



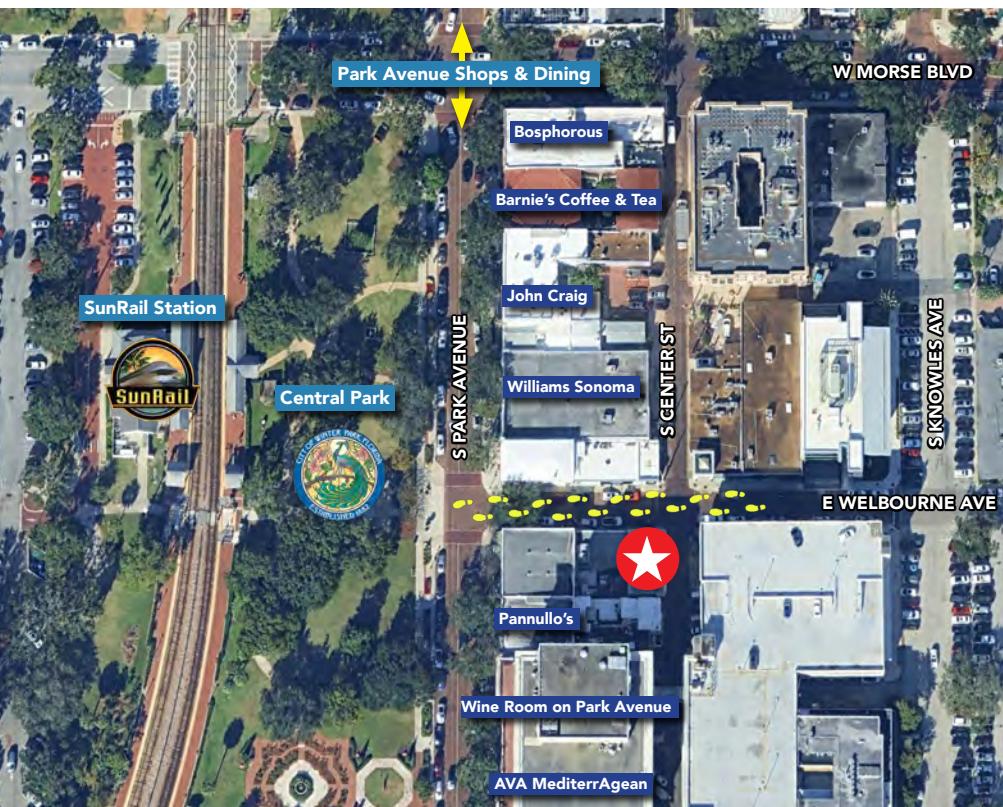
2ND FLOOR OFFICE SPACE FOR LEASE

124 E Welbourne Ave, Winter Park, FL 32789

Ideally Located Office Space in the Heart of Winter Park

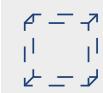
PROPERTY HIGHLIGHTS

- 2nd floor office space with conference room
- Located in the core of downtown Winter Park
- Access to surface parking in close proximity
- Frontage along Welbourne Avenue - a notable side street
- One block from Park Avenue and the park



ASKING RATE:

Call for Details



AVAILABLE SPACE:

2nd Floor: 1,480± SF



ZONING:

C-2



YEAR BUILT:

1964



H A R B E R T
REALTY SERVICES

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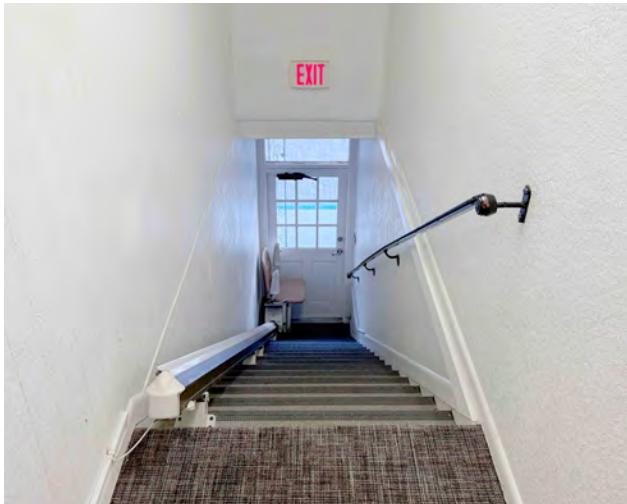
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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PHOTOS



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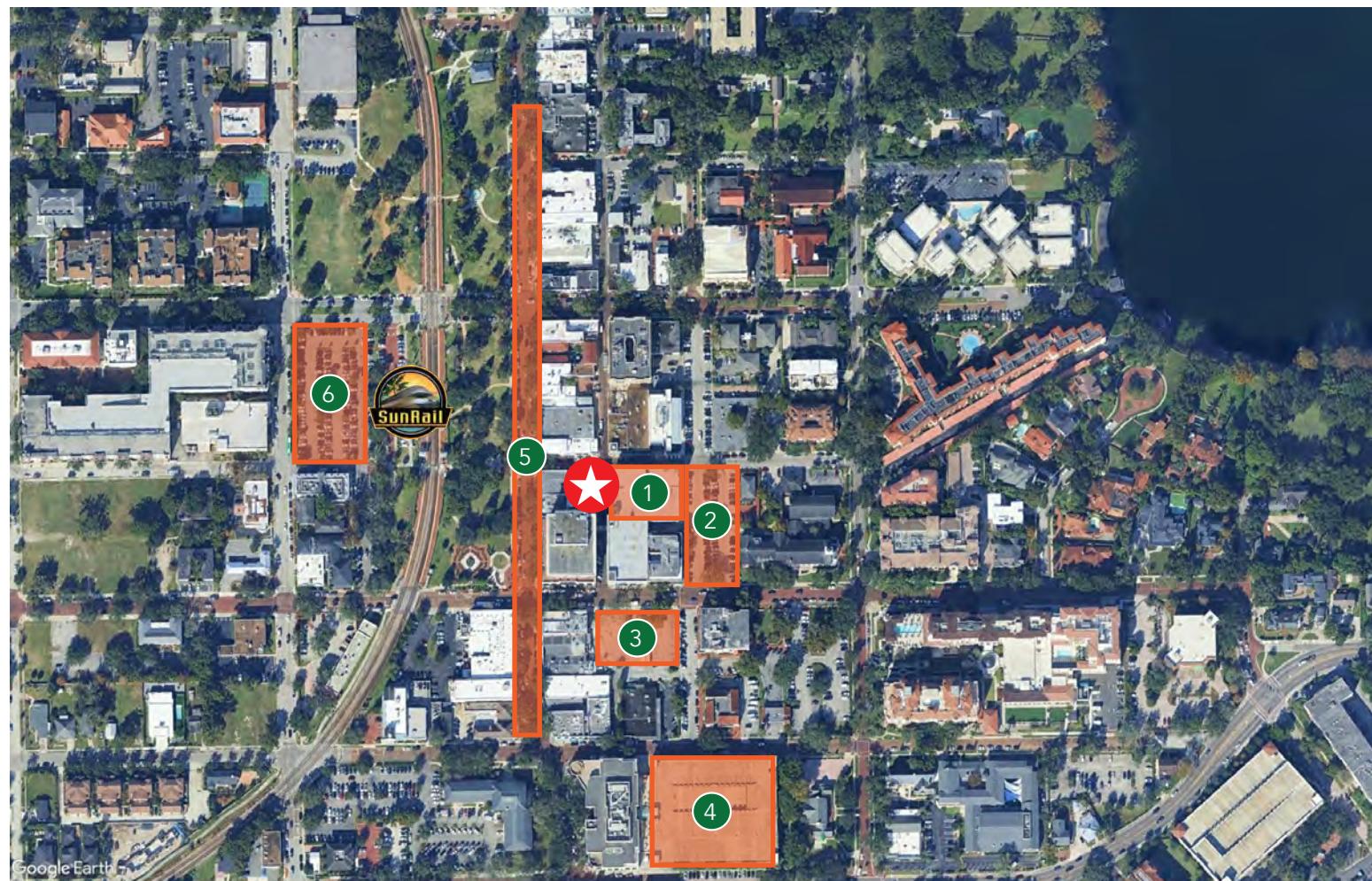
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PARKING

CONVENIENT FREE & PAID PARKING ACCESS IN CLOSE PROXIMITY



- 1. Bank of America Parking Garage
- 2. Free Public Parking
- 3. Free Public Parking
- 4. Truist Parking Garage
- 5. Park Avenue Public Street Parking
- 6. Winter Park SunRail Parking Lot



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AREA OVERVIEW



SIGNIFICANT DRIVE TIMES

- 9 minutes to US 17-92 (N Orlando Ave)
- 12 minutes to I-4
- 19 minutes to Orlando Executive Airport
- 15 minutes Downtown Orlando
- 32 minutes to Orlando International Airport (MCO)

1,3,5 MILE DEMOGRAPHICS

POPULATION		
1 Mile	3 Miles	5 Miles
8,886	106,475	294,149
EMPLOYEES		
1 Mile	3 Miles	5 Miles
20,014	84,256	241,359
AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$209,711	\$156,228	\$124,573



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