



347 N Orlando Ave

347 N Orlando Ave, Winter Park, FL 32789



Brian Grandstaff

Millenia Partners

4104 Millenia Blvd, Suite 100, Orlando, FL 32839

briang@millenia-partners.com

(407) 370-3211





347 N Orlando Ave

Upon Request

- **Freestanding Structure:** A 2,610 SF single-tenant building offering complete independence and dedicated presence.
- **Versatile Zoning (C-3):** Highly flexible C-3 zoning accommodates a wide range of uses, including retail, office/showroom, and light restaurant space.
- **Ample Parking:** Benefits from cross-parking with three other buildings, providing a total of 84 spaces and an excellent parking ratio of 4.21/1,000 SF
- **Prominent Signage:** Features both pylon signage and monument signage
- **Excellent Frontage:** Boasts 71 feet of direct frontage on N. Orlando Avenue (US 17-92)
- **Diverse Rental Options:** The variety of apartment complexes, from luxury to more standard offerings, ensures a diverse resident base



Rental Rate: Upon Request

Property Type: Retail

Property Subtype: Freestanding

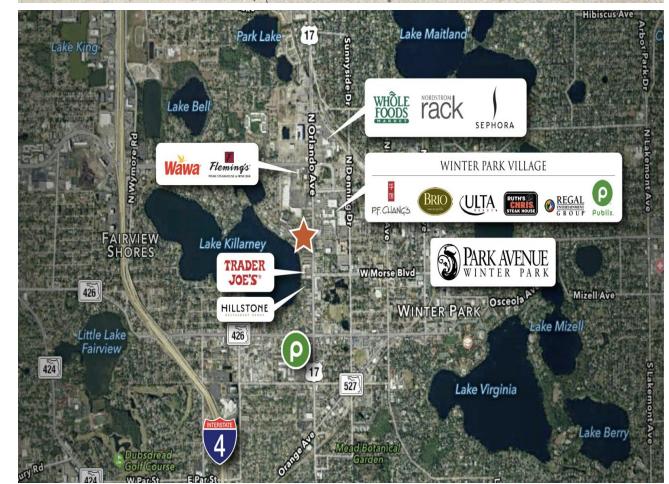
Gross Leasable Area: 2,610 SF

Year Built: 1952

Walk Score ®: 72 (Very Walkable)

Transit Score ®: 38 (Some Transit)

Rental Rate Mo: Upon Request



1st Floor

Space Available	2,610 SF
Rental Rate	Upon Request
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

High-Profile Frontage: Boasts 71 feet of excellent frontage directly on N. Orlando Avenue (US 17-92), a major commercial corridor.

Walkable to Amenities: Within walking distance of numerous new restaurants and shops in Lakeside Crossing and the highly successful Winter Park Village.

Proximity to Key Destinations: Less than a mile from the internationally acclaimed Park Avenue and a short 10-minute drive to Downtown Orlando.

Excellent Accessibility: Direct access to I-4 via Fairbanks Avenue.

Freestanding Building: A 2,610 SF single-tenant, freestanding retail/office building.

Versatile Zoning (C-3): Zoned C-3, making it ideal for retail, office/showroom, or even light restaurant space.

User-Ready: Fully built-out, ready for immediate occupancy.

Ample Parking: Benefits from cross-parking with three other buildings, offering a total of 84 spaces and a parking ratio of 4.21/1,000 SF.

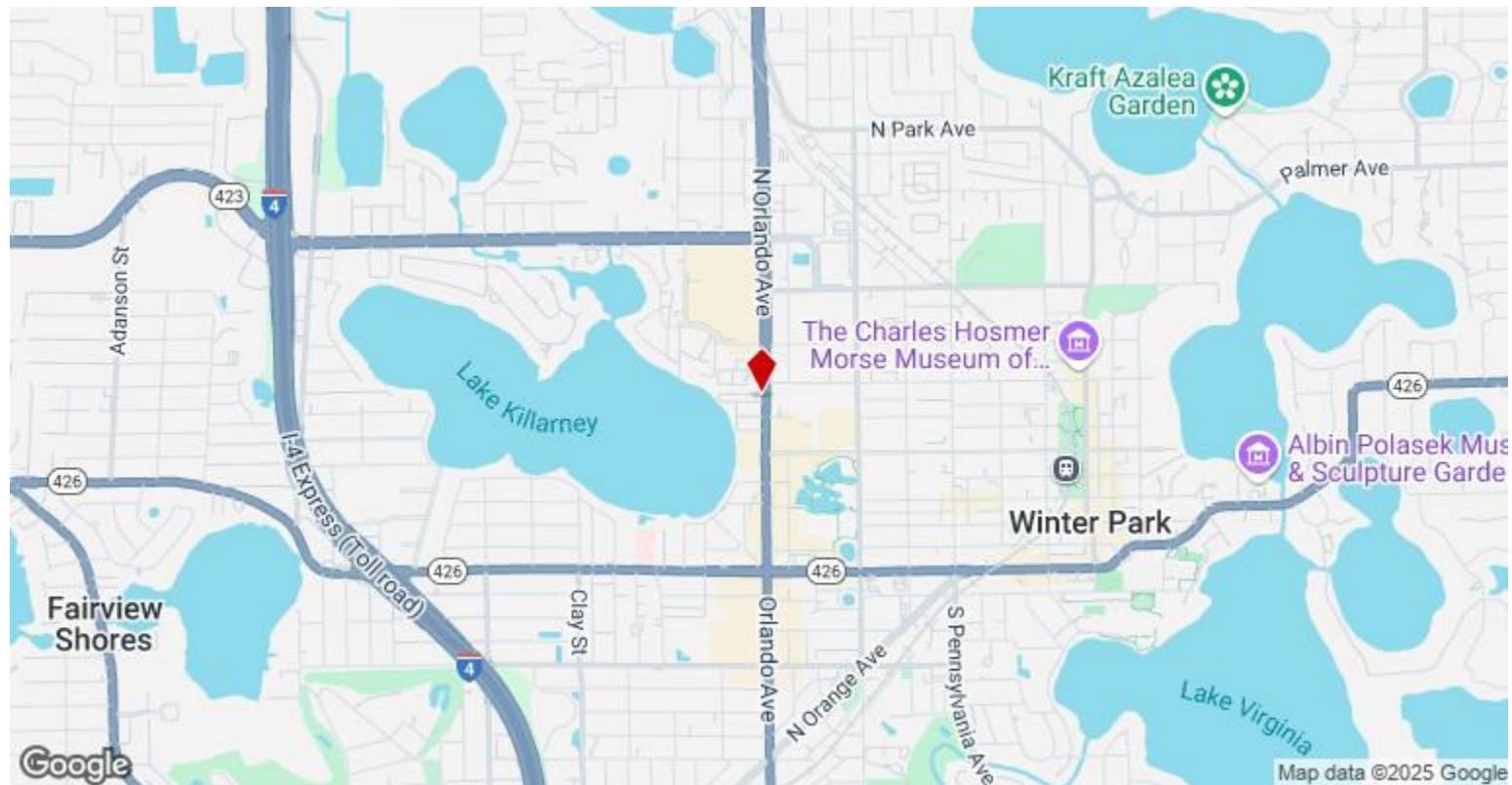
Excellent Signage Opportunities: Features both pylon signage and monument signage for maximum exposure.

Convenience Features: Includes 24-hour access, tenant-controlled HVAC, and storage space.

Potential for Drive-Thru: The property highlights mention "Drive Thru" as a feature..

Renovated: Last renovated in 2022.

Winter Park Village Anchors: Directly across from Winter Park Village, anchored by popular establishments such as P.F. Chang's, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas.



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Exceptional opportunity to establish or expand your business at 347 N Orlando Avenue, a highly desirable 2,610 square foot freestanding retail/office building nestled in the heart of Winter Park, Florida. This meticulously maintained property, last renovated in 2022, offers a modern and versatile space ready for immediate occupancy.

Boasting an impressive 71 feet of direct frontage on N. Orlando Avenue (US 17-92), one of Central Florida's most vital commercial arteries, this property guarantees unparalleled visibility for your brand. The C-3 zoning designation provides remarkable flexibility, making it ideal for a wide range of uses, including retail, professional office/showroom, or even a light restaurant concept, potentially with a drive-thru.

Step inside to a fully built-out interior, designed to accommodate various business needs. The building benefits from excellent cross-parking with three adjacent properties, providing a generous 84 shared spaces and a strong parking ratio of 4.21/1,000 SF, ensuring convenience for both staff and clientele. Prominent pylon and monument signage opportunities further amplify your presence in this bustling area. Additional amenities include 24-hour access, tenant-controlled HVAC, and ample storage space, catering to the practical requirements of any successful enterprise.

Property Photos



Property Photos

