

FOR LEASE

1801 WEST FAIRBANKS AVENUE

WINTER PARK, FL 32789



**CLASS "A" RETAIL AND MEDICAL OFFICE SPACE
LOCATED IN THE HEART OF WINTER PARK
FROM 1,817 - 18,520 ± RSF AVAILABLE**

CONTACT BROKER FOR LEASE RATES

Matthew Weinberger

Vice President

Healthcare Real Estate Advisor

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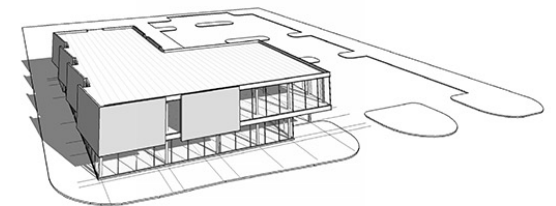
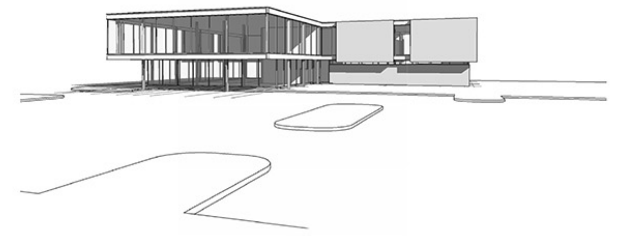
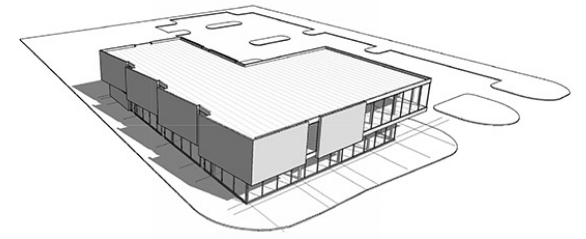
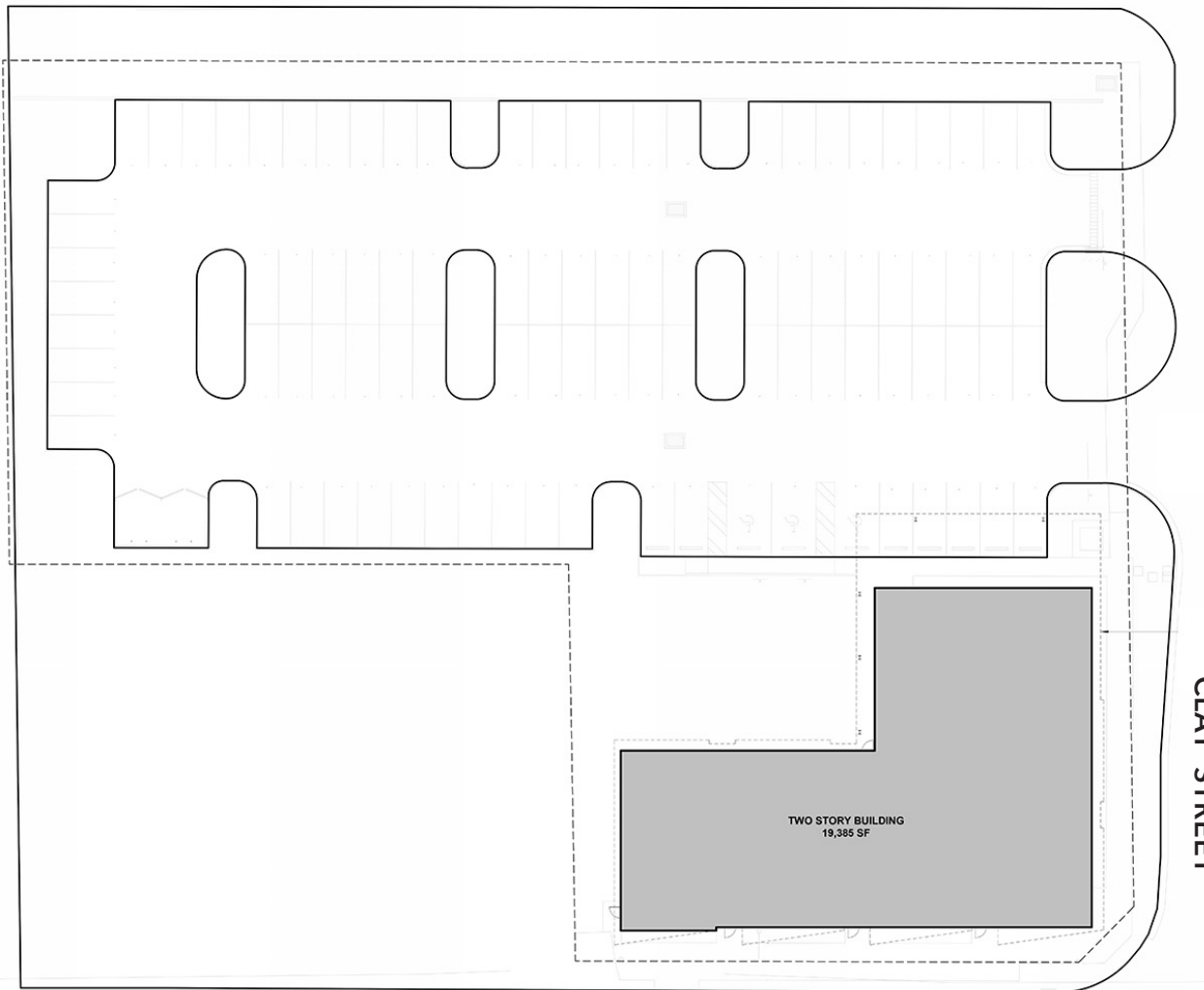
E mweinberger@lee-associates.com



- From 1,817 -18,520 ± RSF Available
- Frontage on W. Fairbanks Ave (31,000+ AADT)
- Located within a 3-mile radius from:
 - AdventHealth Orlando Hospital (1.2-miles)
 - AdventHealth Winter Park Hospital (2.7-miles)
 - Winter Park Village & Park Avenue (1.2-miles)
 - Rollins College (1.4 miles)
- Parking Ratio: 5.13/1,000 SF
- Zoning: C-3, City of Winter Park
- Estimated Delivery Date Q2/2025

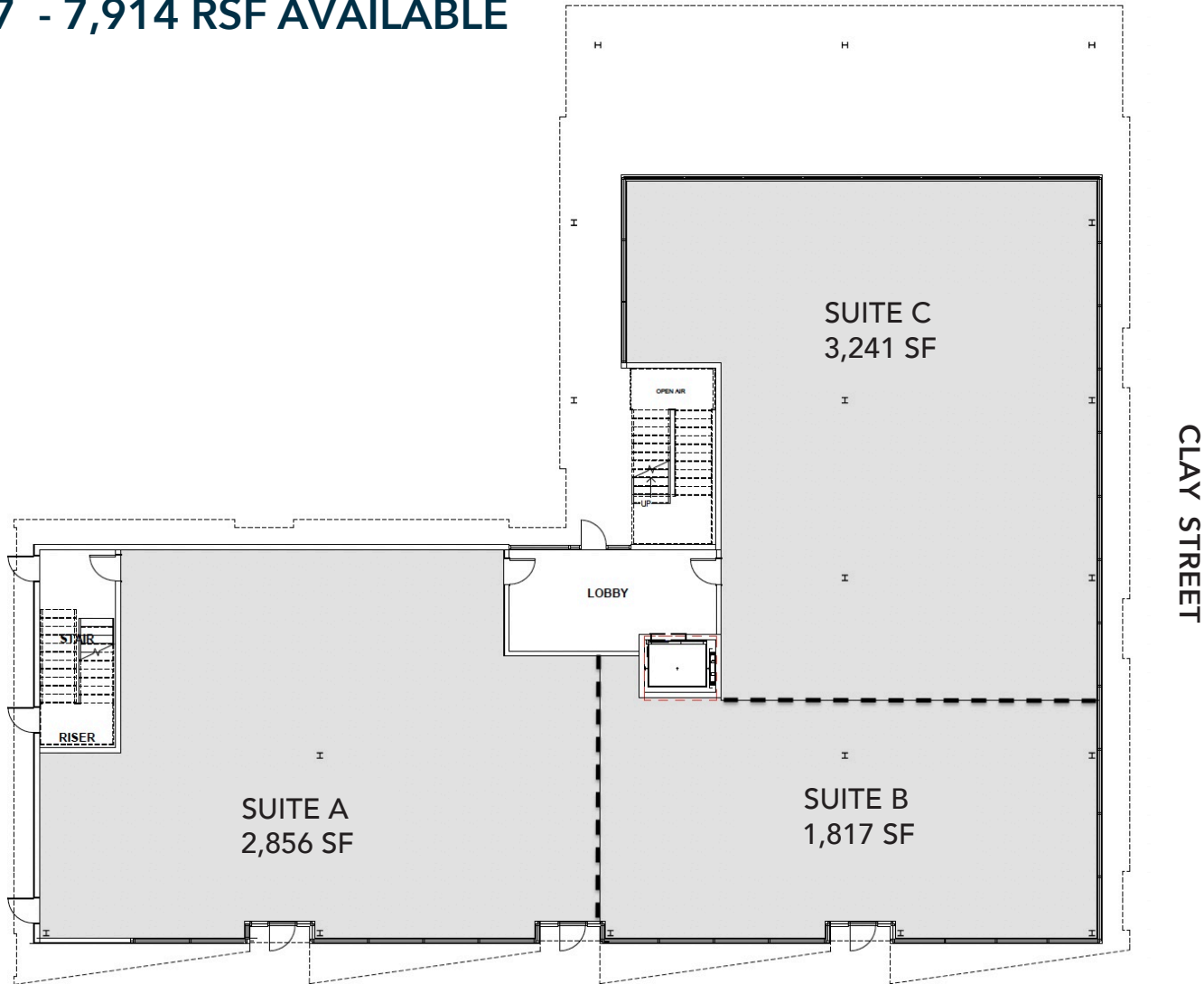


FIRST FLOOR: 7,914 SF
SECOND FLOOR: 10,606 SF
TOTAL: 18,520 SF
PARKING SPACES: 95 (5.13/1,000SF)



FAIRBANKS AVENUE 31,000 AADT

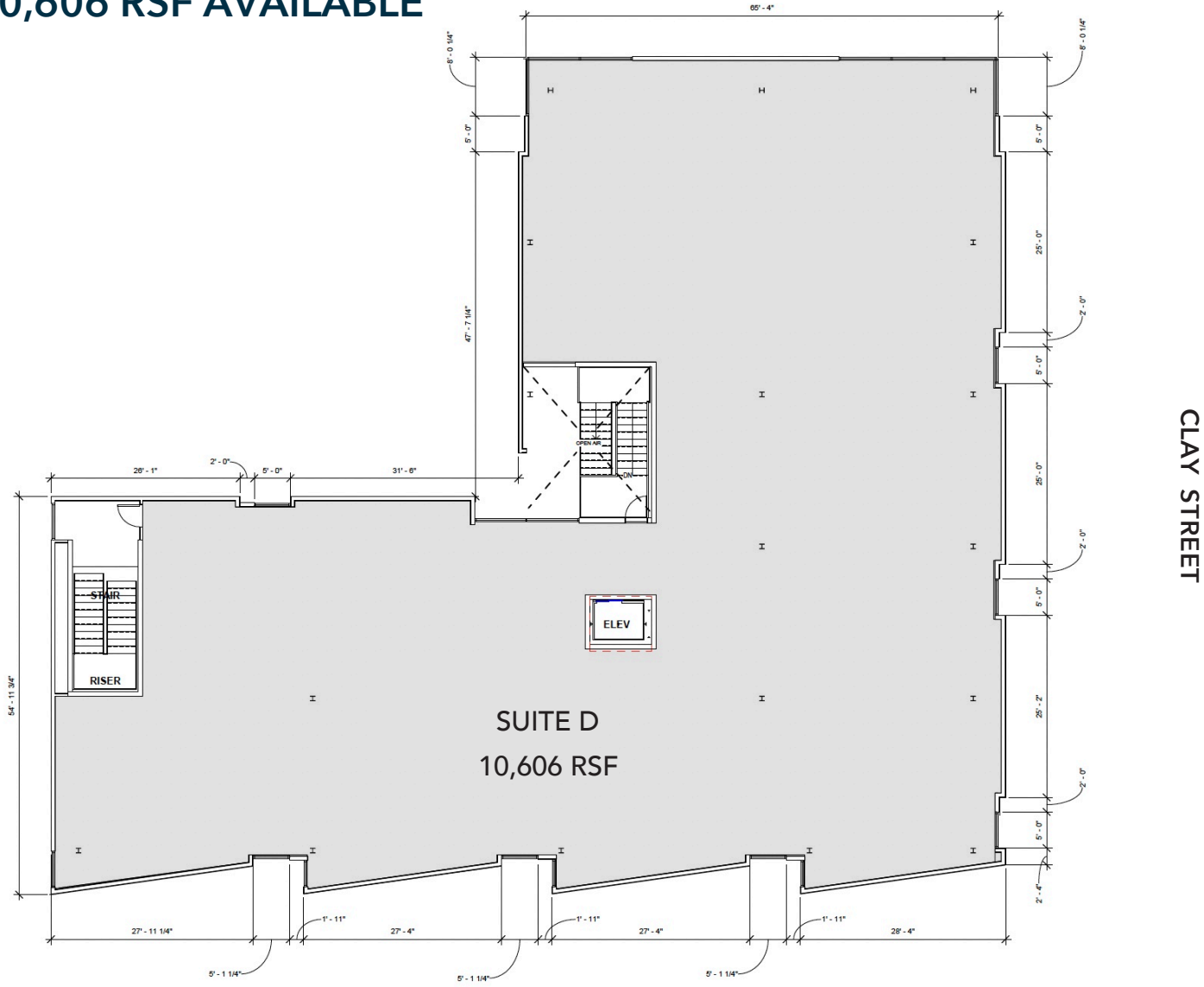
FIRST FLOOR
FROM 1,817 - 7,914 RSF AVAILABLE



FAIRBANKS AVENUE 31,000+ AADT

SECOND FLOOR

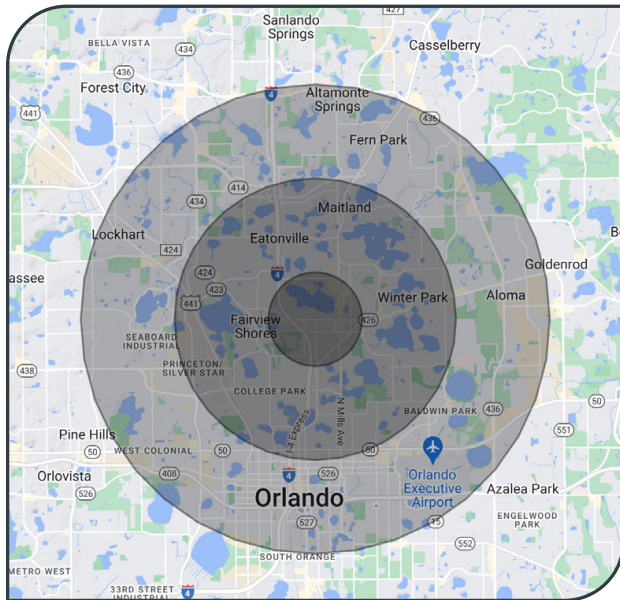
Up to 10,606 RSF AVAILABLE



2

LEVEL 2 TENANT PLAN
1/8" = 1'-0"

FAIRBANKS AVENUE 31,000 AADT



Population

1 Mile: 7,572
 3 Mile: 78,554
 5 Mile: 266,789



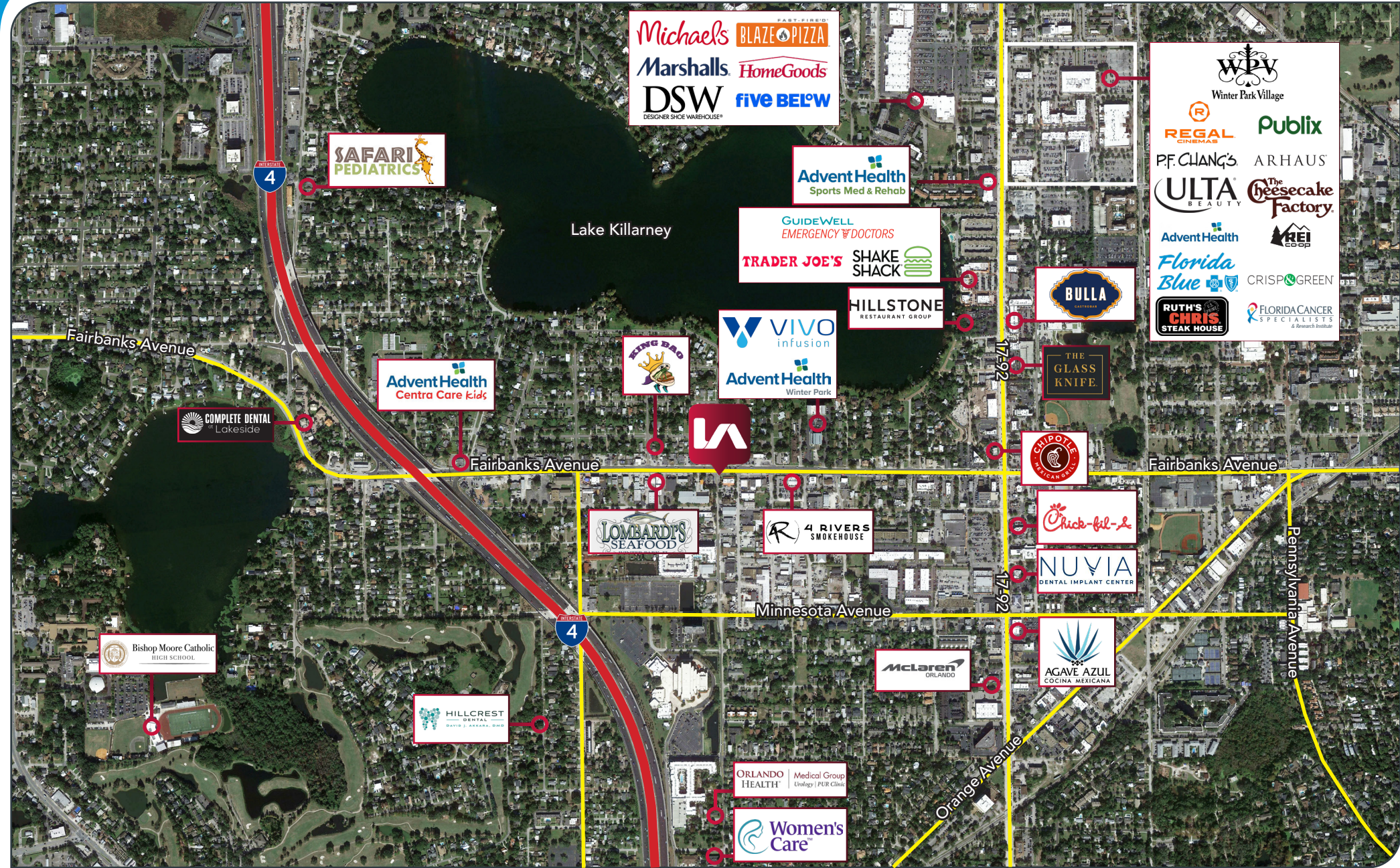
Households

1 Mile: 4,465
 3 Mile: 38,950
 5 Mile: 127,663



Avg HH Income

1 Mile: \$97,786
 3 Mile: \$137,994
 5 Mile: \$91,739





For more information, please contact one of the following individuals:

CONTACT

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