

PRIME WINTER PARK REAL ESTATE REDEVELOPMENT OPPORTUNITY

Prime Winter Park Real Estate
609 W Fairbanks Ave Winter Park, FL 32789

FOR SALE



PROPERTY DESCRIPTION

Owner-User, Investor, or Potential Redevelopment Opportunity. Prime location in the heart of Winter Park located at the located on the busy intersection of Pennsylvania, Fairbanks, and Orange Avenues. Exceptional exposure to intense daily traffic count with 86' feet on Fairbanks Avenue and 49' on Pennsylvania. High walk-score of 94. Walking distance to downtown Winter Park and Hannibal Square

PROPERTY HIGHLIGHTS

- 25,300 AADT
- Rare developable land in the heart of Winter Park
- 10 Miles from Orlando International Airport
- Serviced area by Public Transit

OFFERING SUMMARY

Sale Price:	Negotiable at Market Value
Lot Size:	0.45 Acres
Building Size:	980 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,786	127,601	443,026
Total Population	9,943	262,061	1,076,217
Average HH Income	\$116,388	\$80,792	\$69,761

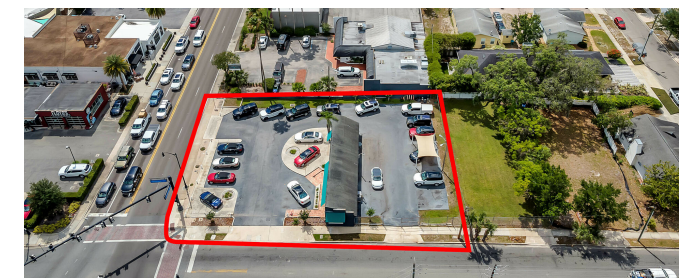
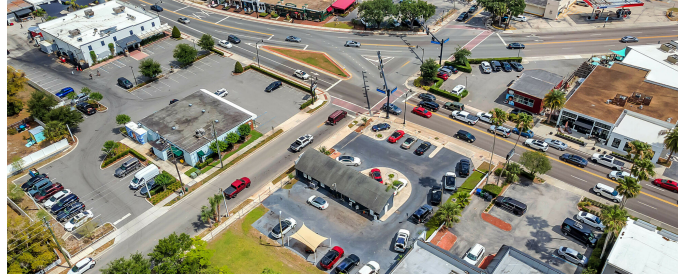


Amy Calandrino, CCIM, SIOR
CEO/Founding Broker
407.641.2221
amy@beyondcommercial.com

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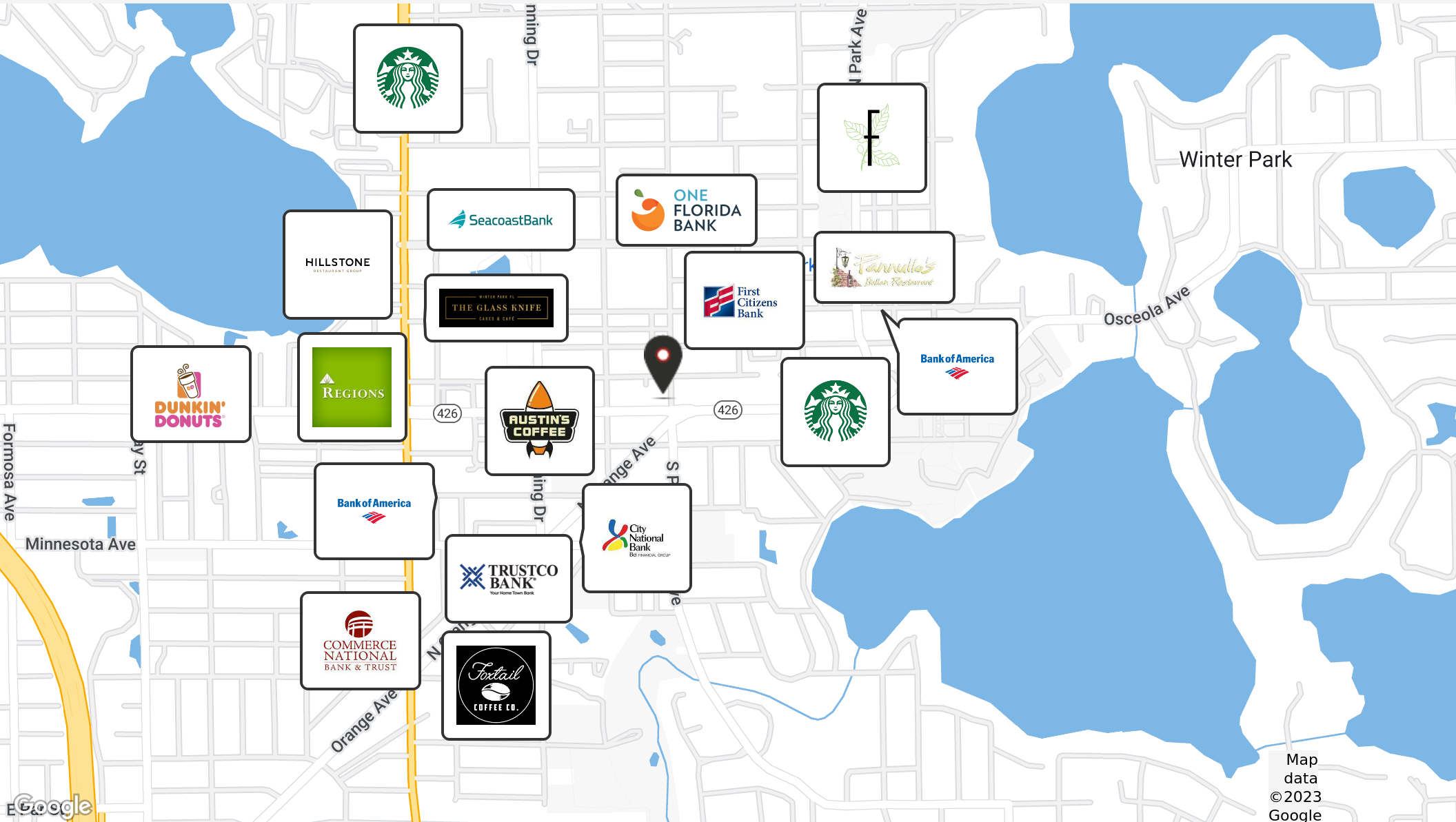
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Fine Luxury Automobiles

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OFFICE BUILDING FOR SALE



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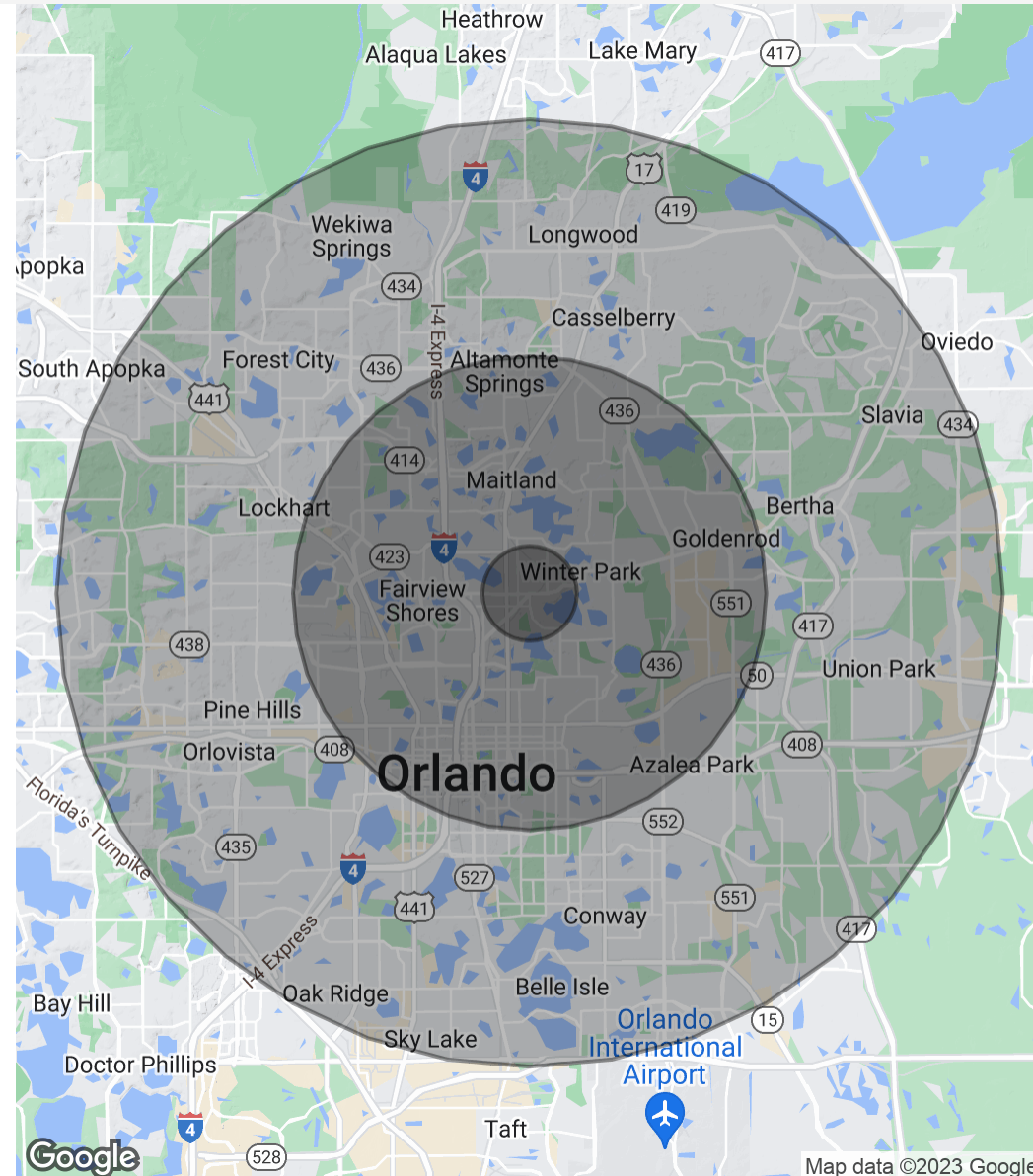
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OFFICE BUILDING FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,943	262,061	1,076,217
Average Age	36.7	38.5	37.2
Average Age (Male)	36.4	37.1	36.0
Average Age (Female)	38.9	40.8	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,786	127,601	443,026
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$116,388	\$80,792	\$69,761
Average House Value	\$498,469	\$278,090	\$218,743

* Demographic data derived from 2020 ACS - US Census



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