DESIGNER ROW

**FOR LEASE**

**1011 ORANGE AVE**

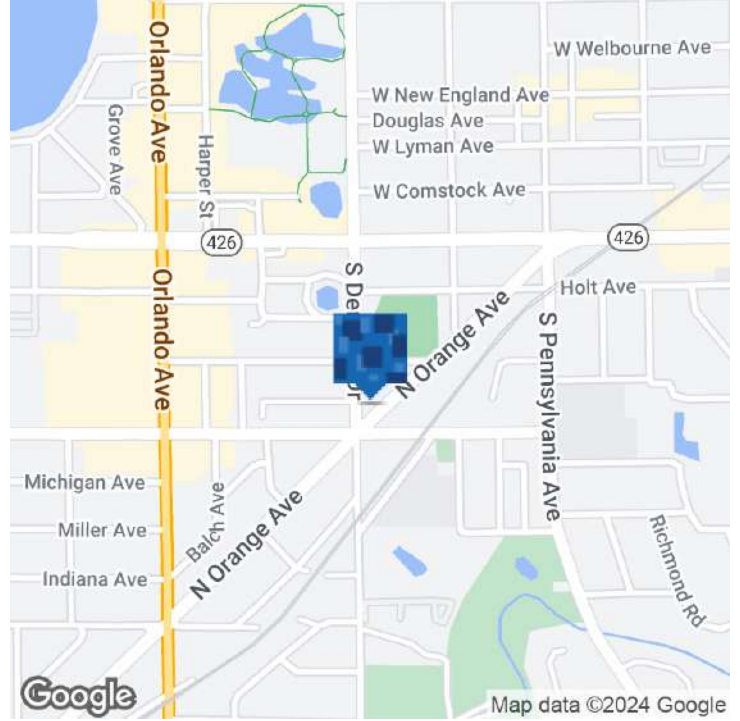
WINTER PARK, FL 32789



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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$35 NNN
Building Size:	± 3,750 SF
Zoning:	C-3, Winter Park
Available:	Oct 1, 2024

### PROPERTY OVERVIEW:

First time available for lease in decades  
Free-standing, boutique retail building  
Located at WP's well-known 6-way intersection:  
• Orange, Denning & Minnesota •  
Designer Row with ± 15,000 VPD  
Stellar demographics

### PROPERTY HIGHLIGHTS:

- Excellent ± 2,500 SF showroom display area with no columns
- Open to the deck (±12') with exposed trusses
- Street signs on both Orange & Denning
- All under air
- Two highly recognizable, double-covered, vehicle lanes
- Two roll-up doors

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Photos



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**Additional Photos**



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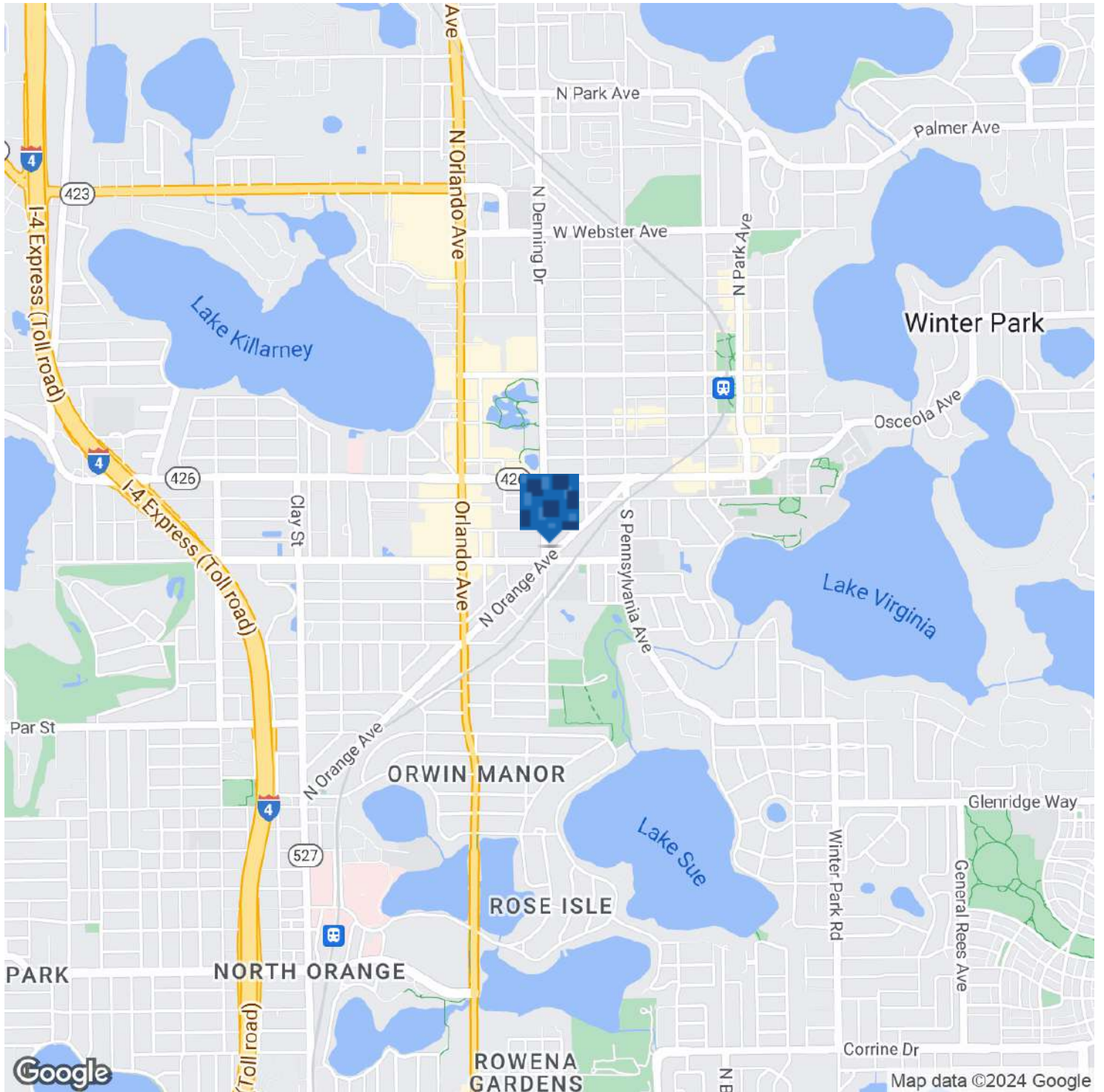
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**6 WAY INTERSECTION**



**Location Map**

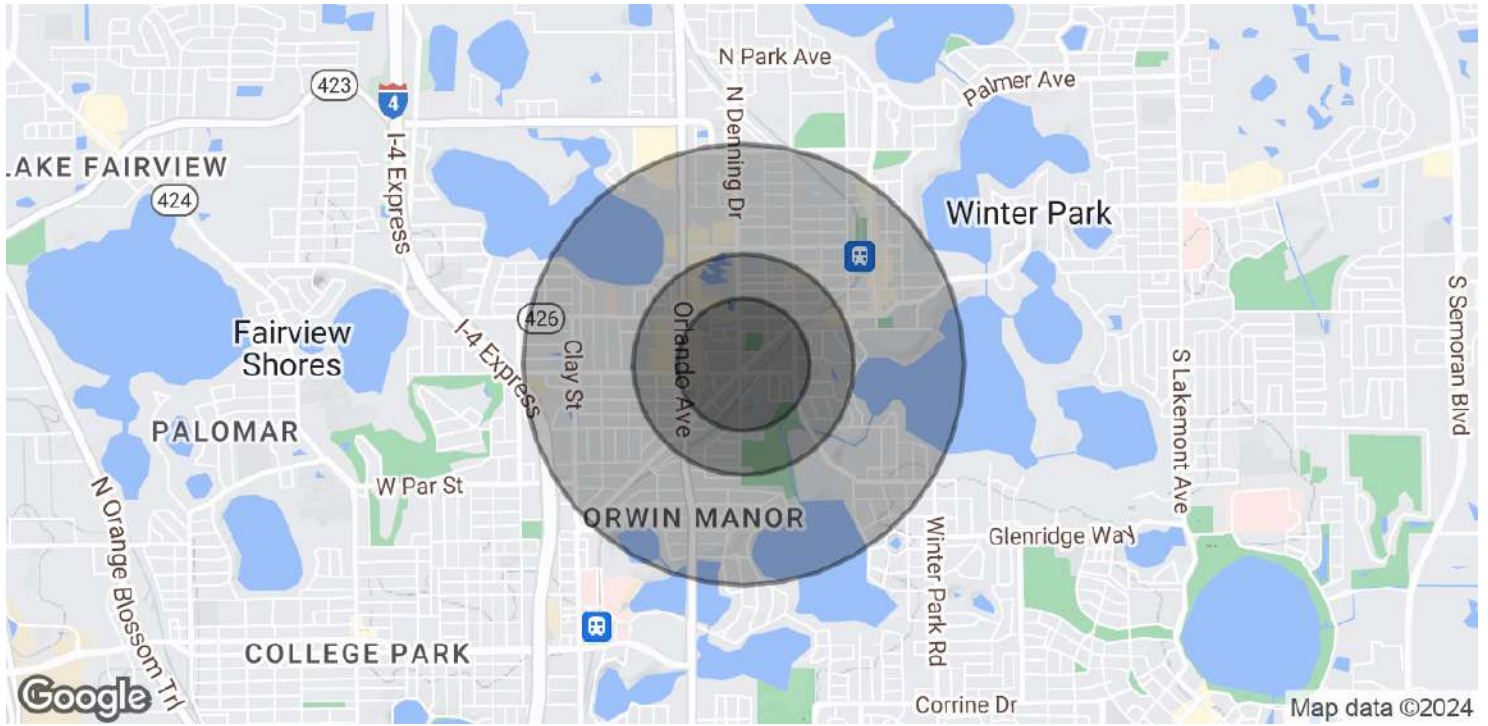


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**Demographics Map & Report**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,028	2,079	9,471
Average Age	47	47	46
Average Age (Male)	46	45	45
Average Age (Female)	49	49	47

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	550	1,112	4,670
# of Persons per HH	1.9	1.9	2
Average HH Income	\$146,019	\$139,800	\$139,180
Average House Value	\$782,748	\$762,094	\$767,976

*Demographics data derived from AlphaMap*

