



# Park Ave Medspa For Lease

132 N PARK AVE, WINTER PARK, FL 32789

## Location Overview

This iconic location offers tenants terrific frontage and visibility on historic Park Avenue and is adjacent to the well-known Prato Italian Restaurant.

Park Avenue is experiencing a dramatic resurgence with the development of new residential townhomes/condominiums, offices, and the Alford hotel, reshaping the area into a vibrant 24/7, year-round community. The urban center boasts one of Florida's highest walkability rankings, with a score of 95 out of 100 points, making it a pedestrian's paradise.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

**BRIAN GRANDSTAFF**

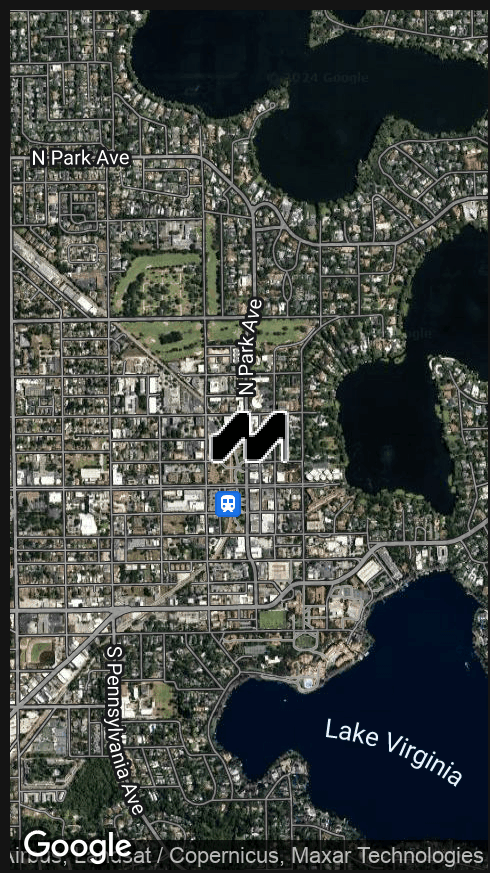
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## EXECUTIVE SUMMARY

132 N PARK AVE, WINTER PARK, FL 32789

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### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,425 SF
Available SF:	3,000SF +/-
Zoning:	C-2
Market:	Winter Park
Submarket:	Park Avenue

### PROPERTY OVERVIEW

Our second-floor former medspa space would be ideal for Skin Rejuvenation, Laser Treatments, Microneedling, CoolSculpting, Body Sculpting, Dermal Fillers, BOTOX and Other Neurotoxins. Additional services could include massage, stretch therapy, fitness and yoga.

132 N Park fits professional office users or service-oriented users seeking to elevate their image and create a sophisticated environment in the highly desired Park Avenue submarket.

Whether you're looking for a short-term lease or a long-term commitment, any user who leases the space will benefit from the wide range of amenities that the Avenue has to offer.

### PROPERTY HIGHLIGHTS

- Heavy pedestrian traffic
- Rare opportunity to be on Park Avenue
- Close to restaurants and high-end shopping

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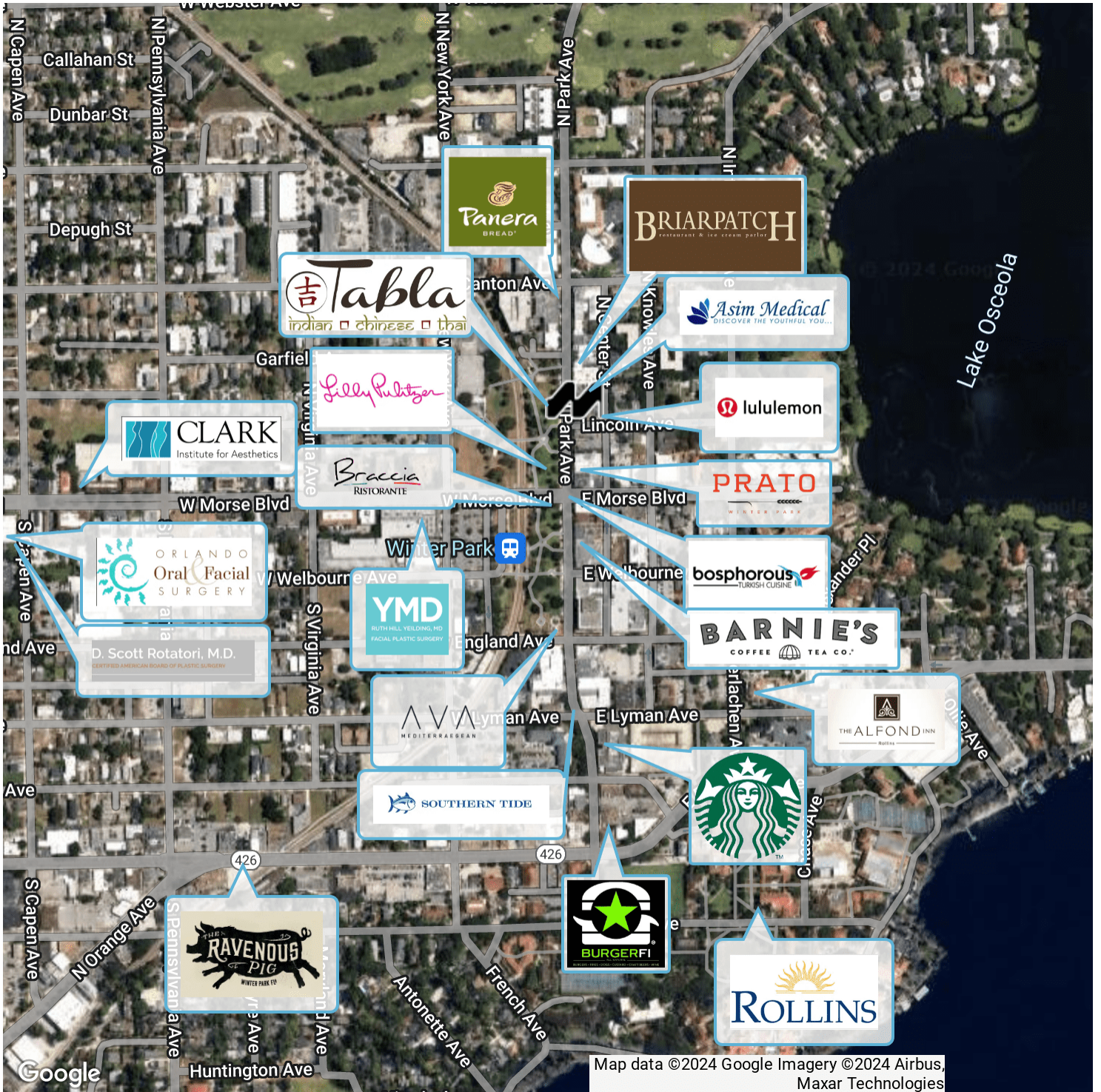
OFFICE BUILDING

# For Lease

# LOCATION MAP

132 N PARK AVE, WINTER PARK, FL 32789

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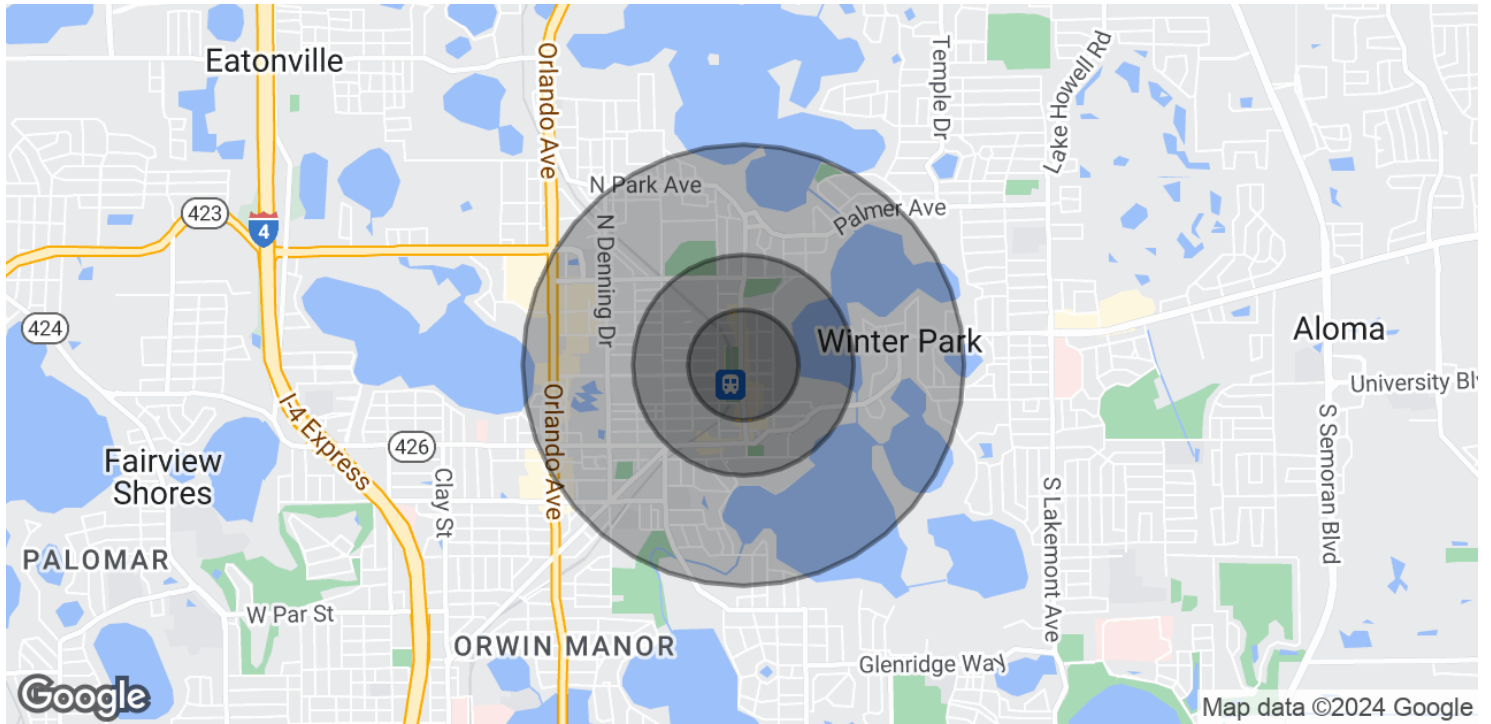
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# DEMOGRAPHICS MAP & REPORT

132 N PARK AVE, WINTER PARK, FL 32789

## Park Ave Medspa For Lease



### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	810	3,105	8,836
Average Age	25.8	26.5	37.0
Average Age (Male)	23.5	24.6	37.0
Average Age (Female)	30.1	30.5	39.4

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	294	1,138	3,841
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$106,336	\$113,225	\$158,183
Average House Value	\$564,096	\$581,327	\$662,472

\* Demographic data derived from 2020 ACS - US Census

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