



CLASS 'A' OFFICE/COMMERCIAL SPACE

272 W New England Ave, Winter Park, FL 32789

Former Bank Space For Lease
Ideally Located in the Heart
of Winter Park

PROPERTY HIGHLIGHTS

- Prominent location in the heart of Downtown Winter Park
- Positioned within a well-maintained mixed-use building with established tenancy
- High visibility and convenient access from New England Avenue
- Walkable to Park Avenue, SunRail Station, and numerous shops and restaurants
- Surrounded by affluent residential neighborhoods and a strong day-time population
- Ample nearby parking and excellent pedestrian traffic
- Ideal for businesses seeking a prestigious Winter Park address



ASKING RATE:

Call For Rate



SUITE SIZE:

1,492 SF
Available 3/01/2027



PARKING:

Ample Surface Parking



YEAR BUILT:

1999



ZONING:

WP-C-3



HARBERT
REALTY SERVICES

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JOSH SMITH, SIOR

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For More Information: HarbertRealty.com

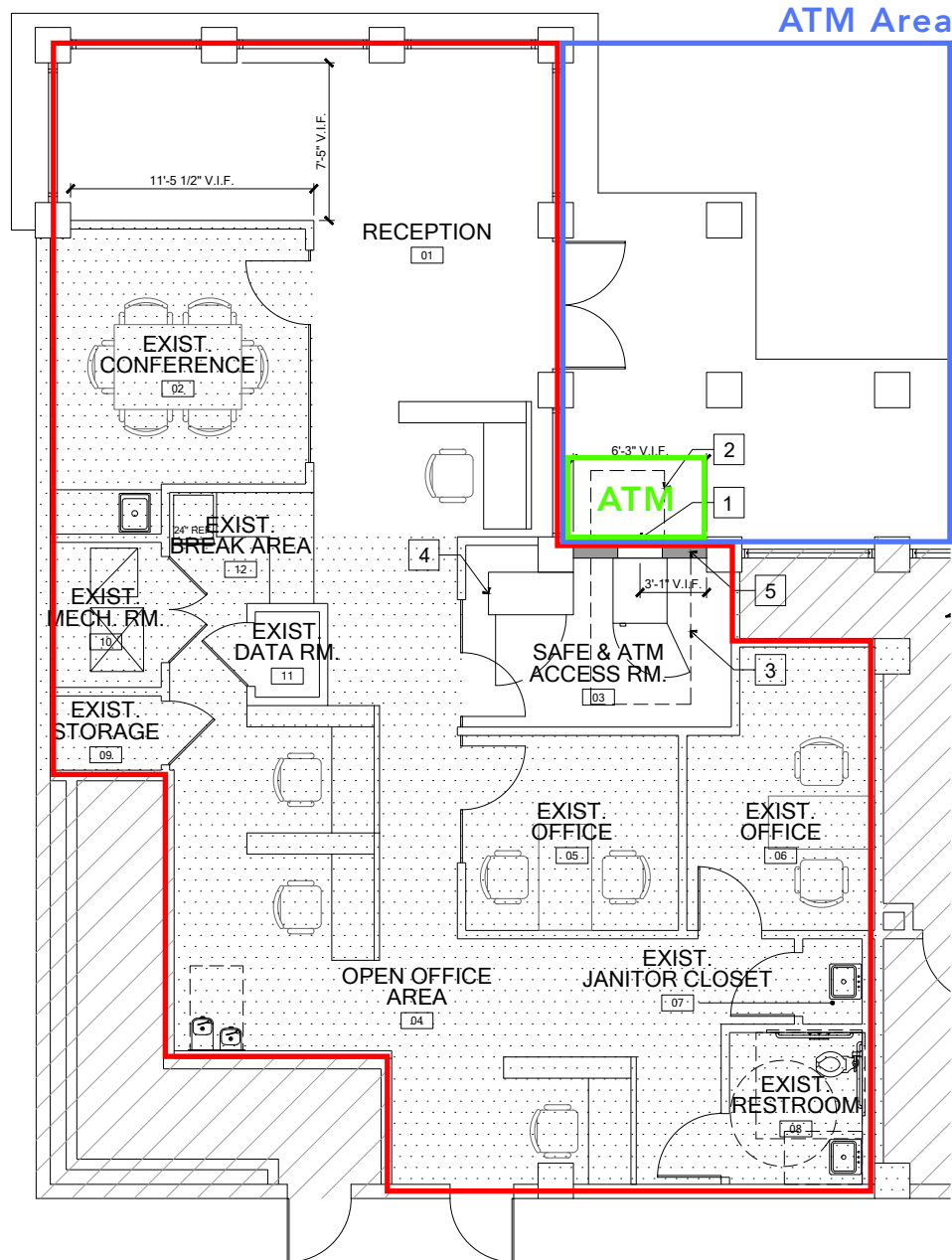
400 S Park Ave, Suite 225, Winter Park, FL 32789

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FLOOR PLAN



First Floor - 1,492± SF



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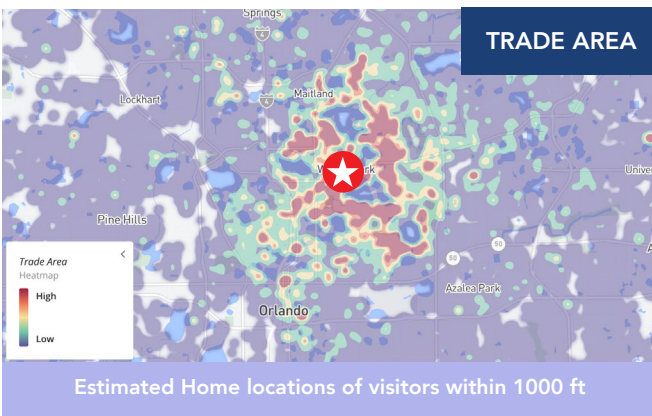
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AREA OVERVIEW



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	2M
Visitors	845.8K
Visit Frequency	2.4x
Avg Dwell Time	79 minutes
Visitor Income	\$79K Median HH Income