



View the
Drone Video



30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE
1100 N Orange Ave, Winter Park, FL 32789

AVAILABLE Q4 2025

PROPERTY HIGHLIGHTS

- Approved three-story, Class "A" building
- Ground floor retail/commercial opportunities
- Upper floor office opportunities
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to the City of Winter Park's new Seven Oaks Park with exceptional elevated balcony park views on floors two and three
- One of Winter Park's best options for parking
- Brand new construction with customizable tenant spaces



ASKING RATE:
Contact broker for details



SQUARE FOOTAGE:
30,000± rsf



TOTAL LAND AREA:
1.88±



PARKING:
102 surface spaces



ZONING:
O-1



YEAR BUILT:
Q4 2025



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

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SITE PLAN



HARBERT
REALTY SERVICES

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RENDERINGS



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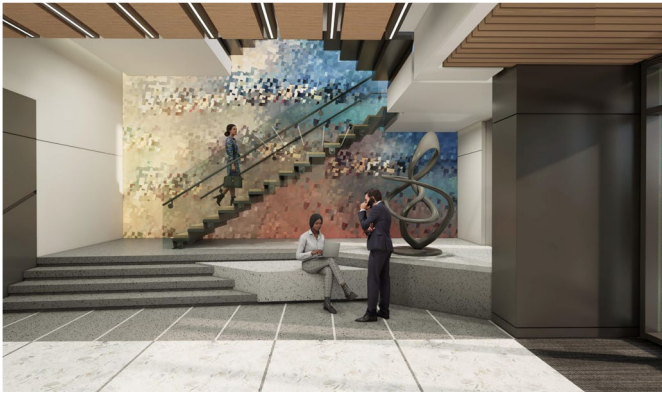
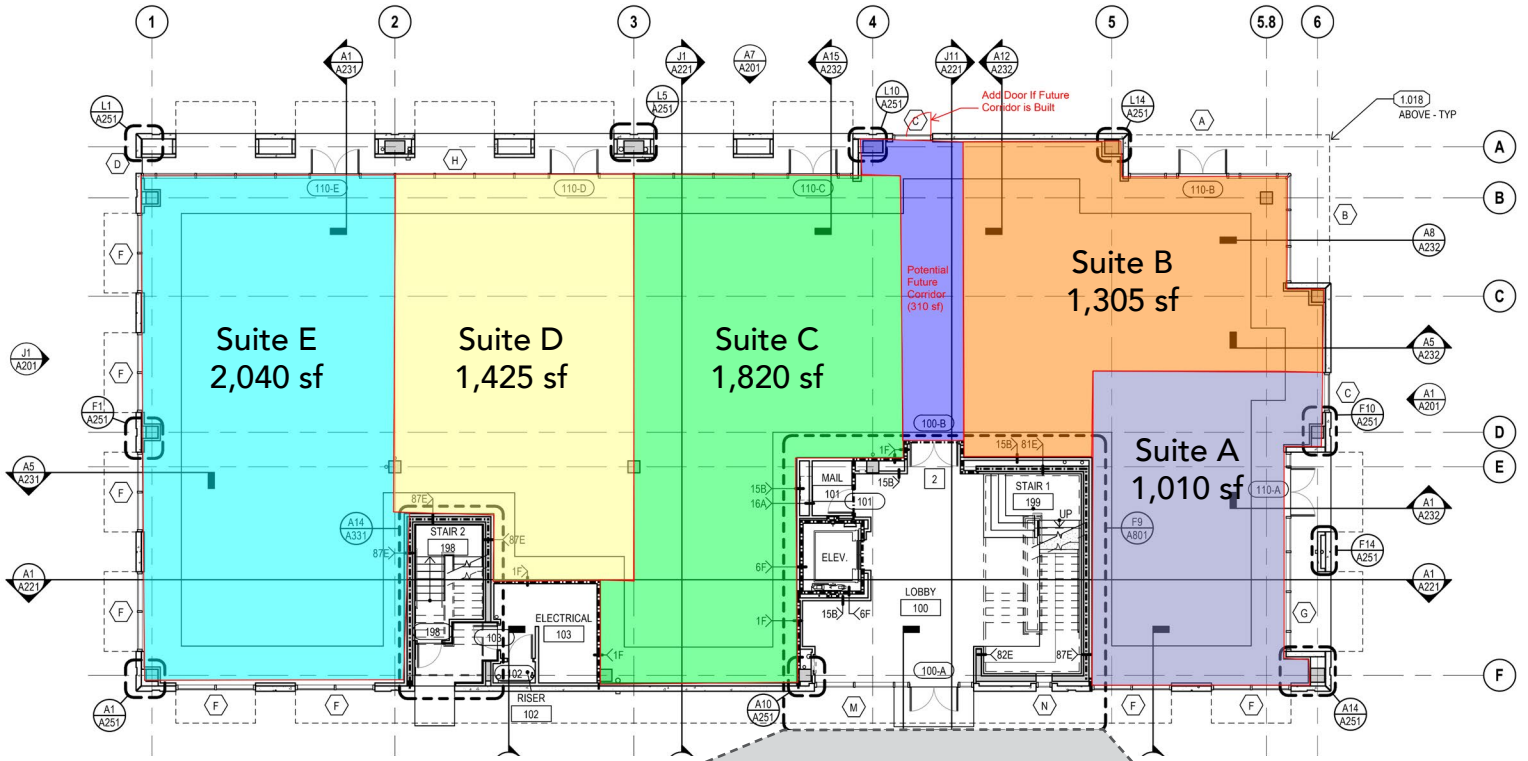
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FIRST FLOOR RETAIL



LOBBY FINISH RENDERINGS



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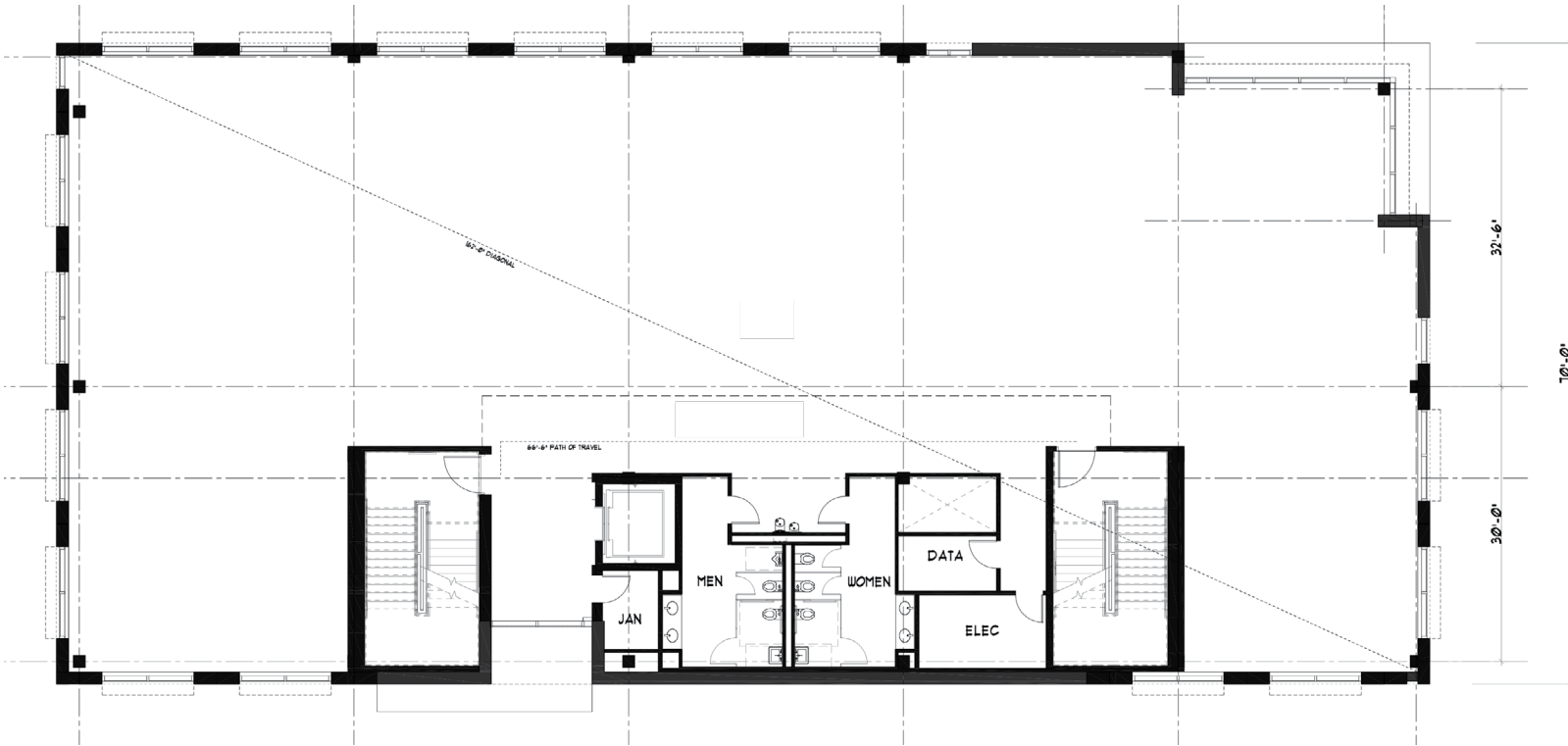
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SECOND FLOOR OFFICE

9,279± rsf



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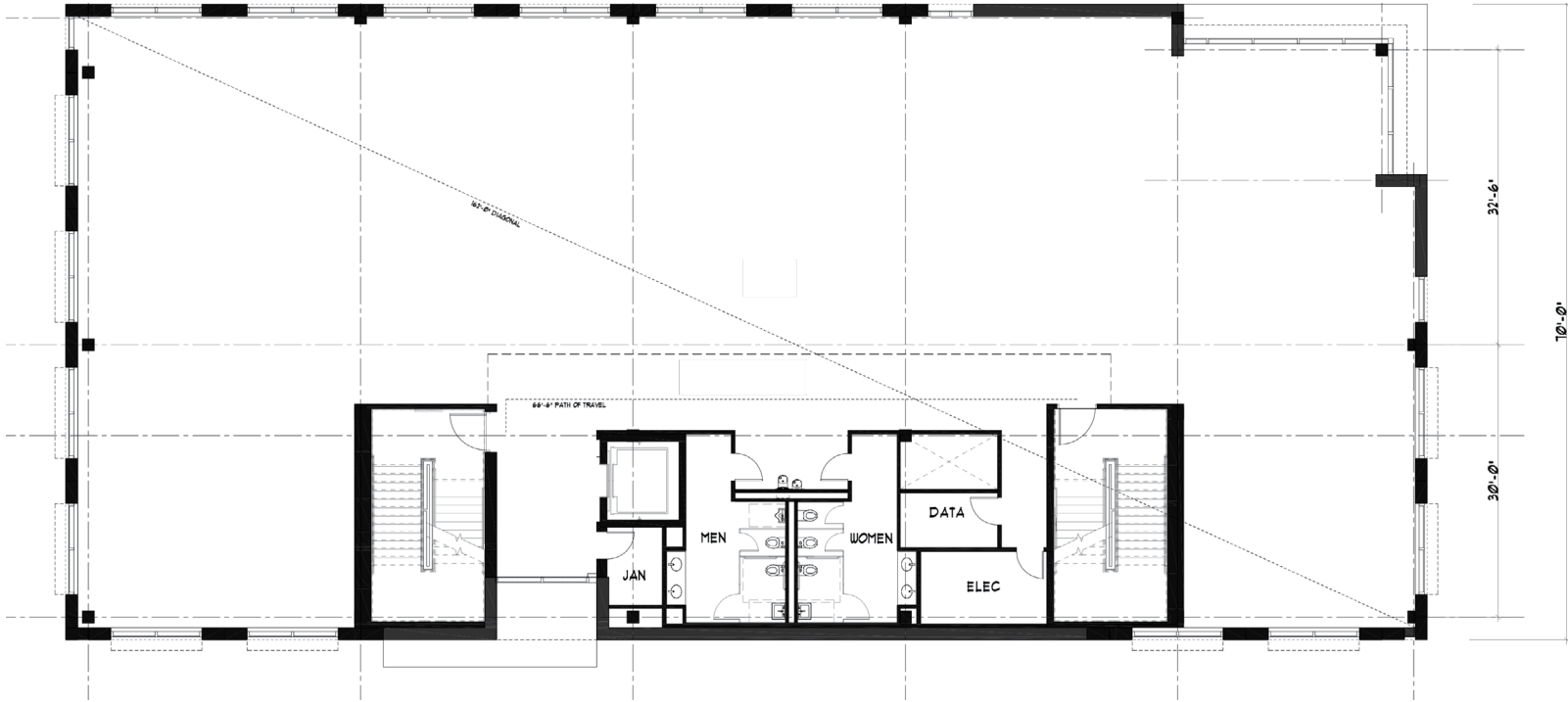
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THIRD FLOOR
OFFICE

9,245± rsf



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AREA OVERVIEW



DRIVE TIMES

- 2 minutes**
to Park Avenue
- 6 minutes**
to Interstate 4
- 11 minutes**
to Downtown Orlando
- 14 minutes**
to Orlando Executive Airport
- 31 minutes**
to Orlando International Airport



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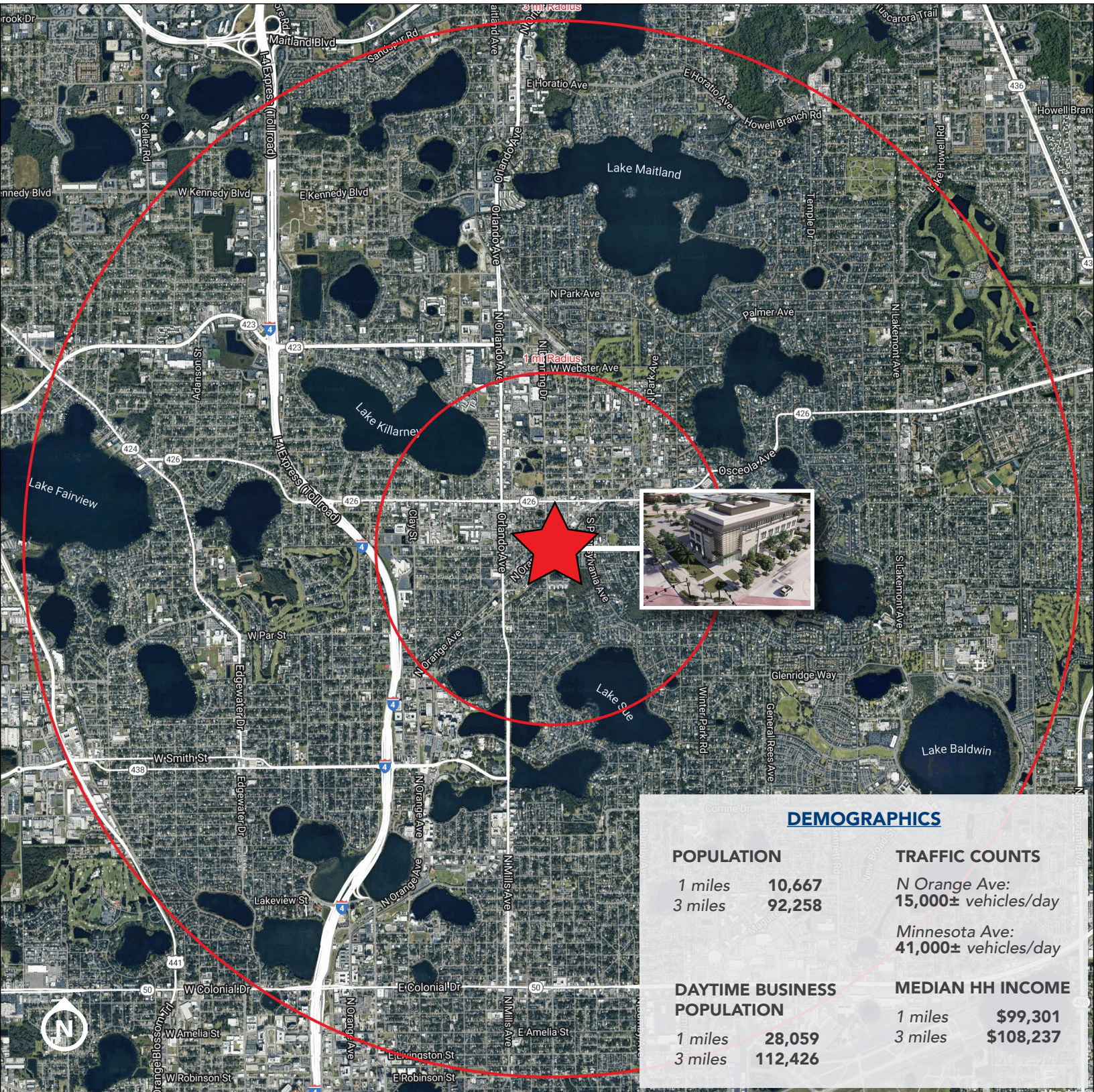
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DEMOGRAPHICS



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POPULATION

1 miles **10,667**
3 miles **92,258**

TRAFFIC COUNTS

N Orange Ave:
15,000± vehicles/day
Minnesota Ave:
41,000± vehicles/day

DAYTIME BUSINESS POPULATION

1 miles **28,059**
3 miles **112,426**

MEDIAN HH INCOME

1 miles **\$99,301**
3 miles **\$108,237**



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