



PARK AVE, WINTER PARK

Office/Retail Space Available for Lease

106 N Park Ave, 2nd Level, Winter Park, FL 32789



HIGHLIGHTS

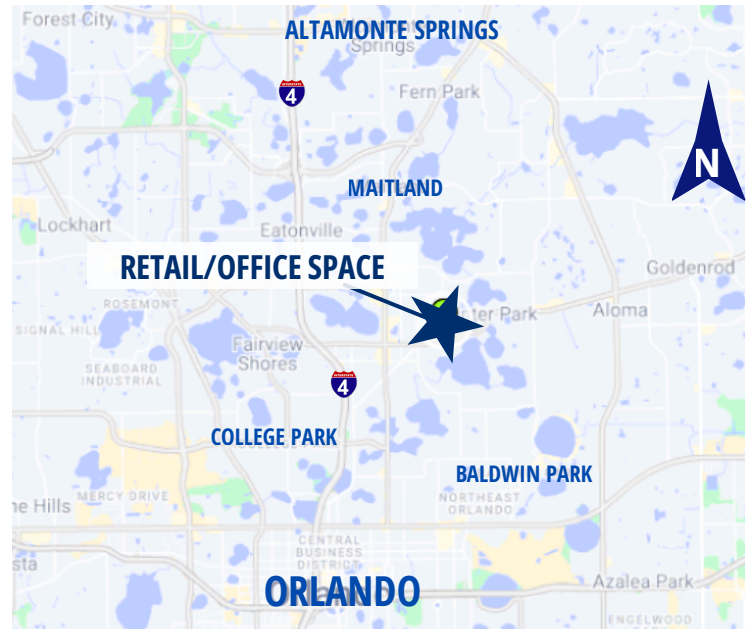
- **SUITE AVAILABLE at 1,800 SF | 2ND FLOOR SPACE**
- Vanilla shell: Early Q1 2026
- **Lease Rate:** \$40/sft. NNN plus CAM \$10/sft.
- Best address in Central Florida, across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants
- Second floor space available - 1,800 SF located in prestigious Downtown Winter Park
- **Free parking** in the Winter Park Center Parking Lot
- Currently in a demo stage, customizable space
- Located on the southeast corner of South Park Avenue

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	7,980	60,712	223,570
Households	3,439	27,530	103,191
Avg. HH Income	\$212,283	\$170,653	\$133,094

*Source: ESRI (2025)

MAP



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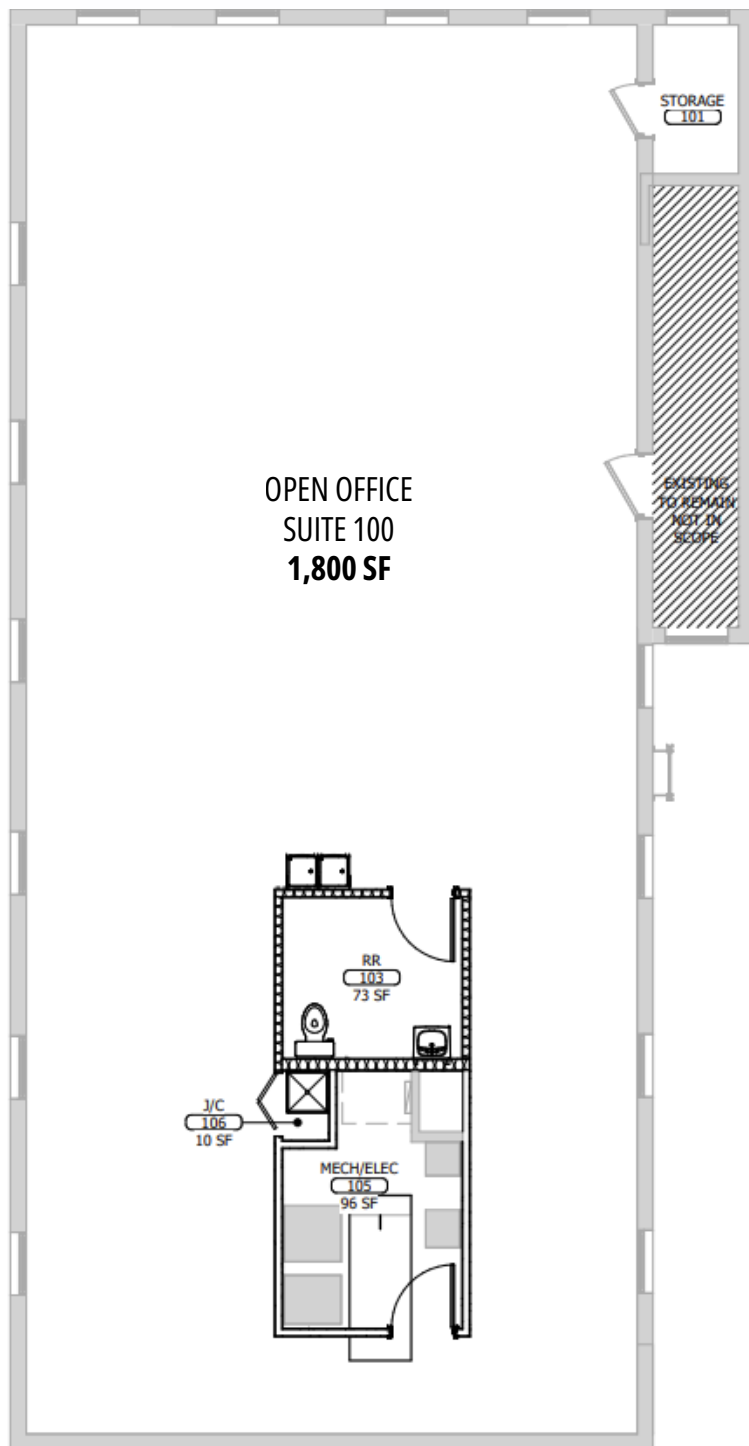
CrossMarc Services, LLC
Licensed Real Estate Broker



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ESTABLISHMENTS ON PARK AVE

PRATO

Wine Room
ON PARK AVENUE

BARNIE'S
COFFEE & TEA CO.



POTTERY
BARN



blu
mercury



Panera
BREAD



Forema
Bakery

boca



PARK AVENUE
TAVERN

Kilwins
CHOCOLATES

bosphorus

WILLIAMS SONOMA

TALBOTS

J. McLAUGHLIN



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