

Prime Corner Retail For Lease

862 S Orlando Avenue, Winter Park, FL



Property Highlights:

- Size: 6,315 SF retail building
- Recent past use was bank branch and restaurant
- Available spaces include 4,240 SF bank branch and 2,075 SF 2nd generation restaurant
- Bank drive-thrus
- Ample parking includes 2x EV charging station
- Signalized, corner location in heart of Winter Park's premier commercial corridor
- 35,000 AADT on S. Orlando Avenue
- Nearby retail includes Publix, Trader Joes, Agave Azul, AT&T, McLaren, Krispy Kreme, Sixty Vines, First Watch, Hillstone, Saucy, Chick-fil-A, Taco Bell, Chipotle, and more...

FOR LEASE: Call to Discuss

Demographic Summary			
	1 Mile	3 Mile	5 Mile
Population			
2024 Census	10,399	95,396	286,658
2020 Census	8,593	88,932	275,589
2024-2029nGrowth	1.3%	0.9%	0.8%
Households			
2024 Census	5,425	44,209	127,707
2029 Projection	5,781	46,259	132,946
2024-2029 Growth	1.3%	0.9%	0.8%
2024 Med Home Value	\$480,326	\$475,167	\$355,067
2024 Avg. HH Income	\$100,231	\$119,045	\$92,220

Tommy Pinel, MAI

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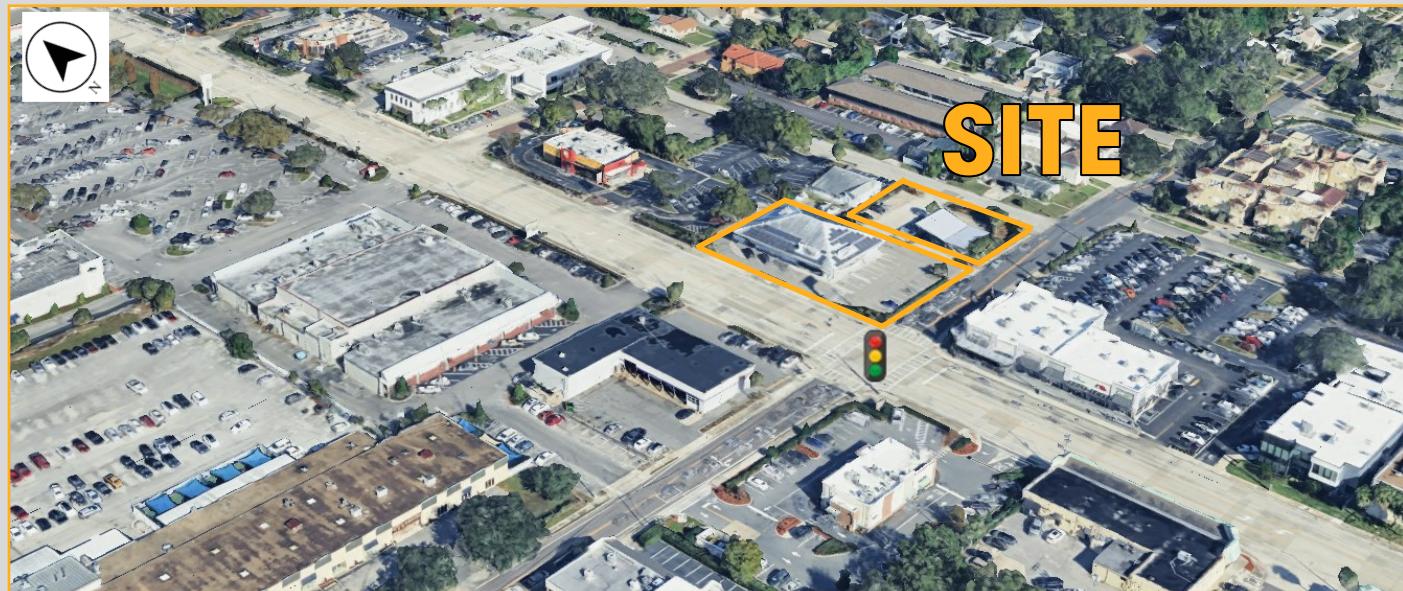
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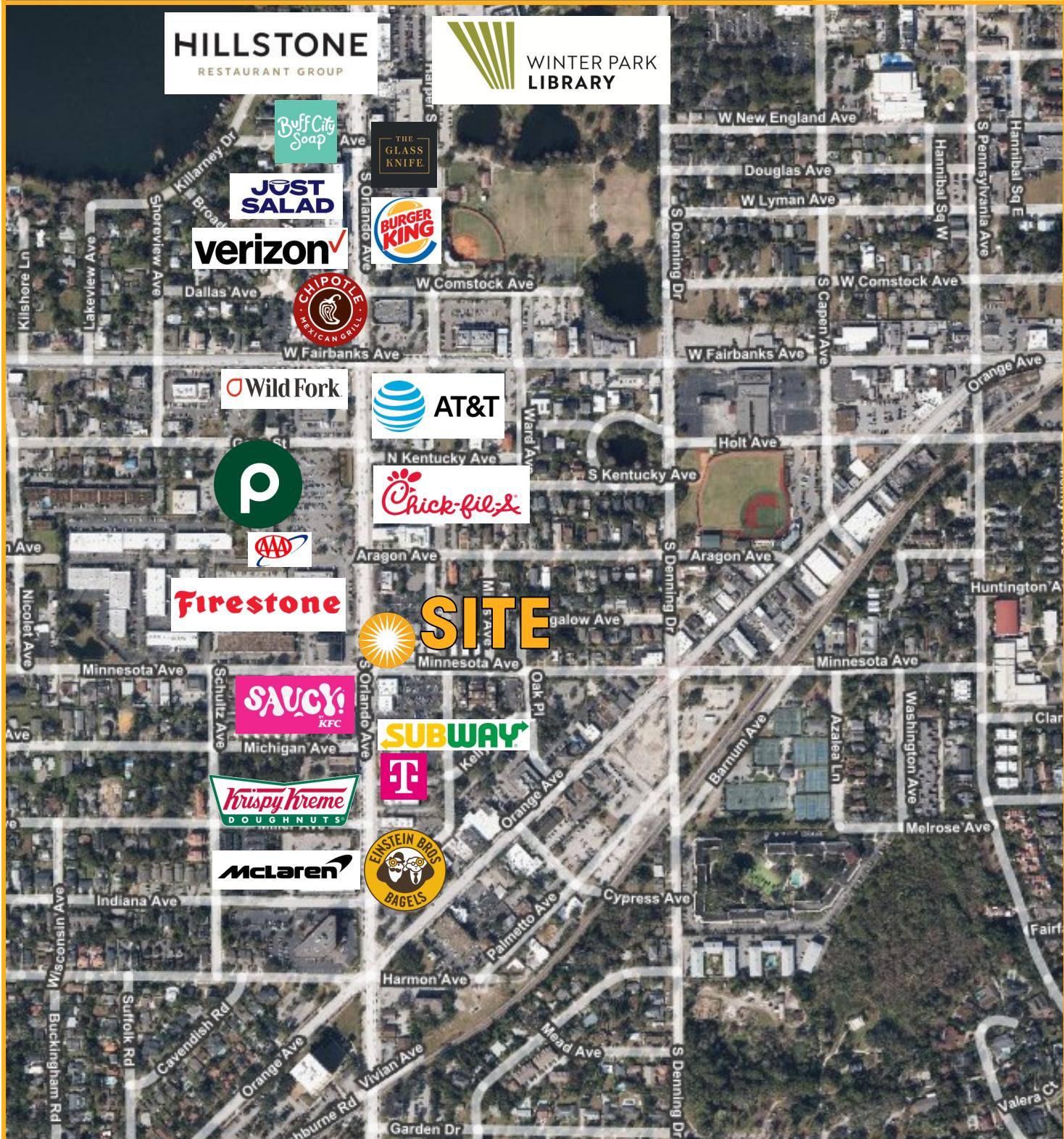
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Location and Surrounding Retail



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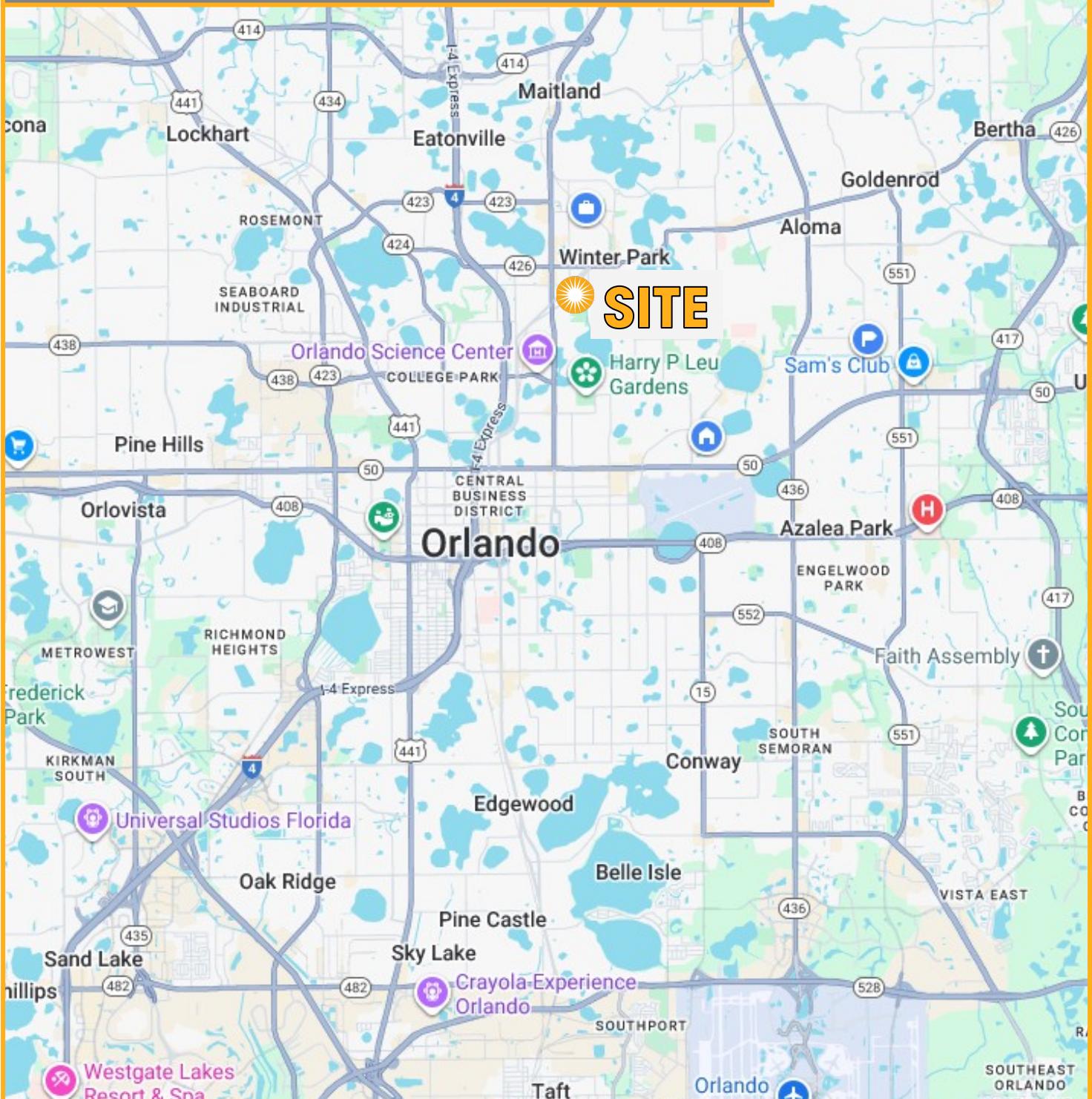
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Red Bug
Lake Park

Approximate Representation



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