



# MINNESOTA ROW

WINTER PARK

RETAIL / MEDICAL / PREMIER OFFICE / FOOD & BEVERAGE

AVAILABLE FOR LEASE

# WINTER PARK BY THE NUMBERS



Combining historic charm and brick-lined streets with a famous reputation for retail, Winter Park stands out as the cool place to be in a red-hot Central Florida.

80  
WALK SCORE

44  
MEDIAN AGE

8  
SPRING FED LAKES

\$108,081  
AVERAGE HH  
INCOME (3 MI.)

87,287  
POPULATION  
(3 MI.)

140  
BOUTIQUES, CAFES,  
RESTAURANTS, AND  
MUSEUMS

32789



# WINTER PARK

## RETAIL HIGHLIGHTS

Winter Park is an established historic community, but also known as a retail destination. Park Avenue provides an idyllic small-town main street surrounded by 140 high-end boutiques, cafés, fine restaurants, and museums.



The multi-million dollar renovation will include façade, landscaping, and greenspace improvements throughout, the addition of a central pedestrian gathering place in the heart of the project, as well as delivering dynamic restaurant, retail and office space.

#### PROPERTY HIGHLIGHTS

- 85K SF Customizable Medical & Creative Office Space
- 25K SF of Retail and Food & Beverage
- Single-Story Layout Providing Maximum Signage & Visibility
- 3.5/1,000 Parking
- Delivering summer 2025


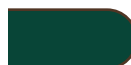

# MINNESOTA ROW

## WINTER PARK

Formerly known as Winter Park Business Center, Minnesota Row is slated to undergo a significant transformation into a walkable, 18-hour mixed-use destination delivering summer 2025.



**KEY**

-  OFFICE
-  RETAIL
-  LEASED



# SITE PLAN

OFFICE & RETAIL



# LOCATION



# WE CREATE DESTINATIONS



## WE BELIEVE IN IRREPLACABLE NEIGHBORHOODS



SOUTH END  
Charlotte, NC



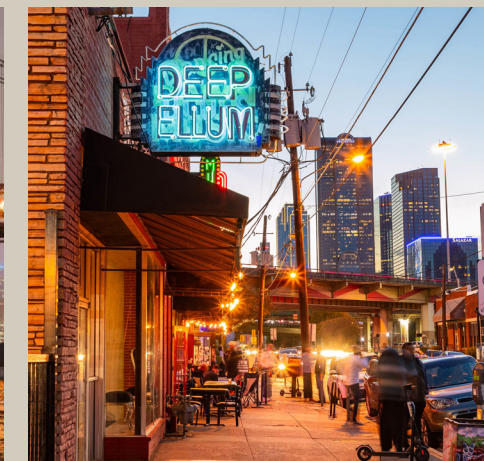
FULTON MARKET  
Chicago, IL



CARLSBAD  
San Diego, CA



WILLIAMSBURG  
New York City, NY



DEEP ELLUM  
Dallas, TX



SUNSET HARBOUR  
Miami, FL



ASANA  
PARTNERS

### ABOUT US

Asana Partners is a vertically integrated real estate investment firm creating value in dynamic and vibrant mixed-use neighborhoods.



# MINNESOTA ROW

WINTER PARK



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