

# FOR SALE

*Brannon Custom Offices at Ravaudage*

NEW CONSTRUCTION  
CLASS A - CUSTOM OFFICE SPACE  
WINTER PARK | 32789





# Welcome to Ravaudage



01

# The Offering



**Starting Price:** \$2,900,000 - Final Pricing based upon Buyer's Customizations

**Address:** 1101 – 1103 Lewis Drive, Winter Park, FL 32789

**Building/Unit Size:** 3,313 SF (Two units left available in Phase I)

**Land Size:** 4,636 sf per unit

**Lot Dimensions:** ~41' x ~112'

**Zoning:** Planned Development (WP-OC-PD)

**Use:** Class A – Professional Office & Commercial

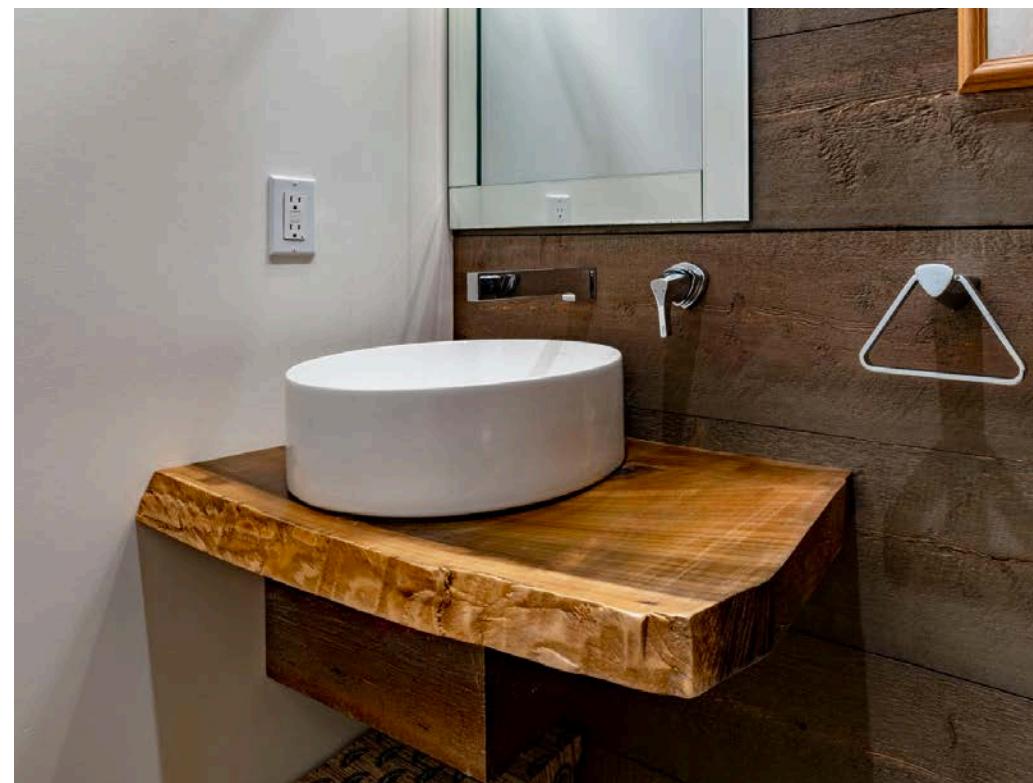
**Parking:** 7 spaces + generous street parking (non-metered)

Brannon Custom Offices at Ravaudage is your exclusive opportunity to design and build your Class-A office space tailored to your exact specifications. Nestled in the center of Ravaudage and along the lakeshore, the location provides discriminating buyers exceptional water and park views along with easy walkable access to some of Winter Park's best amenities. Less than 5 minutes to Interstate 4 and a short drive from the area's best neighborhoods, the property offers an irreplaceable location in Winter Park's most active retail and commercial corridor. As part of your purchase, Brannon Construction Co. will work with you every step of the way to design and build your office. As an added bonus, their corporate offices are right next door providing the best project supervision and client service available. Inquire today and don't let this limited opportunity pass you by!

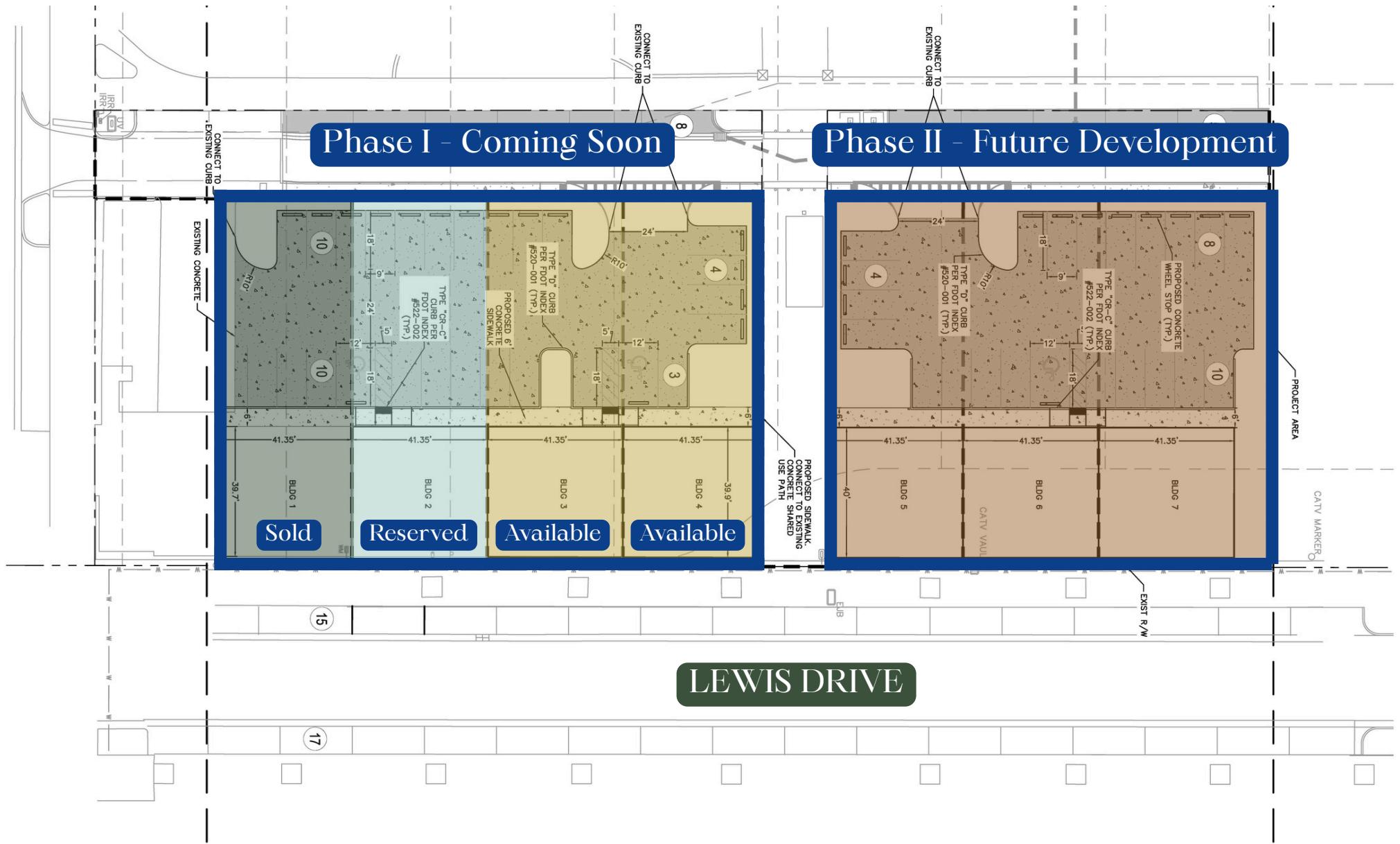








# Site Plan



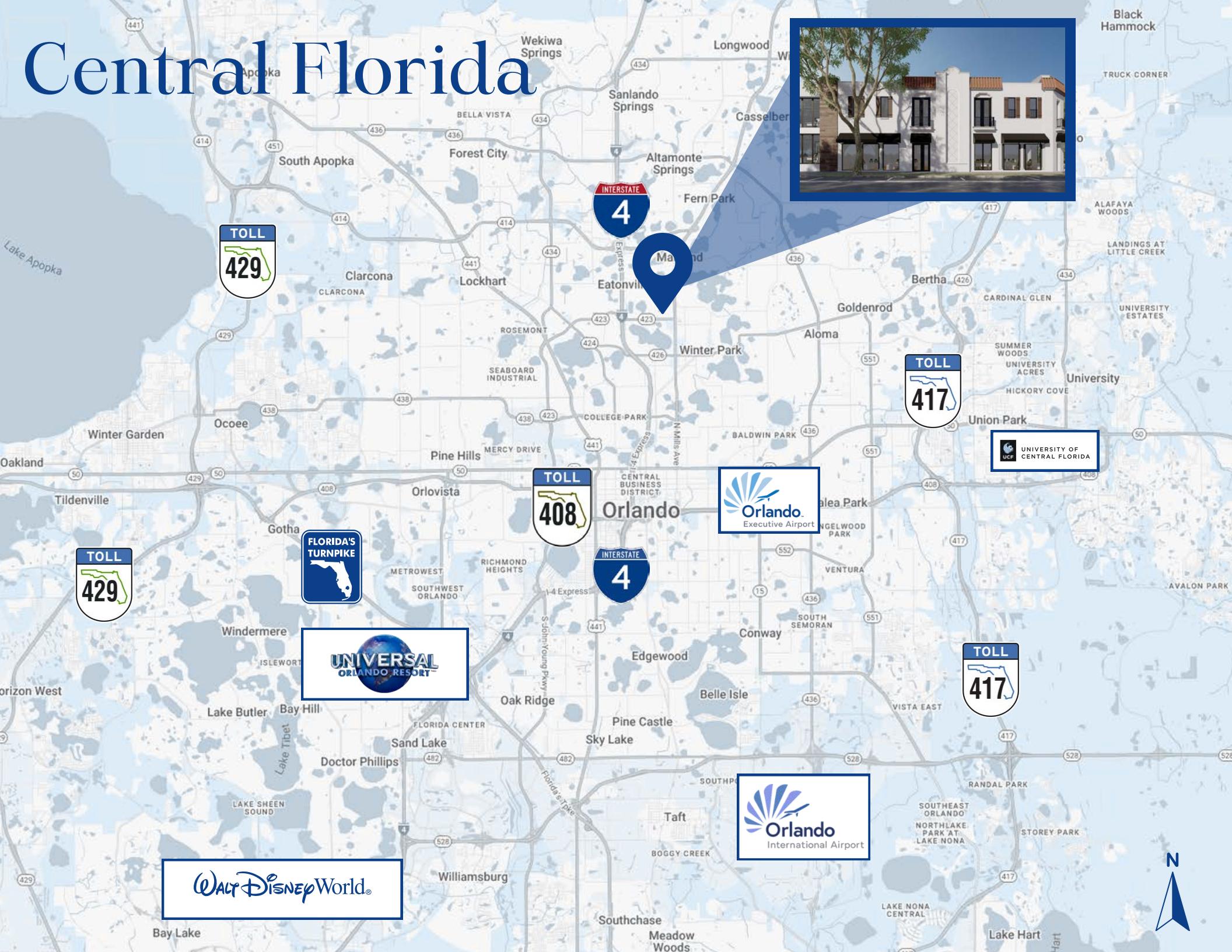


The Perfect Location



02

# Central Florida



# Retail



# The Neighborhood

A brief 10-minute walk will lead you to the finest dining, banking, and shopping experiences around.

Discover over 40 options for your daytime or evening pleasure.

Featuring a mix of national brands and beloved local establishments, there is truly something for everyone.

Additionally, this location boasts an impressive walkability score of 79, which is quite rare for Central Florida.

SUSHI SAKE

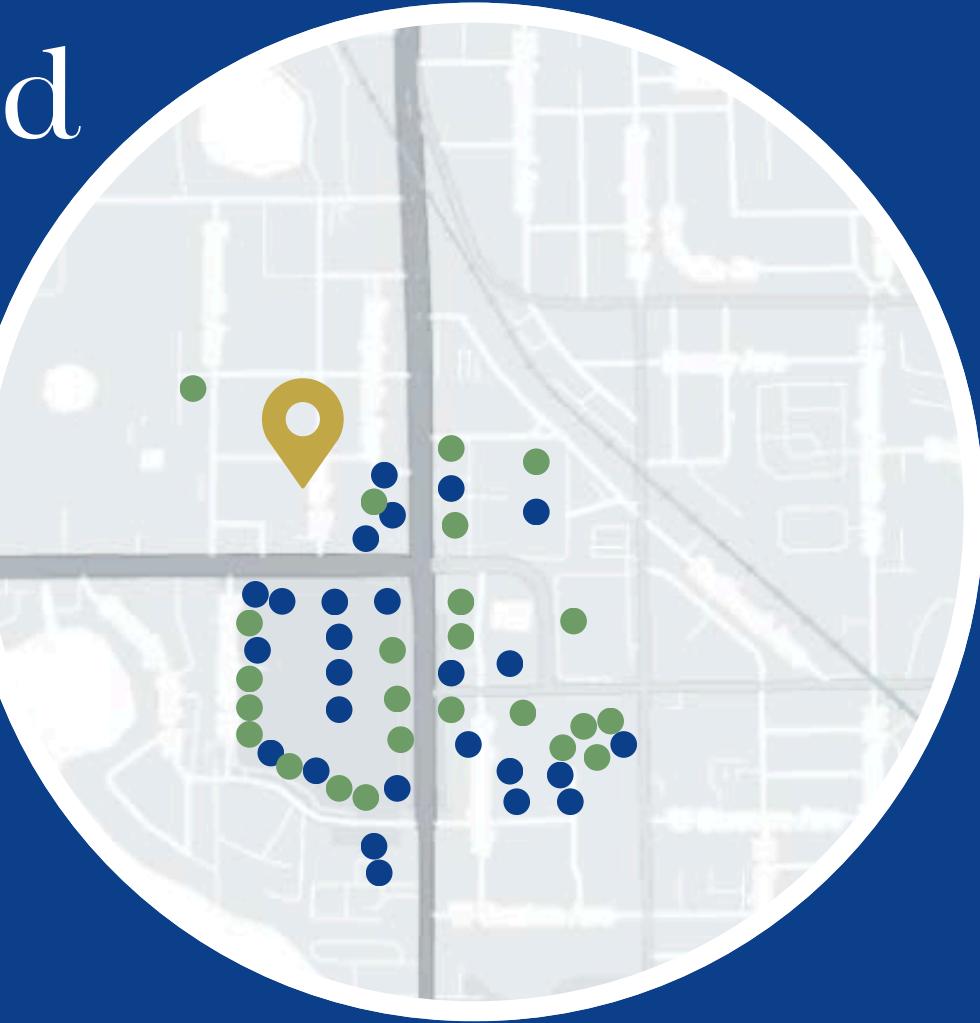


MILLER'S  
ALE-HOUSE

The Cheesecake Factory



Olive Garden  
ITALIAN KITCHEN



Marshalls

ROSS  
DRESS FOR LESS

Michaels

HomeGoods

LA FITNESS

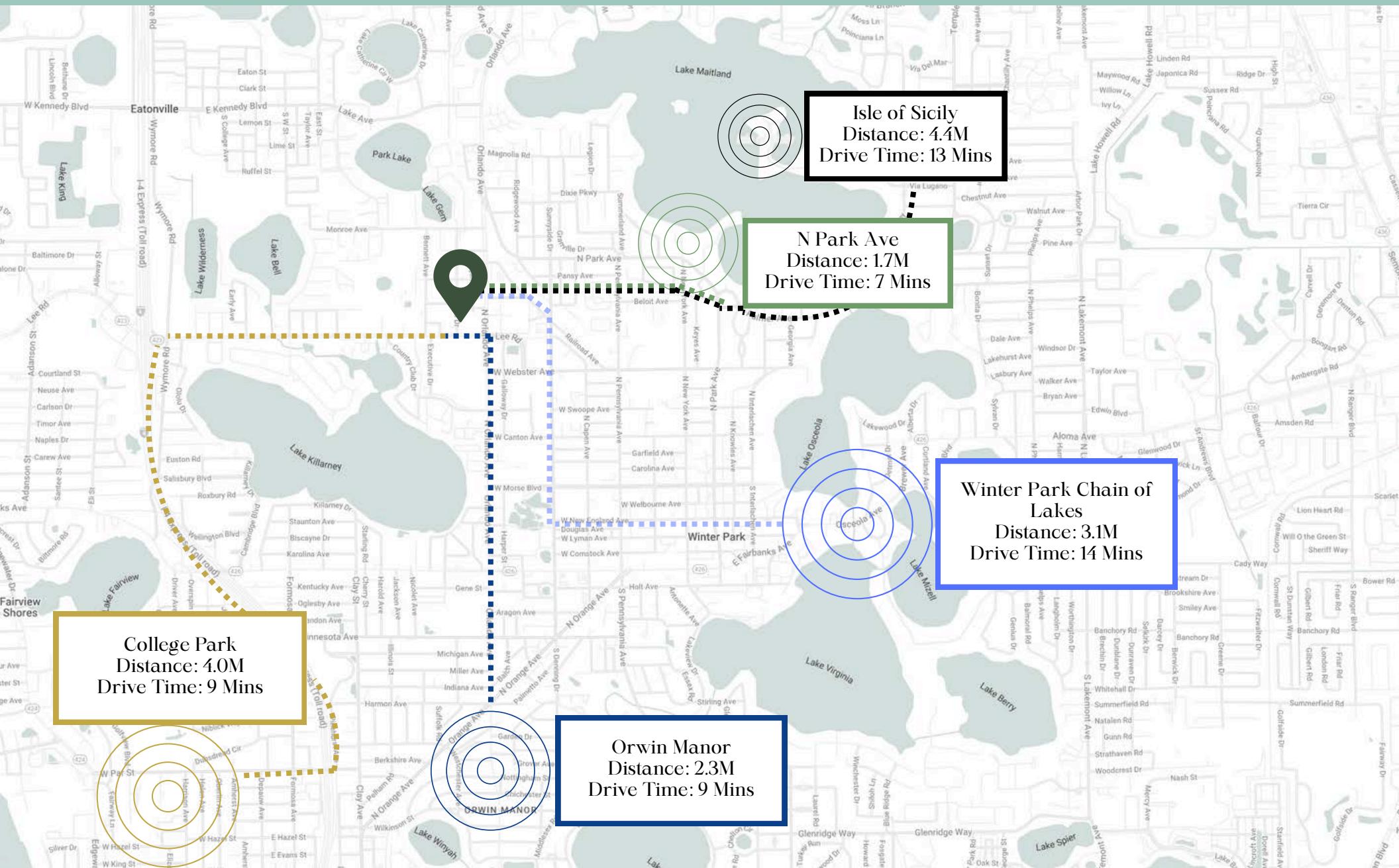
Fidelity  
INVESTMENTS

CHASE

ULTA  
BEAUTY



# Neighborhood Drive Times





# Winter Park Lifestyle



03

# Winter Park



## City of Culture & Heritage

The city of Winter Park is celebrated for its esteemed restaurants, museums, and premier shopping options, as well as its A-rated schools and family-friendly atmosphere.



With its rich heritage, robust sense of community, extensive park system, diverse economic foundation, and picturesque chain of lakes, the city offers a high quality of life for both residents and visitors.





WINTER PARK  
VILLAGE

## Shop, Stroll, Indulge & Enjoy!

Winter Park Village is an outdoor shopping center located in Winter Park, Florida. It boasts a diverse array of high-end retail and restaurants, along with a 20-screen Regal Cinemas. The center's anchor tenants include Publix, Arhaus, Guitar Center, REI, and Regal Cinemas. Following a comprehensive two-year renovation, Winter Park Village achieved full occupancy as of March 2025.





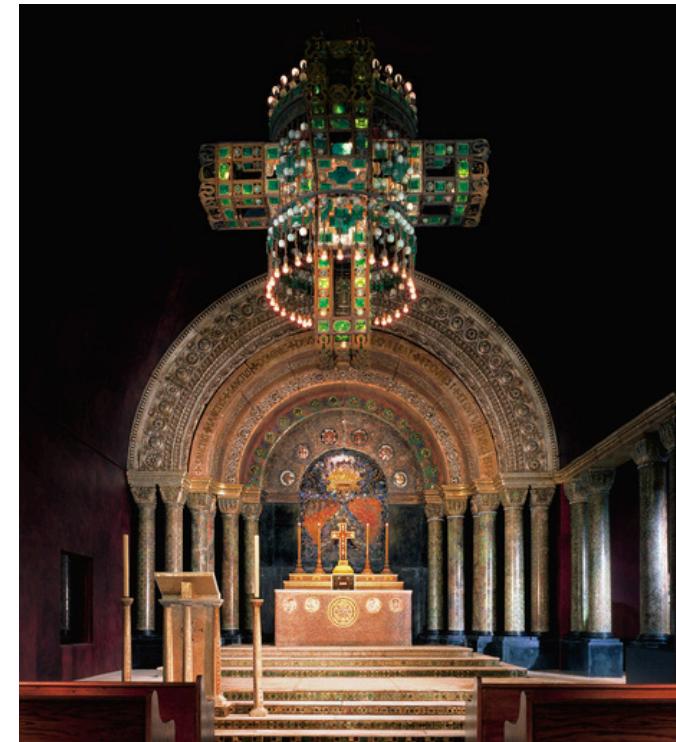
Explore Park Avenue in Winter Park, Florida, an 11-block area with a vibrant hub featuring boutiques, restaurants, museums, community events, and a picturesque park. Nestled among some of the state's most upscale residences and the renowned Rollins College, Park Avenue is celebrated globally as a premier shopping and dining destination.



20+  
RESTAURANTS



35+  
RETAIL



4  
MUSEUMS

# Demographics



	3 - MILES	5-MILES
 2024 POPULATION	87,594	285,313
 2029 POPULATION*	91,396	296,814
 AVG HSHD INCOME	\$112,114	\$91,648
 MEDIAN AGE	41.6	38.7
 BACHELOR'S DEGREE OR HIGHER	48%	40%

# Meet the Builder

## BRANNON CONSTRUCTION

Mike Brannon's family began building custom homes in Orlando in the mid-1940s, and he took over the tradition in 1983. Brannon-Construction helps bring your dream home to life, offering guidance from architectural conception to construction completion.

With an emphasis on elegance, durability, and excellence, Mike's skilled team guarantees a satisfying building experience. Having ventured into commercial spaces, Mike is poised to infuse sophistication and modernity into the workplace.



# Brannon Custom Offices at Ravaudage

Exclusively Listed by:  
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