



MINNESOTA ROW

WINTER PARK

RETAIL / MEDICAL / PREMIER OFFICE / FOOD & BEVERAGE

AVAILABLE FOR LEASE

WINTER PARK BY THE NUMBERS



Combining historic charm and brick-lined streets with a famous reputation for retail, Winter Park stands out as the cool place to be in a red-hot Central Florida.

80
WALK SCORE

44
MEDIAN AGE

8
SPRING FED LAKES

\$108,081
AVERAGE HH
INCOME (3 MI.)

87,287
POPULATION
(3 MI.)

140
BOUTIQUES, CAFES,
RESTAURANTS, AND
MUSEUMS

32789



WINTER PARK

RETAIL HIGHLIGHTS

Winter Park is an established historic community, but also known as a retail destination. Park Avenue provides an idyllic small-town main street surrounded by 140 high-end boutiques, cafés, fine restaurants, and museums.



The multi-million dollar renovation will include façade, landscaping, and greenspace improvements throughout, the addition of a central pedestrian gathering place in the heart of the project, as well as delivering dynamic restaurant, retail and office space.

PROPERTY HIGHLIGHTS

- 75K SF of Office (Creative & Medical) and Showroom
- 40K SF of Retail and Restaurants
- Single-Story Layout Providing Maximum Signage & Visibility
- 3.5/1,000 Parking
- Delivering Spring 2026

MINNESOTA ROW

WINTER PARK

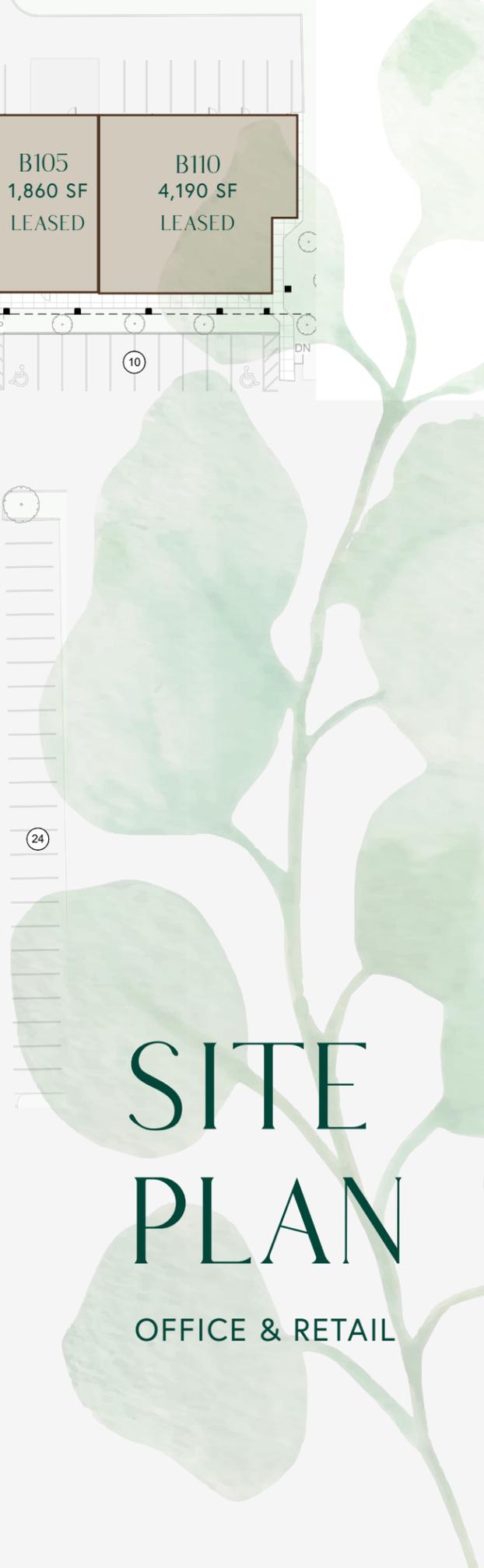
Formerly known as Winter Park Business Center, Minnesota Row is undergoing a significant transformation into a walkable, 18-hour mixed-use destination delivering Spring 2026.





KEY

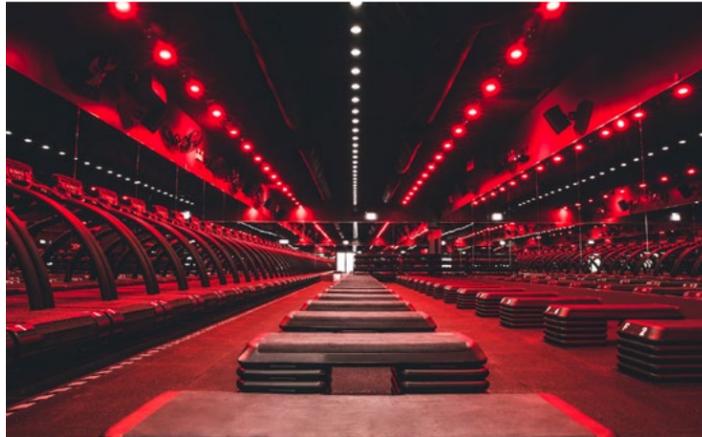
- OFFICE
- RETAIL
- LEASED



SITE PLAN

OFFICE & RETAIL

MEET OUR RETAILERS



BARRY'S

Founded in West Hollywood in 1998, Barry's is a global boutique fitness brand known for its signature high-intensity interval training (HIIT) classes that combine cardio and strength in an electric atmosphere for 60 minute sessions.



O-Ku

O Ku Sushi is a contemporary Japanese restaurant from Indigo Road, dedicated to celebrating authentic flavors—think pristine nigiri, sashimi, makimono, inventive small plates, and seasonal hot dishes—crafted with both traditional techniques and unique ingredients. O-Ku delivers an elevated, yet welcoming modern Japanese experience.

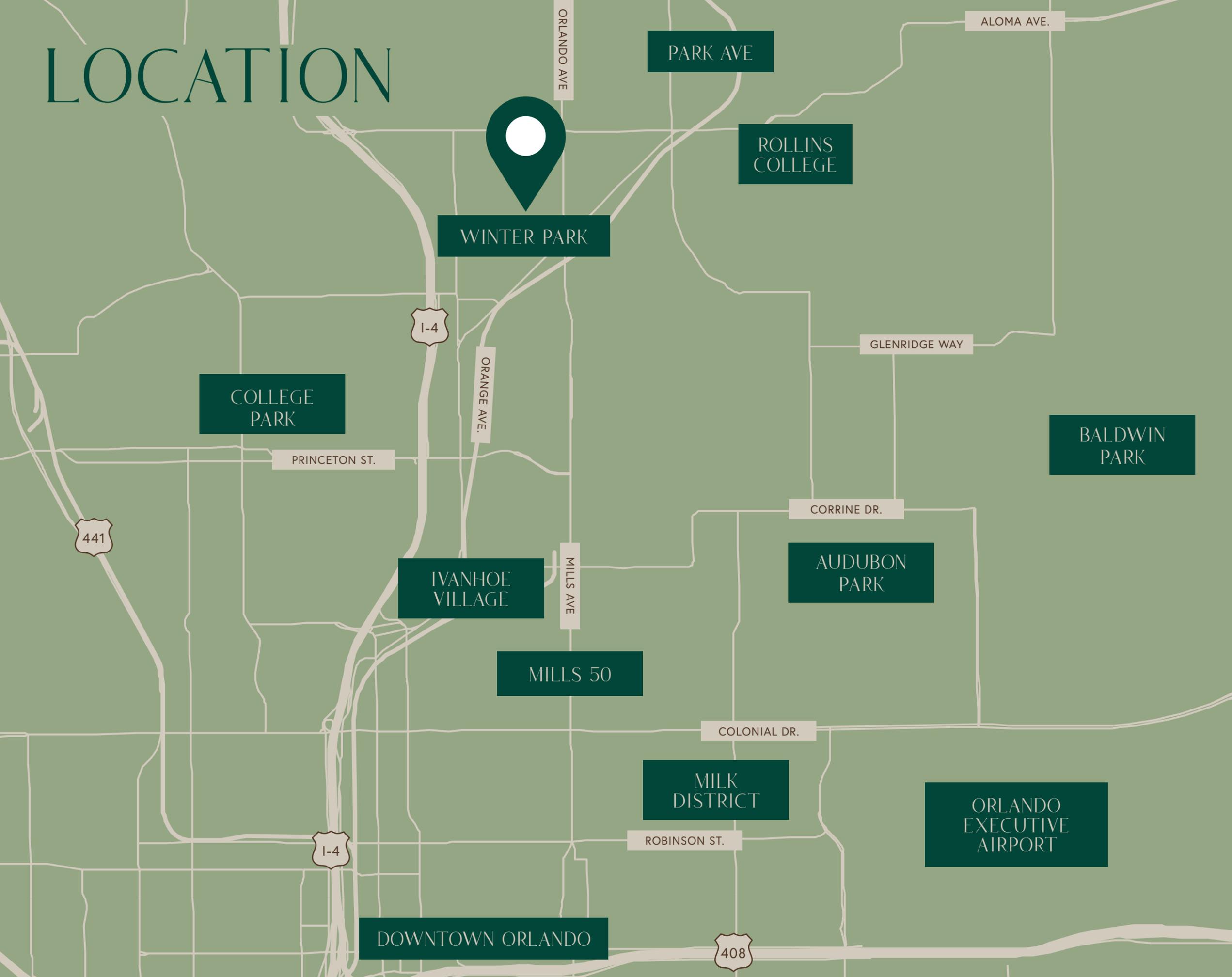


Aloha AESTHETICS

Aloha Aesthetics offers a calm, caring med-spa including a range of non-surgical treatments tailored to each client.



LOCATION



WE CREATE DESTINATIONS



WE BELIEVE IN IRREPLACABLE NEIGHBORHOODS



SOUTH END
Charlotte, NC



FULTON MARKET
Chicago, IL



CARLSBAD
San Diego, CA



WILLIAMSBURG
New York City, NY



DEEP ELLUM
Dallas, TX



SUNSET HARBOUR
Miami, FL



ASANA
PARTNERS

ABOUT US

Asana Partners is a vertically integrated real estate investment firm creating value in dynamic and vibrant mixed-use neighborhoods.

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WINTER PARK



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