



For Lease

Winter Park Corners

1951 Aloma Ave, Winter Park, FL 32792



Property Highlights

Winter Park Corners

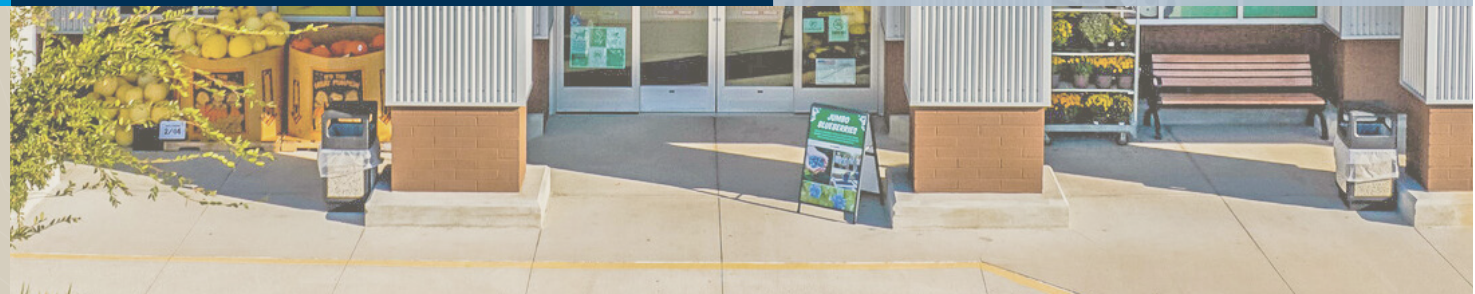
Introducing the prime retail shopping opportunity at Winter Park Corners:

- 95,211-GLA, grocery-anchored shopping center
- Unparalleled location in the heart of the affluent Winter Park area
- Excellent frontage and visibility on high-traffic roads totaling 57,800± AADT (Aloma Ave and N Lakemont Ave)
- Spacious layout with ample square footage, allowing for versatile configurations to suit a range of retail concepts
- Encompassed within a residentially-dense area, ensuring a steady flow of customers
- Surrounding neighborhood is home to a variety of businesses, enhancing the potential for cross-promotion and attracting a diverse customer base

Key Tenants



Bank of America



Site Plan

- AVAILABLE
- LEASED



#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Perspire Sauna Studio	1,900	11	Christine's Nails	1,050	19	AVAILABLE	1,050
2	Bank of America	5,000	12	Winter Park Eyewear	1,050	20	European Wax Center	1,050
3	Panoramic Doors	750	13	Cold Stone Creamery	1,295	21	F & D Woodfired Italian Kitchen	2,100
4	Worldwide Corals	1,425	13A	Woof Gang Bakery & Grooming	600	22	JETSET Pilates	2,100
6	SimonMed Imaging	4,241	14	Toasted	1,050	23	Bolay	2,450
7	Massage Envy	3,400	15	Smallcakes Cupcakery	1,050	24	Pacific Dental Services, LLC	2,800
8	Outback	6,809	16	Jersey Mike's Subs	1,050	25	Little Greek Fresh Grill	1,400
9	Orange County, Florida	10,500	17	Tijuana Flats	2,100	26	Spectrum	3,500
10	Central Florida School of Mass	4,093	18	Tropical Smoothie Café	1,050	27	Sprouts Winter Park	30,348

Lakemont Elementary
561 students

Winter Park Corners
95,211 GLA

Advent Health
320 beds

Ward Park
Public sports and trails

N Lakemont Ave (17,800±AADT)

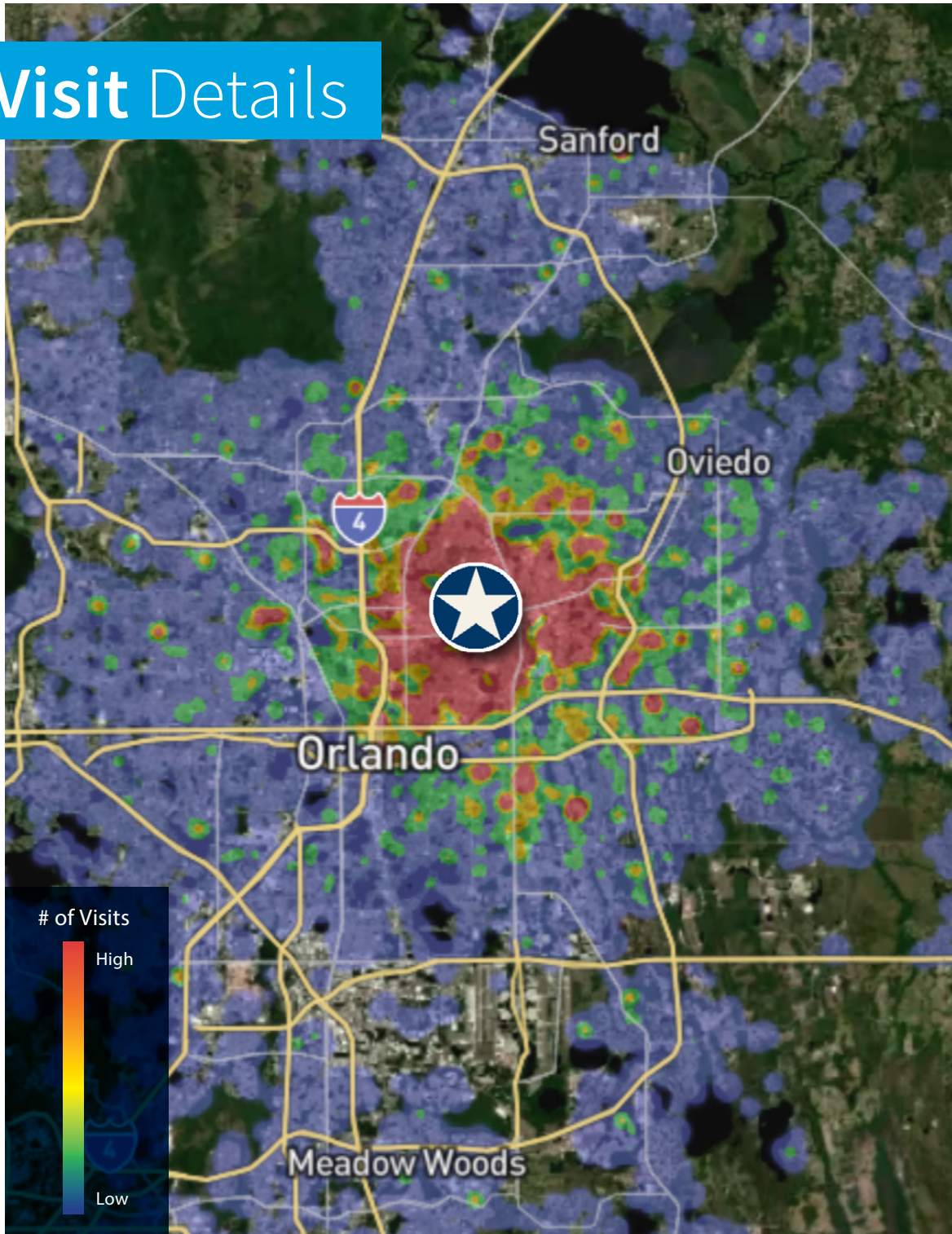
426 Aloma Ave (40,000±AADT)

Market Overview

2024 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	10,476	109,884	282,840
🏠 Households	4,330	48,659	123,089
📊 Average HH income	\$164,161	\$120,154	\$106,654
🛒 Businesses	488	7,875	20,351
👤 Employees	5,211	70,152	193,418



Visit Details



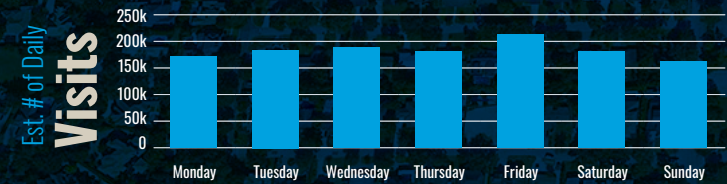
Customer Data

 **1.3M** Est. # of Annual **Visits**

377.0K Est. # of Annual **Customers** 

 /  **3.85** Avg. Visits/ **Customer**

39 Minutes/ **Avg. Stay**  Minutes/ **Med. Stay** **26**



Contact Us



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