



SHOWROOM FOR LEASE IN WINTER PARK

952 W Fairbanks Ave, Winter Park, FL 32789

Highly visible showroom space for lease along high-traffic corridor

PROPERTY HIGHLIGHTS

- **Premium Standalone Building:** 3,750 SF Class A office/showroom with high-end, modern finishes.
- **High-Visibility Signage:** Frontage on Fairbanks Ave with 25,500+ daily vehicles (AADT).
- **Modern Layout:** Bright, open-concept first floor plus private second-floor executive suites.
- **16 Dedicated Parking Spaces:** Rare, ample private parking for a standalone Winter Park site.
- **Strategic Access:** Minutes from I-4 and walking distance to Park Ave dining and retail.
- **Versatile C-3 Zoning:** Ideal for retail, creative office, or a medical showroom.



ASKING RATE:

Contact For Details



AVAILABLE SUITE:

3,750 SF



ZONING:

WP C-3



YEAR BUILT:

2016



HARBERT
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For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)

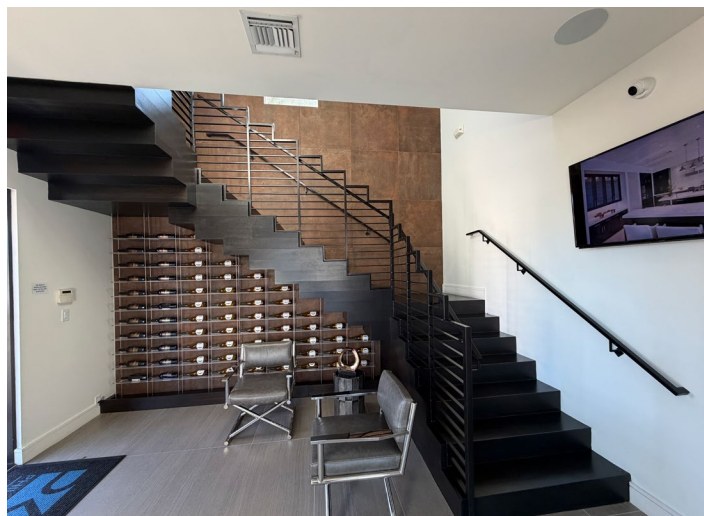
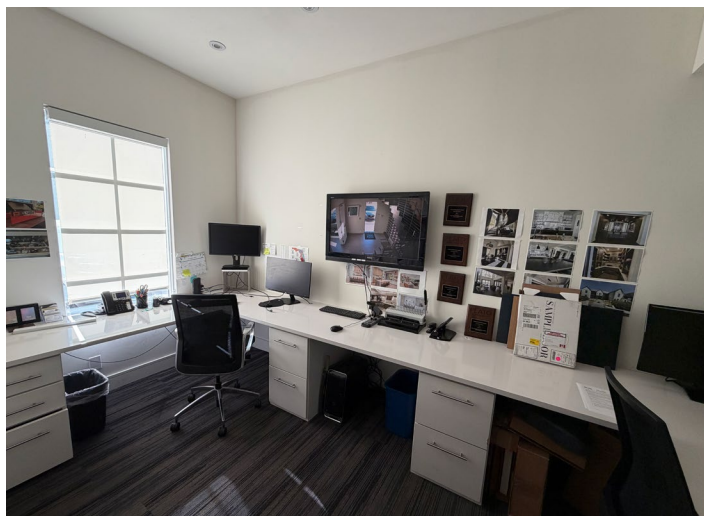
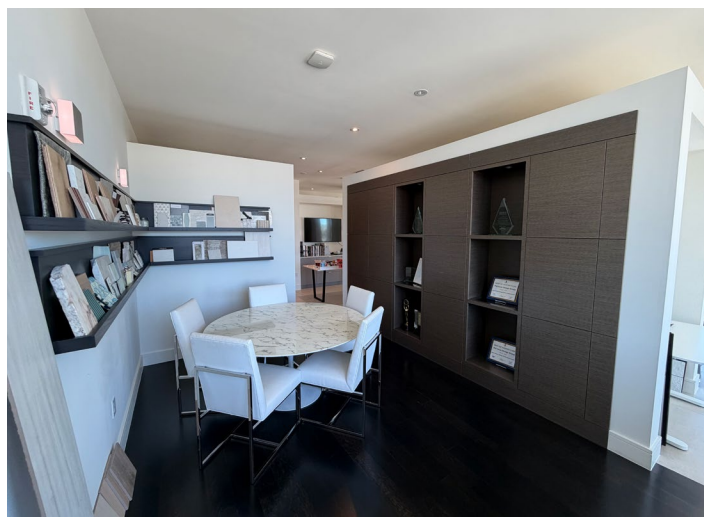
400 S Park Ave, Suite 225, Winter Park, FL 32789

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PHOTOS



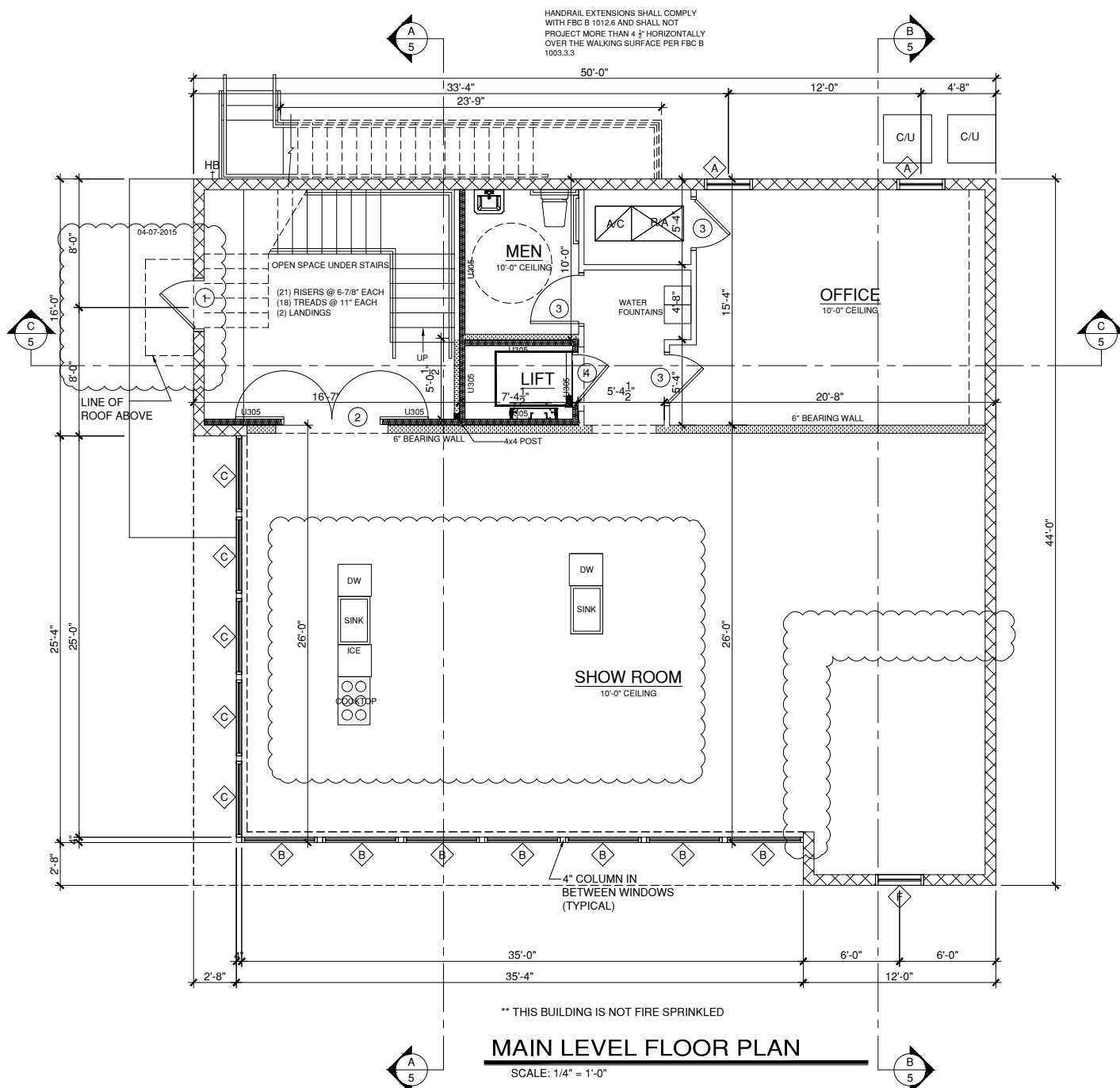
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FLOOR PLAN



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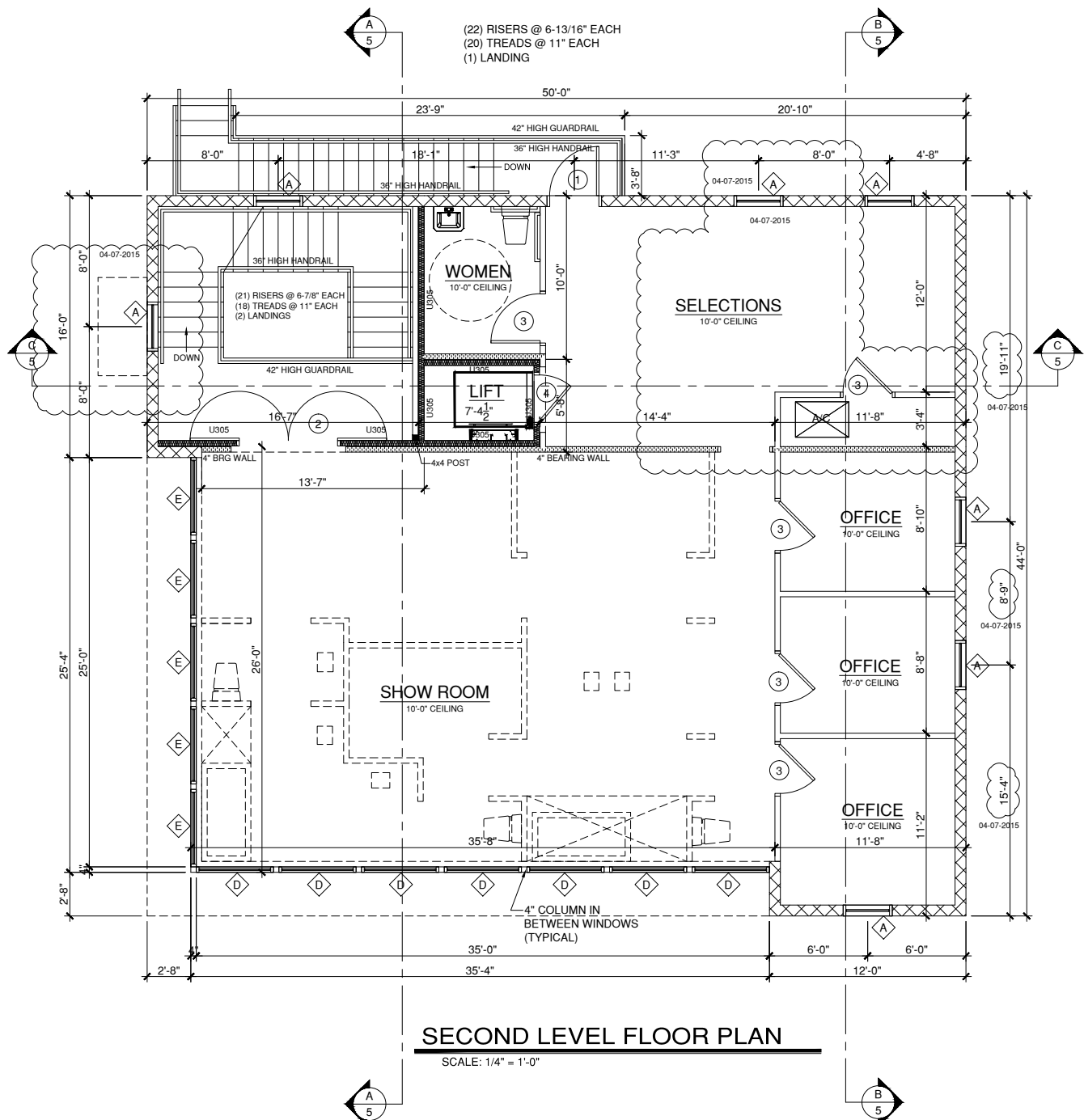
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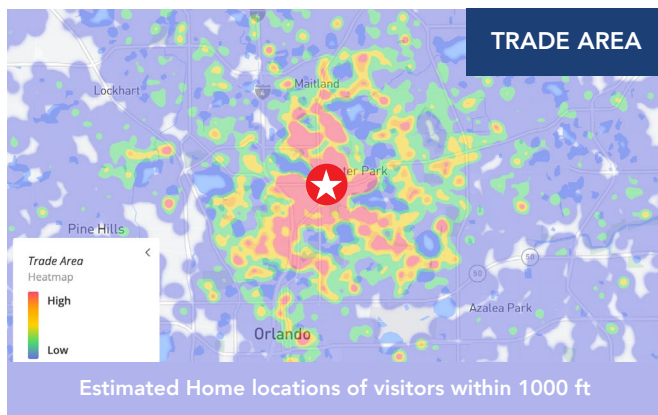
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AREA OVERVIEW



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	902K
Visitors	306.5K
Visit Frequency	2.94x
Avg Dwell Time	56 minutes
Visitor Income	\$70K Median HH Income

POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
11,099	96,945	297,307	26,343	94,248	254,239	\$155,052	\$169,824	\$122,251



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