



617 N INTERLACHEN AVE, WINTER PARK, FL 32789

REDEVELOPMENT OPPORTUNITY

ZONING

R-2

BUILDING SIZE

6,354± SF Total

LAND SIZE

0.5± AC TOTAL

DAMIEN MADSEN

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01 THE PROPERTY

- George L. Noyes House, designed by renowned architect James Gamble Rogers II.
- Situated on approximately 0.50 acres in the heart of Winter Park.
- Timeless Mediterranean-inspired architecture showcasing exceptional character and craftsmanship
- Walking distance to Park Avenue’s acclaimed dining, shopping, and cultural amenities.
- Rare opportunity to acquire one of Winter Park’s most distinctive architectural properties.
- Main residence plus three accessory buildings offering flexible use potential.
- Convenient access to Rollins College, AdventHealth Winter Park, and Downtown Orlando.
- Located along one of Central Florida’s most architecturally significant residential corridors.
- The property is not located within a historic district and is not listed on the Winter Park Register of Historic Places, providing flexibility for substantial renovation or potential redevelopment.

ADDRESS	SIZE	BR/BA	YEAR BUILT
617 N Interlachen Ave	3,786 SF	3 BR/4 Baths	1934
601 N Interlachen Ave	1,242 SF	1 BR/Half Bath	1981
621 N Interlachen Ave	476 SF	1 BR/1 Baths	1980
255 E Swoope Ave	850 SF	2 BR/2 Baths	1965

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02 LAYOUT



**4 Buildings: 6,354± SF Total
Land: 0.5 Acres**

617 N Interlachen Ave
3 BR/4 Baths - 3,786 SF
601 N Interlachen Ave
1 BR/Half Bath - 1,242 SF
621 N Interlachen Ave
1 BR/1 Bath - 476 SF
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03 PHOTOGRAPHY



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04 LOCATION



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05 LOCATION



DRIVE TIMES

[3 minutes](#)

Downtown Winter Park

[3 minutes](#)

W Fairbanks Ave

[5 minutes](#)

to S Orlando Ave

[12 minutes](#)

to I-4

[15 minutes](#)

Downtown Orlando

[35 minutes](#)

to Orlando International Airport (MCO)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	8,062	105,445	291,706
2030 Projected Population	7,668	102,435	285,371
2020 Census Population	7,639	98,729	272,894
2010 Census Population	7,225	85,944	237,036
Projected Annual Growth 2025 to 2030	-1.0%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	1.5%	1.5%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	3,441	48,329	134,514
2030 Projected Households	3,292	47,847	134,236
2020 Census Households	3,057	43,675	121,015
2010 Census Households	2,879	38,423	105,367
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$230,484	\$151,026	\$124,847
2025 Estimated Median Household Income	\$119,504	\$107,251	\$90,292
2025 Estimated Per Capita Income	\$99,052	\$69,411	\$57,740

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