



FREE STANDING AND
FEE SIMPLE WINTER
PARK OWNERSHIP
OPPORTUNITIES

271 & 301

NORTH
PENNSYLVANIA
AVE

FOR SALE

271 BUILDING | 4,868 SF

301 PAD SITE | 6,340 SF

271

NORTH
PENNSYLVANIA
AVE



\$4,200,000

Sale Price



4,868 SF

Two Story Office Building



0.27 AC

Land Size



2014

Year Built



3.48/1,000 SF

Parking Ratio



Location with
Prime Amenities



Excellent
Value-add
Opportunities



Opportunistic
Owner-User / Investment
Availability



Rent Roll

	Unit	Sqft.	Status	NNN Market Rent	NNN Rent/Annum
-	1	668 SF	Available	\$47.50	\$32,158
-	2	1,280 SF	Available	\$47.50	\$60,990
-	3 & 4	2,440 SF	Available	\$45.00	\$109,845
-	Executive Suite	480 SF	Available	\$49.00	\$23,520
Total		4868 SF			\$226,152

Aquisition at 5% Cap Rate: \$4,525,000

1ST

FLOOR



2,300 SF

1st Floor



Elevator

Access



UNIT 2: 1,280 SF

EXEC. SUITE: 480 SF

Available
12/31/2025
(or Sooner)

UNIT 1: 668 SF

Available

2ND

FLOOR



2,300 SF
2nd Floor



Elevator
Access



UNIT 3 & 4: 2,440 SF

Available

301

NORTH
PENNSYLVANIA
AVE



20,473 SF Lot

Divisible Into Two (2) Pads



C-3

Zoning



\$1,700,000



Location with

Prime Amenities



Excellent

Value-add

Opportunities


STREAM



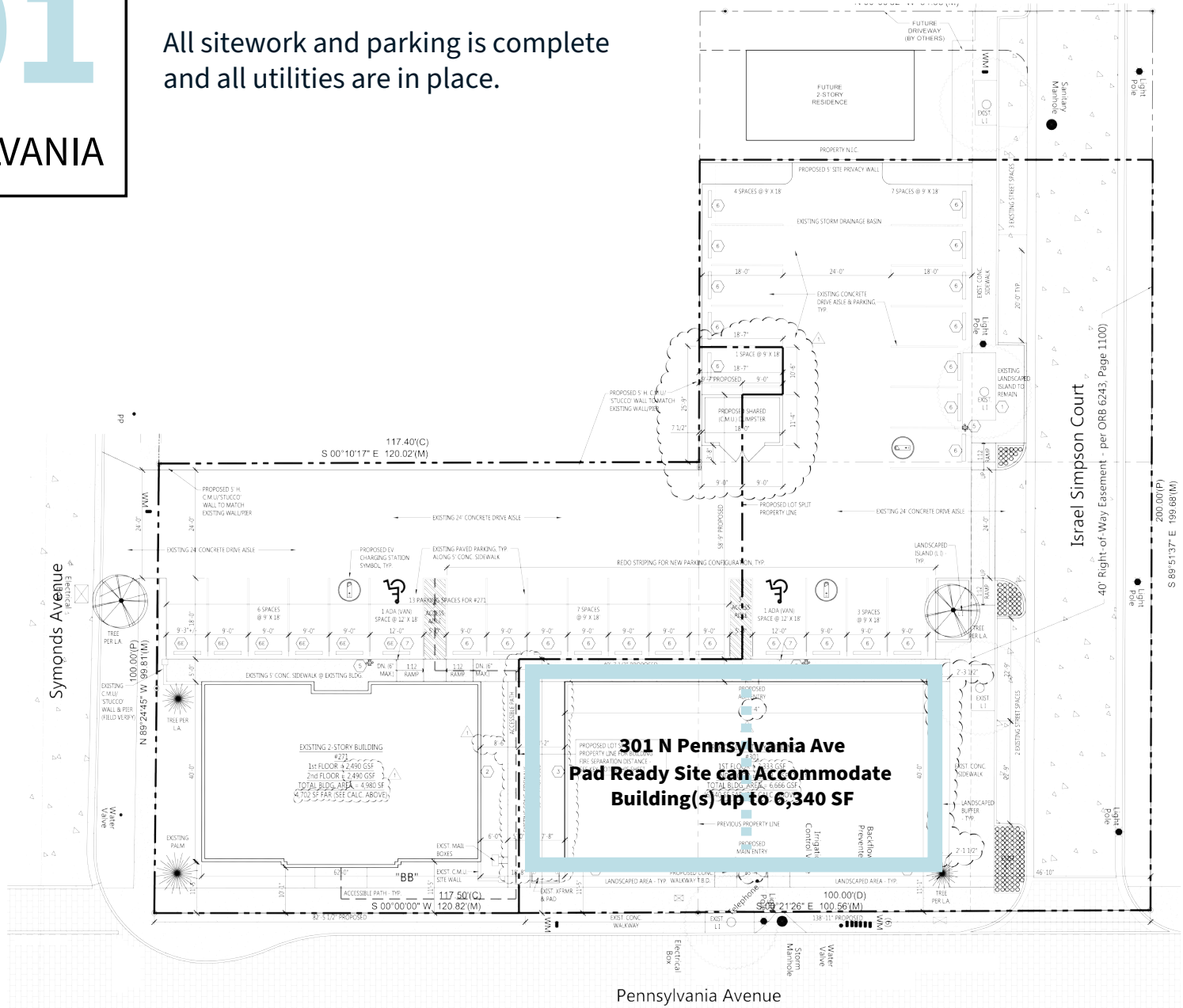
PAD SITE FOR SALE

Accommodate up to a 6,340 SF building which can be divided into multiple buildings.

301

NORTH PENNSYLVANIA AVE

All sitework and parking is complete and all utilities are in place.



Israel Simpson Court
40' Right-of-Way Easement - per ORB 6243, Page 1100

301 N Pennsylvania Ave
Pad Ready Site can Accommodate
Building(s) up to 6,340 SF

200.00'(F)
S 89°51'37" E 199.68'(M)

Pennsylvania Avenue

LOCATION

RESTAURANTS

- 1 240 Rose Café
- 2 Christner's Prime Steak & Lobster
- 3 La Campana Mexican & Seafood
- 4 Starbucks (3)
- 5 Buca di Beppo Italian
- 6 Miller's Ale House
- 7 Blaze Pizza
- 8 El Potro Mexican
- 9 Thai Place Restaurant & Bar
- 10 Fleming's Prime Steakhouse
- 11 The Cheesecake Factory
- 12 Olive Garden
- 13 P.F. Chang's
- 14 Shake Shack
- 15 Hillstone
- 16 Rocco's Italian Grille & Bar
- 17 Agave Azul
- 18 Reel Fish Coastal Kitchen & Bar
- 19 Pepe's Cantina
- 20 The Ravenous Pig

RETAIL

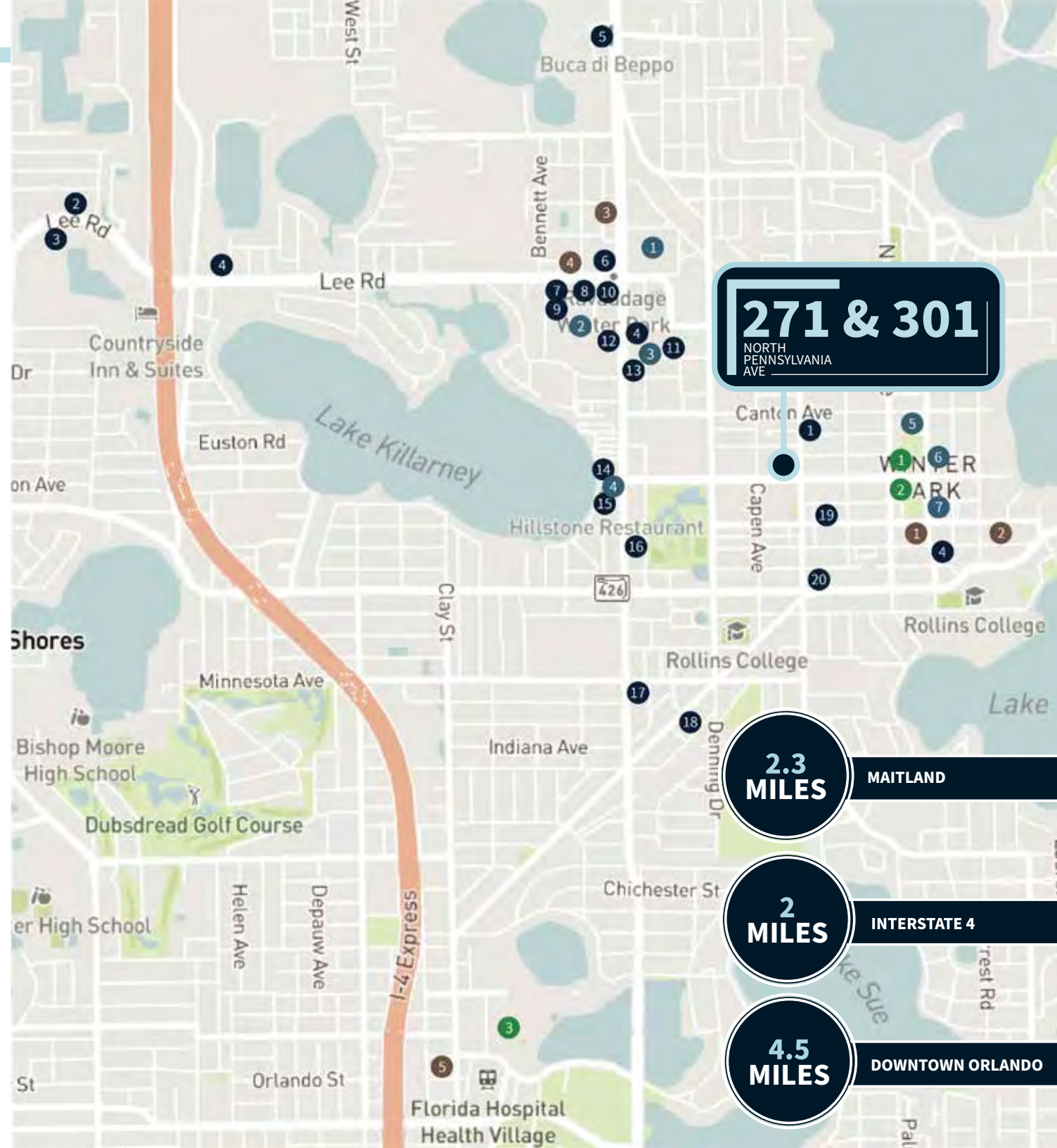
- 1 Winter Park Corners
- 2 Shopping Center of Winter Park
- 3 Winter Park Village
- 4 Lakeside & Lakeside Crossing
- 5 329 N Park
- 6 Shops on Park
- 7 Downtown Winter Park

POINTS OF INTEREST

- 1 Winter Park Train Station (Amtrak & SunRail)
- 2 Winter Park Farmer's Market
- 3 Advent Health, Cancer Inst., & Innovation Ctr

HOTELS

- 1 Park Plaza Hotel
- 2 The Alford Inn at Rollins
- 3 SpringHill Suites Winter Park
- 4 Hilton Garden Inn Winter Park
- 5 Comfort Suites Downtown



271 & 301
NORTH PENNSYLVANIA AVE

2.3 MILES

MAITLAND

2 MILES

INTERSTATE 4

4.5 MILES

DOWNTOWN ORLANDO



Darryl Hoffman

darryl.hoffman@streamrealty.com

T 407.204.1548

Jacob Attaway

jacob.attaway@streamrealty.com

T 407.204.9923

**Copyright © 2025 Stream Realty
Partners, All rights reserved.**

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.