

For Lease

Office/Warehouse Space

6,400 SF | \$10.00/SF NNN + \$0.62/SF CAM

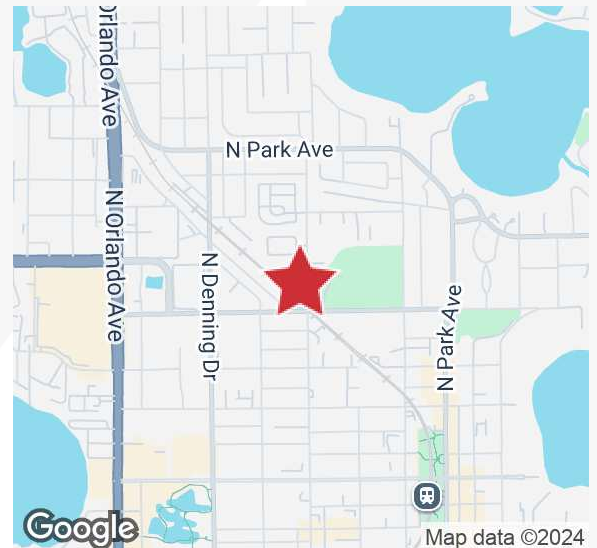


Winter Park Commerce Center

913-957 North Pennsylvania Ave, Winter Park, Florida 32789

Property Highlights

- 1 space available - 957 North Pennsylvania Avenue - 6,400± SF
- 2,400± SF of office space includes 1st floor office/showroom and 2nd floor mezzanine office
- Great Winter Park location - minutes from Park Avenue
- Zoning: I-1, Light Industrial
- CAM includes water, sewer, waste removal, site lighting and yard maintenance
- On-site management
- Convenient access to Orlando Avenue (US Hwy 17-92), I-4, Park Avenue and Lee Road
- Less than a mile to both Downtown Winter Park and Winter Park Village



Lease Rate: \$10.00/ SF NNN +
\$0.62/SF CAM

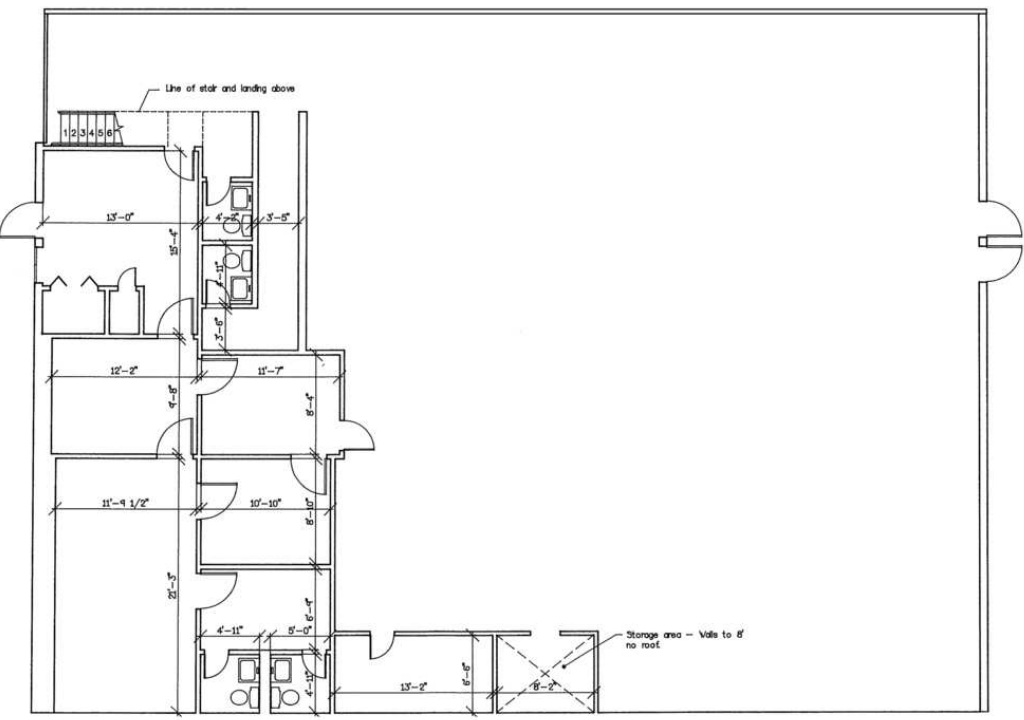
For more information

Tom R. Kelley II, CCIM

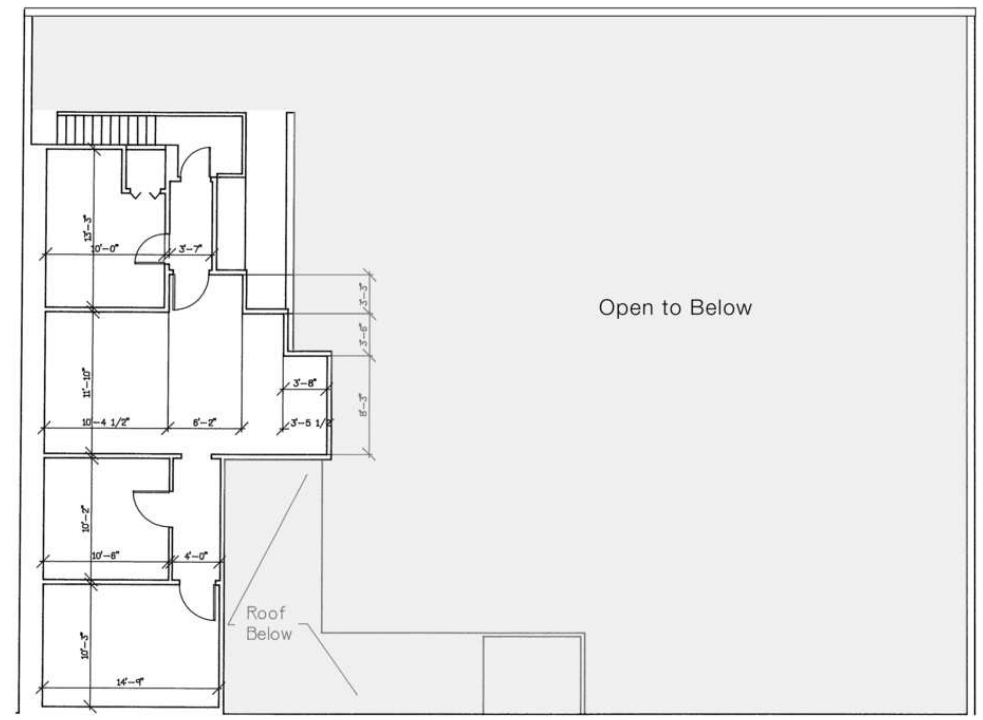
O: 407 949 0715

tkelley@realvest.com

1st Floor



2nd Floor



Property Photos



957 North Pennsylvania



Frontage on Pennsylvania Avenue

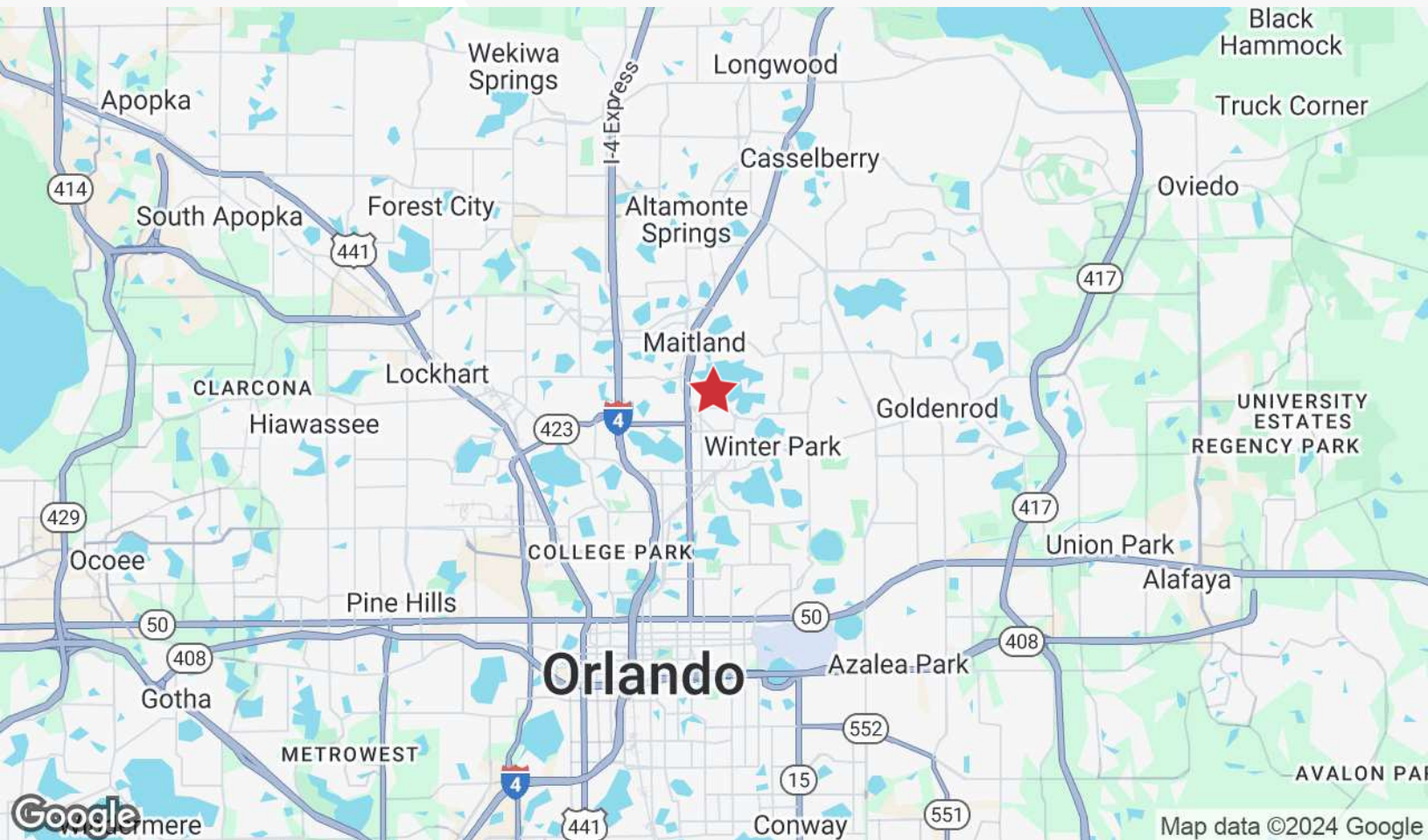
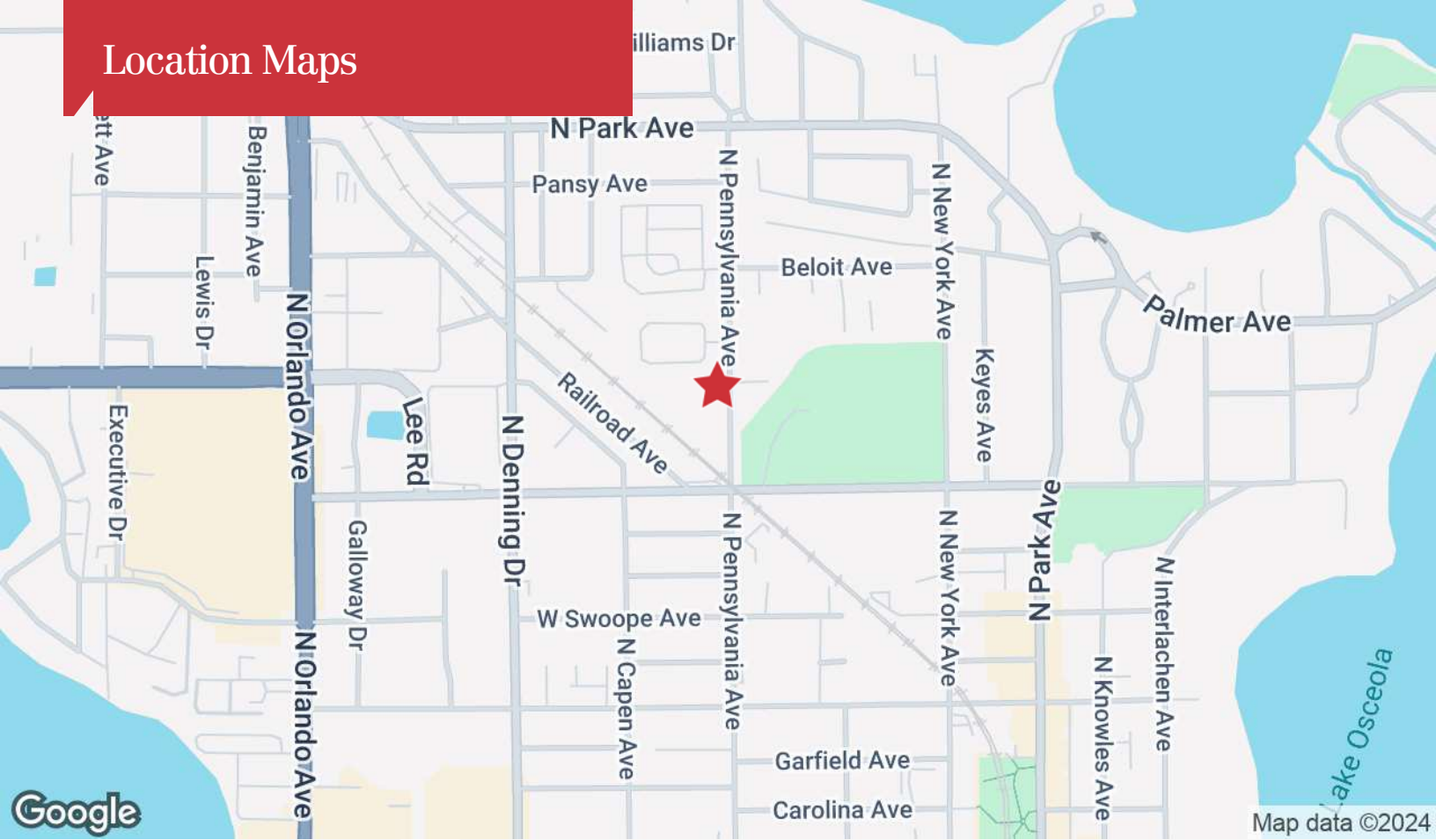


Front & Back Buildings

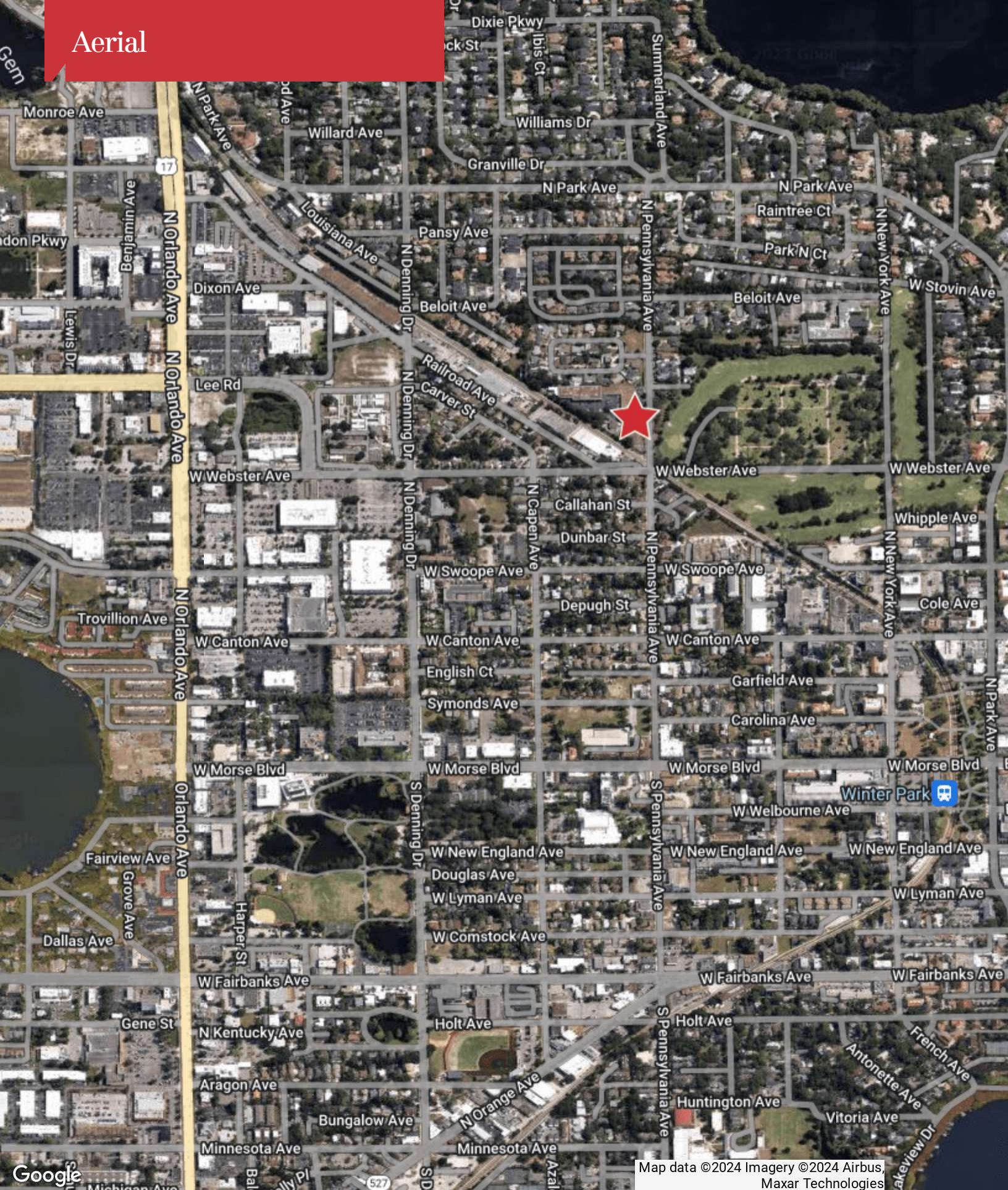


Ample Parking

Location Maps



Aerial



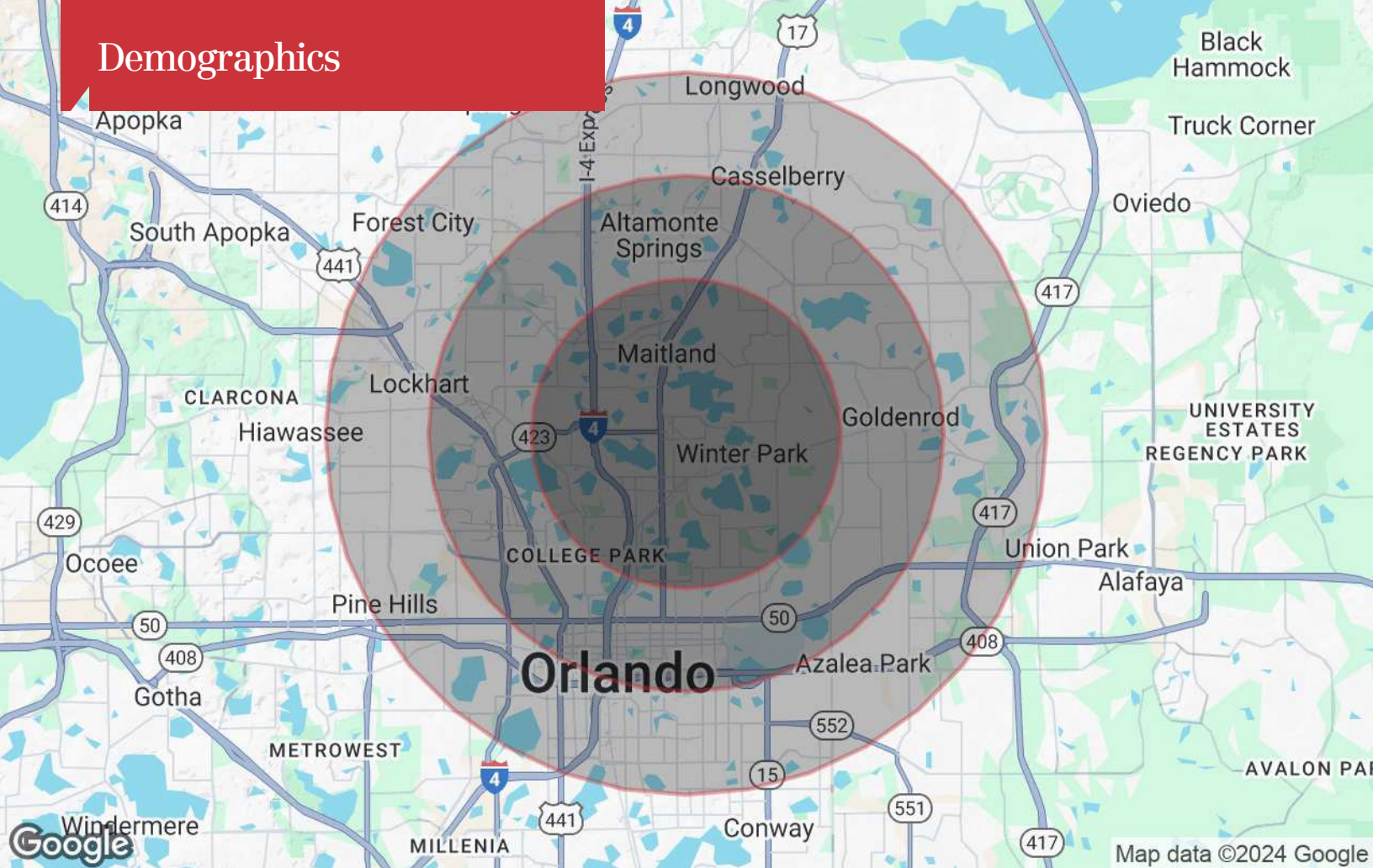
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
narealvest.com

NAI Realvest®

Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	93,008	278,321	539,928
MEDIAN AGE	43	41	41
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	44	42	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	41,496	124,950	224,662
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$136,678	\$107,993	\$97,063
AVERAGE HOUSE VALUE	\$624,597	\$488,798	\$419,042

* Demographic data derived from 2020 ACS - US Census