



Retail Space in the Heart of Winter Park

FOR LEASE
\$40/SF NNN



ARTIST CONCEPTUAL RENDERING | SUBJECT TO CHANGE WITHOUT NOTICE

**1003 -1226 MICHIGAN AVE.
WINTER PARK, FL 32789**

Solomon Attaway
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ORLANDO AVE | 28,000 AADT.



MICHIGAN AVE

SUMMARY

V3 Commercial Advisors is pleased to offer to the market for lease, Michigan Corners, a retail strip center situated in one of Central Florida's most premier locations. This property offers a very rare opportunity to lease space with direct frontage on Orlando Ave. (17-92) in the heart of Winter Park. With multiple size options and plenty of parking, this center is perfect for a variety of uses that want to gain access to the strong demographics in the Winter Park area.

FACTS

Spaces Available:

#1015 - 1,000 SF

#1226 - 1,400 SF

#1025 - 1,000 SF

Lease Rate: \$40/SF NNN

TIA Available for qualified tenants

4/1,000 parking ratio

HIGHLIGHTS

- Direct frontage on Orlando Ave.; providing excellent visibility on the main thoroughfare through Winter Park
- Ample parking
- Strong surrounding demographics
- Proximity to many amenities and national retailers
- Located on a hard corner with side street access



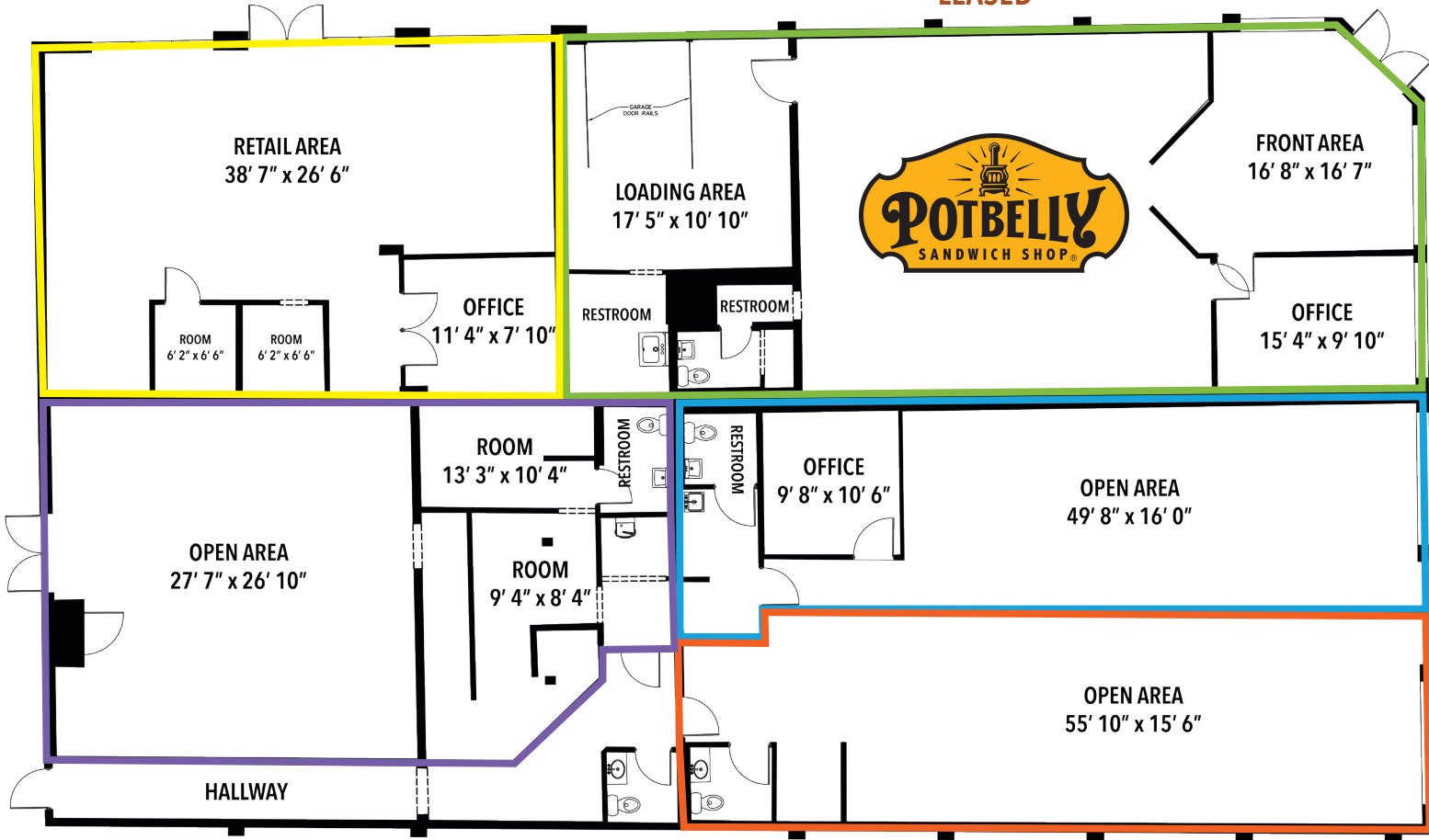
496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3Capital.com

Building Floor Plan



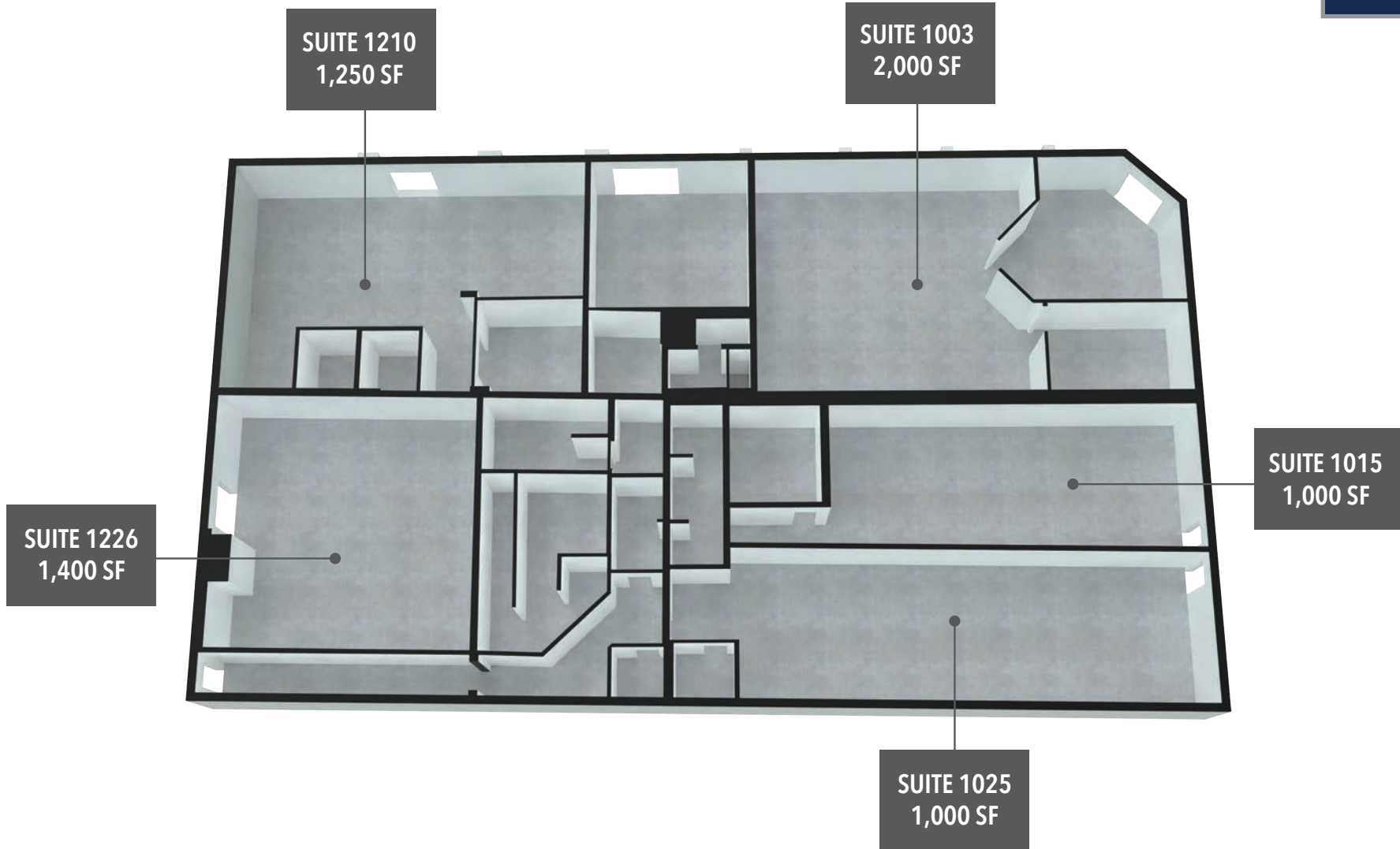
SUITE 1210
1,250 SF
LEASED

SUITE 1003
2,000 SF
LEASED



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Building 3D Layout



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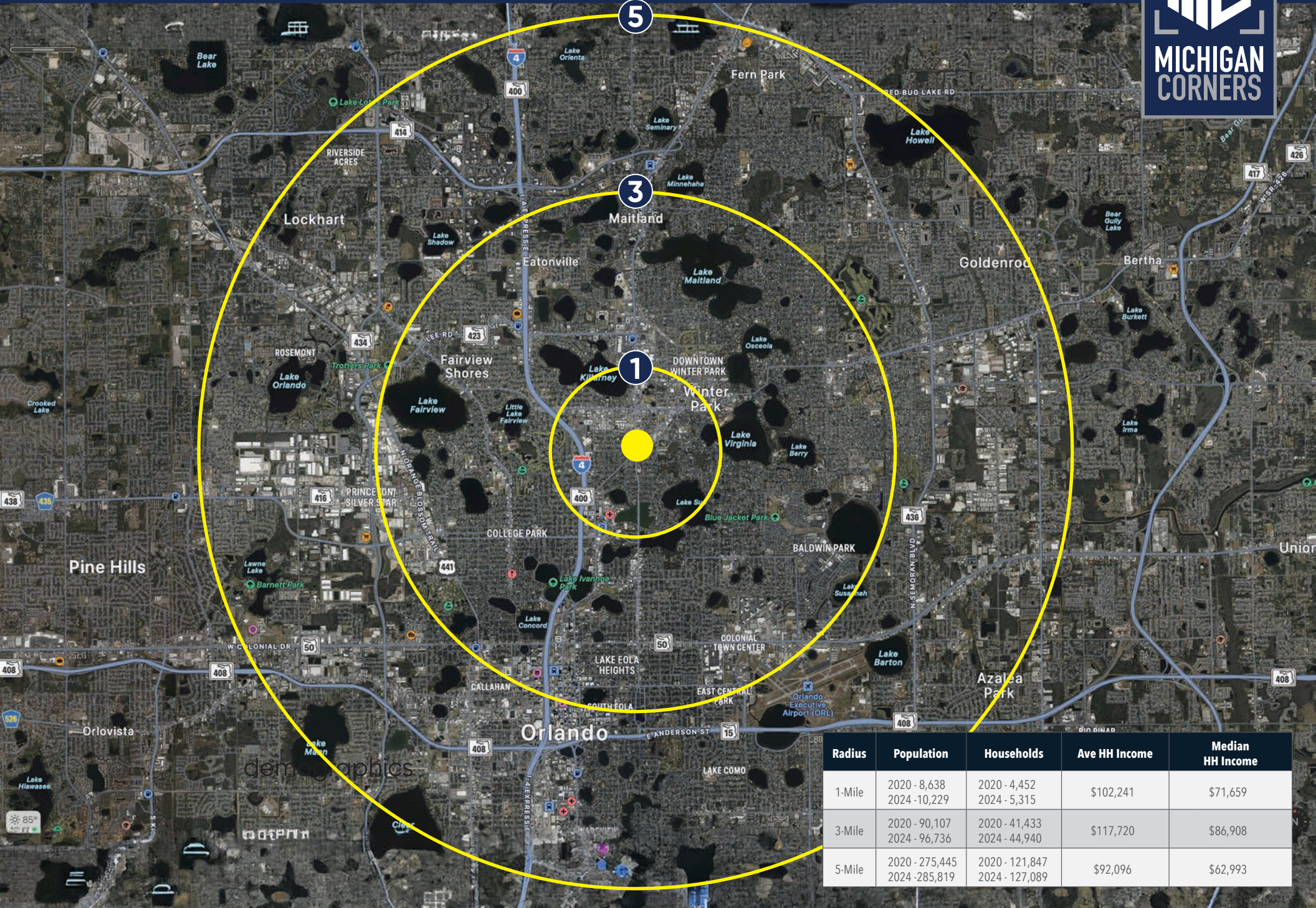


Points of Interest



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Location Map & Demographics



Radius	Population	Households	Ave HH Income	Median HH Income
1-Mile	2020 - 8,638 2024 - 10,229	2020 - 4,452 2024 - 5,315	\$102,241	\$71,659
3-Mile	2020 - 90,107 2024 - 96,736	2020 - 41,433 2024 - 44,940	\$117,720	\$86,908
5-Mile	2020 - 275,445 2024 - 285,819	2020 - 121,847 2024 - 127,089	\$92,096	\$62,993



FOR MORE INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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