

952 W Fairbanks Ave

1006 W Fairbanks Ave

1008 W Fairbanks Ave



First Time Available!!!

## RETAIL/SHOWROOM FOR SALE IN WINTER PARK

952,1006 &1008 W Fairbanks Ave, Winter Park, FL 32789

Highly visible retail/showroom space for lease. Available together or separately

### PROPERTY HIGHLIGHTS

- **Ample Parking Spaces:** On site surface parking in a submarket that lacks parking capacity.
- **High-Visibility Signage:** Frontage on Fairbanks Ave with 25,500+ daily vehicles (AADT).
- **Strategic Access:** Minutes from I-4 and Park Ave dining and retail.
- **Versatile C-3 Zoning:** Ideal for retail, creative office, medical or showroom.

### 952 W FAIRBANKS - SHOWROOM SPACE

- **Premium Standalone Building:** 3,750± SF Class A office/showroom with high-end, modern finishes.
- **Modern Layout:** Bright, open floor plates with a mix of private offices, work spaces, and showroom.

### 1006 W FAIRBANKS - RETAIL SPACE

- **Highly Visible Retail:** 825± SF retail space fronting Fairbanks Ave.
- **Fully Finished:** Built out space ready to move in
- **Space Options:** Shared interior doorway with 1008 W Fairbanks offering ideal connectivity if suites are combined (1,650± SF)

### 1008 W FAIRBANKS - RETAIL SPACE

- **Highly Visible Retail:** 825± SF retail space fronting Fairbanks Ave.
- **Build-Out Opportunity:** Suite is currently used for storage offering a buyer the opportunity to build-out to fit exact needs.
- **Space Options:** Shared interior doorway with 1006 W Fairbanks offering ideal connectivity if suites are combined (1,650± SF)



### ASKING PRICE:

Contact For Details



### AVAILABILITY:

**952 W Fairbanks:** 3,750± SF

**1006 W Fairbanks:** 825± SF

**1008 W Fairbanks:** 825± SF

**COMBINED TOTAL:** 5,400± SF



### ZONING:

WP C-3



### YEAR BUILT:

2016/1954



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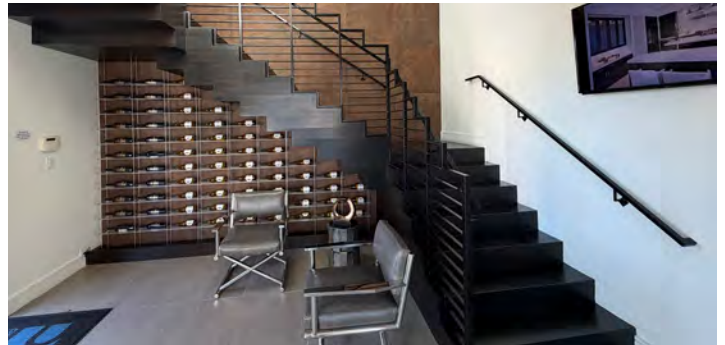
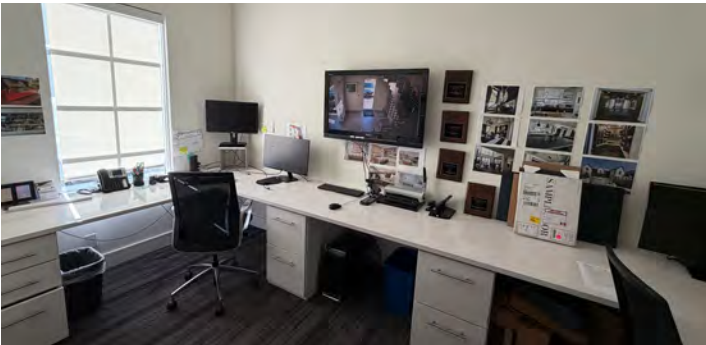
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# PHOTOS

952 W FAIRBANKS AVE



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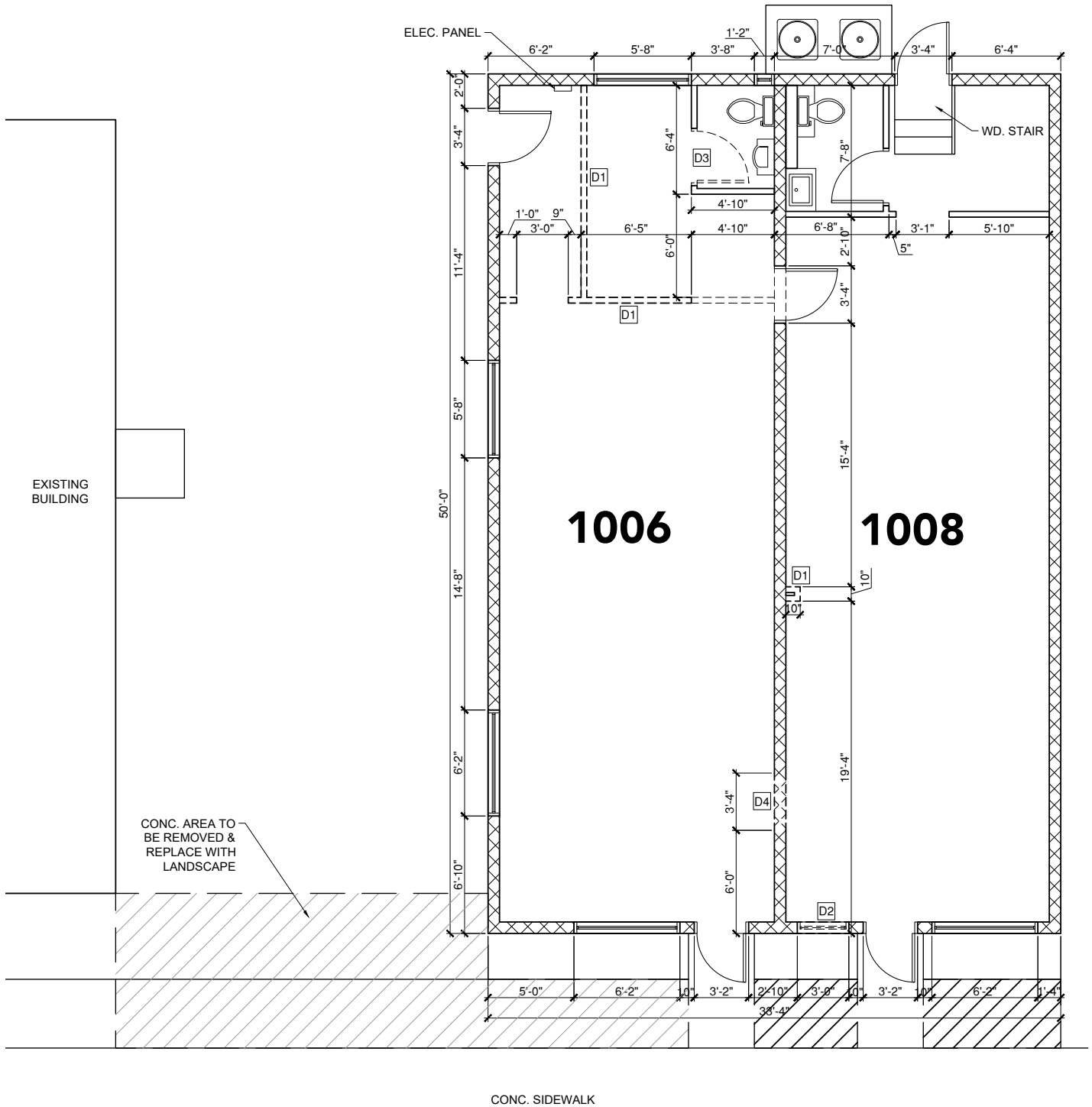


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# FLOOR PLAN

1006-1008 W FAIRBANKS AVE



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## AREA OVERVIEW



| 12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT |                        |
|---|------------------------|
| Visits  | 902K                   |
| Visitors  | 306.5K                 |
| Visit Frequency                                   | 2.94x                  |
| Avg Dwell Time                                    | 56 minutes             |
| Visitor Income                                    | \$70K Median HH Income |

| POPULATION |         |         |
|------------|---------|---------|
| 1 Mile     | 3 Miles | 5 Miles |
| 11,099     | 96,945  | 297,307 |

| EMPLOYEES |         |         |
|-----------|---------|---------|
| 1 Mile    | 3 Miles | 5 Miles |
| 26,343    | 94,248  | 254,239 |

| AVG HH INCOME |           |           |
|---------------|-----------|-----------|
| 1 Mile        | 3 Miles   | 5 Miles   |
| \$155,052     | \$169,824 | \$122,251 |



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