



VACANT LAND FOR SALE

379 W Fairbanks Ave, Winter Park FL 32789

Great opportunity to develop in the heart of Winter Park.

PROPERTY OVERVIEW

- Vacant land zoned for C3 commercial uses.
- Access and frontage on W Fairbanks Ave.
- Within walking distance to area restaurants and shopping on Park Avenue.
- Excellent in fill site.
- Perfect for "spec" building or build-to-suit.
- Potential building planned with 2-way drive aisle, 5-6 covered parking spaces (remainder uncovered behind the building) and has a total of 3,800-4,000 SF between 2 stories



ASKING PRICE:

Negotiable



LAND AREA:

0.26± acres



ZONING:

C-3 Uses Approved



TRAFFIC COUNT:

39,000± AADT on W Fairbanks Ave



POTENTIAL BUILDING:

3,800-4,000 SF 2-story office



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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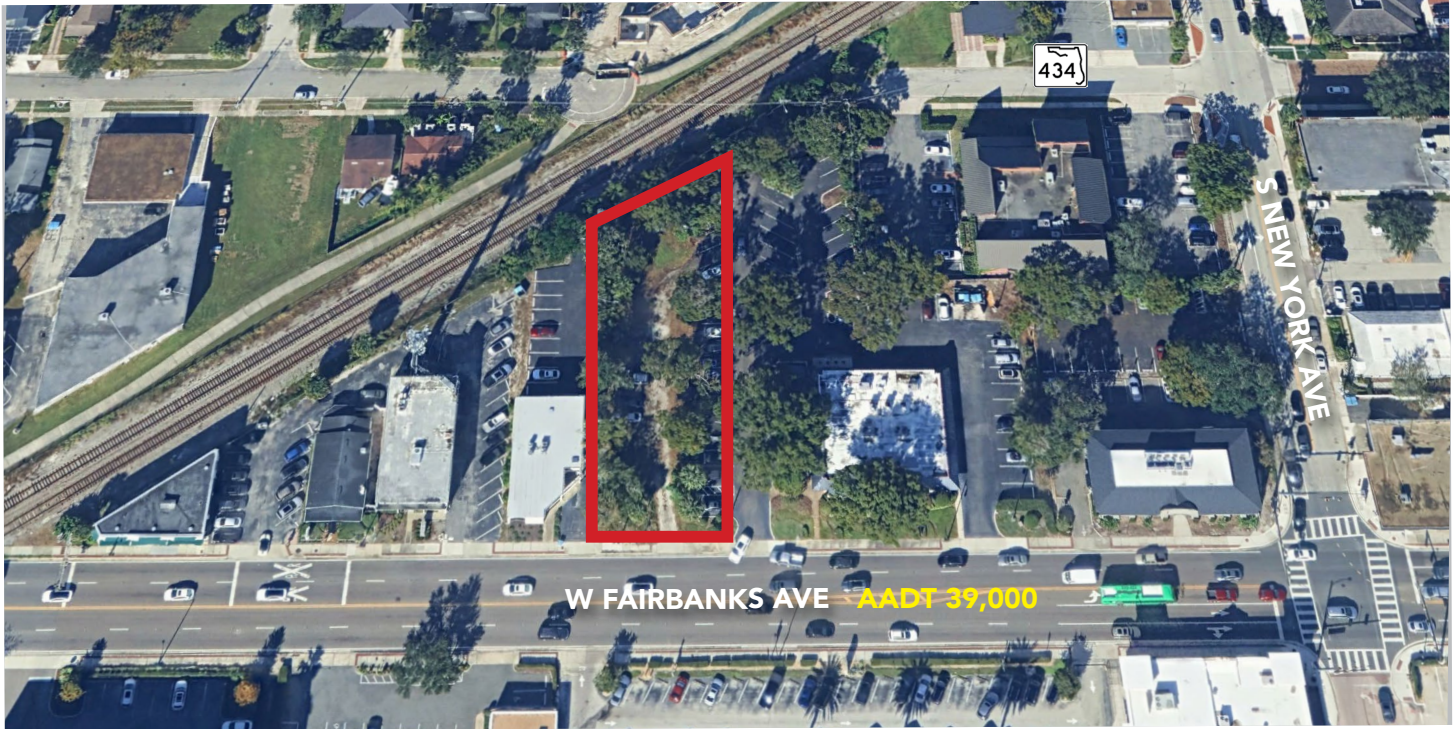
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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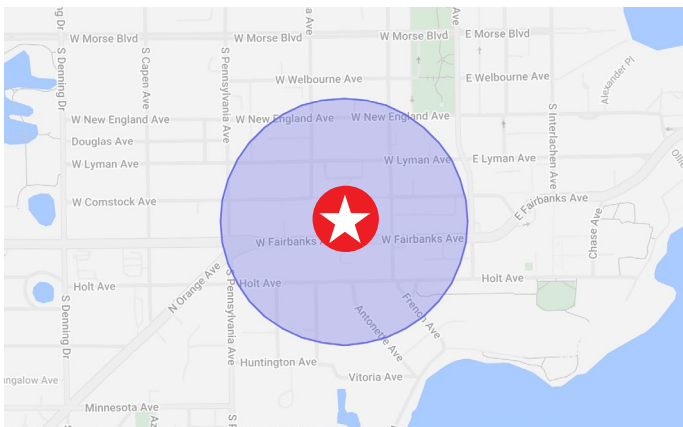
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LOCATED AT HIGHLY SOUGHT AFTER WINTER PARK ADDRESS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.3M
Visitors	423.6K
Visit Frequency	3.12x
Avg Dwell Time	71 minutes
Walk Score	93/100 Walker's Paradise

POPULATION

1 Mile	3 Miles	5 Miles
9,215	99,729	286,613

HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$199,312	\$160,096	\$123,552

EMPLOYEES

1 Mile	3 Miles	5 Miles
23,894	89,832	243,456



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