

WINTER PARK RETAIL BUILDING

211 W. Fairbanks Ave, Winter Park, FL



HIGHLIGHTS

- **FOR LEASE: 1,059 SF** former bagel shop space facing Fairbanks Avenue.
- Located in the heart of downtown Winter Park, adjacent to Rollins College and Park Ave.
- Excellent street visibility.
- Dedicated parking behind building.
- Strong demographics.
- Leasing incentives available for qualified tenants.

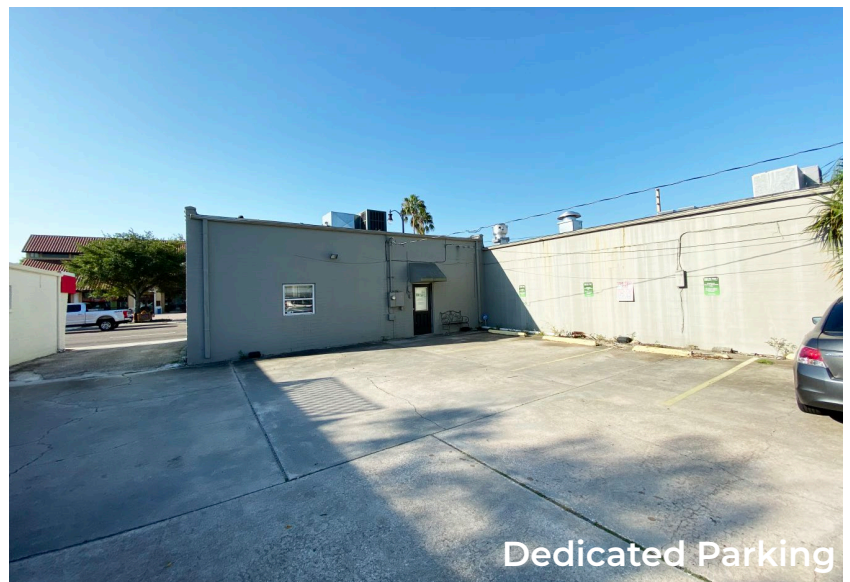
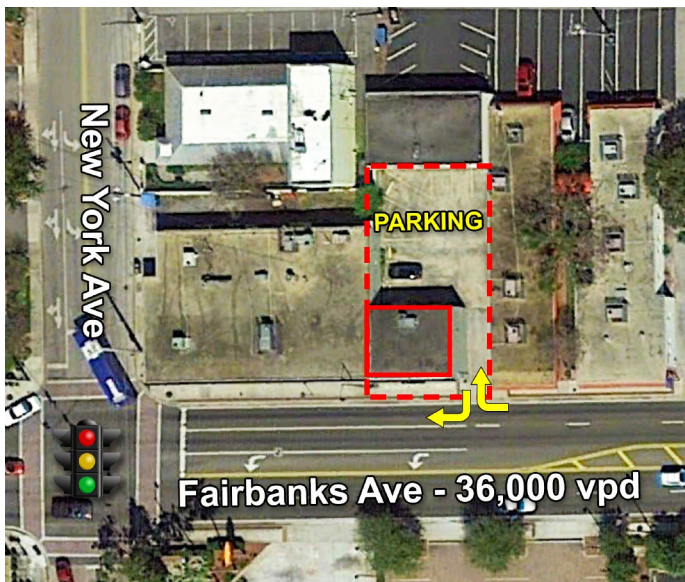
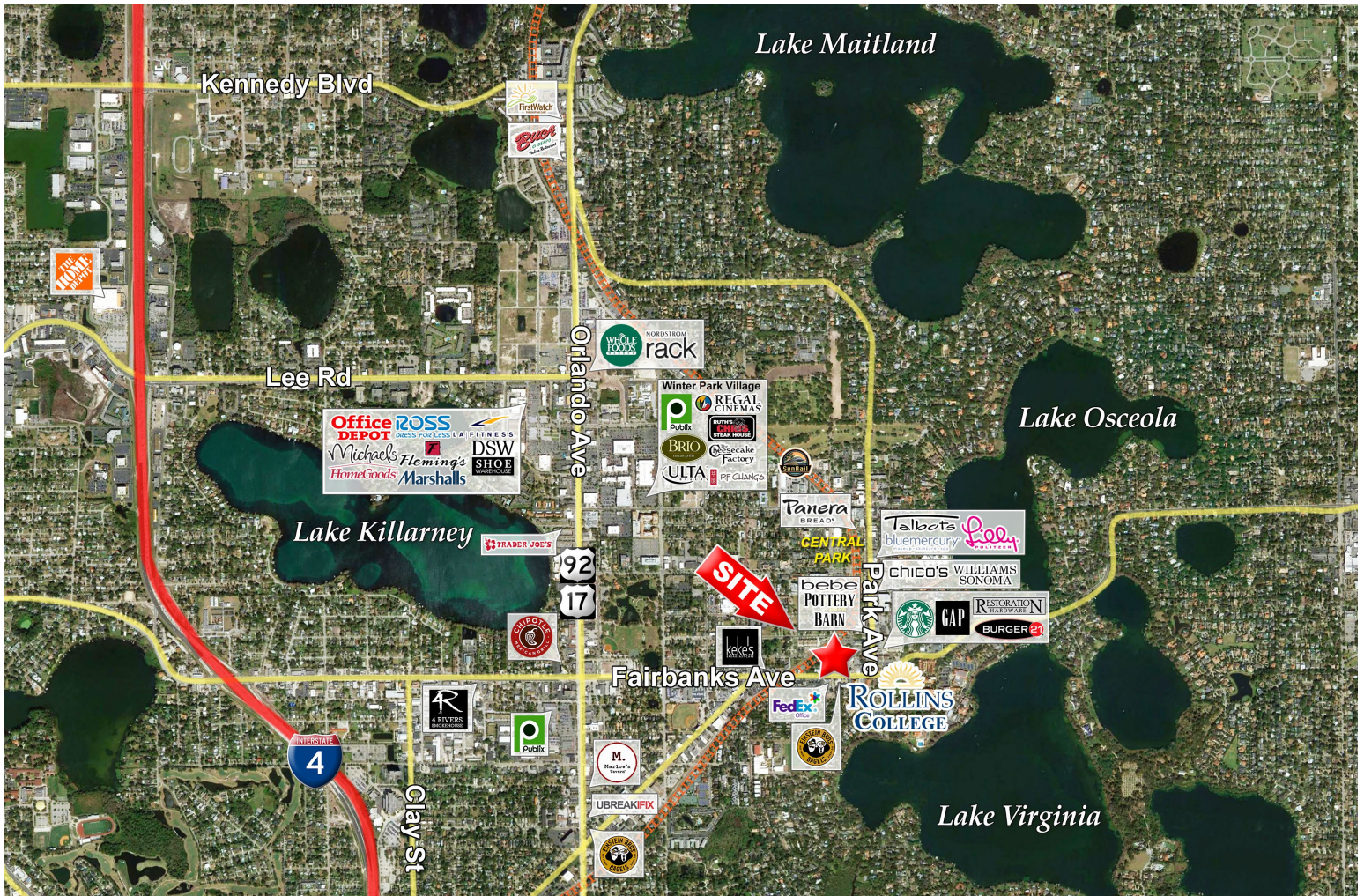
Traffic Counts:

Fairbanks Ave: ± 36,000
vpd



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Demographics	1 Mile	3 Miles	5 Miles
Population	8,535	97,319	277,423
HH Income	\$114,611	\$106,903	\$88,602
Daytime Employees	21,651	124,619	322,647

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