

**OFFERING MEMORANDUM**

# Free Standing Winter Park Office Building

**400 N. WYMORE ROAD**

Winter Park, FL 32789

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**PRESENTED BY:**

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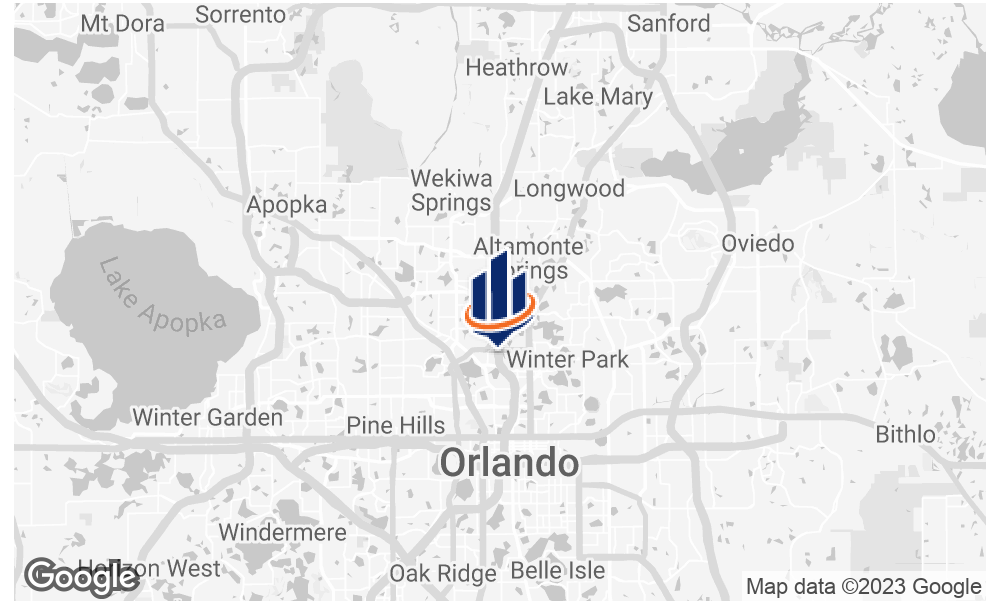
Franklin Ave

Wymore Rd

124,000  
Cars/Day

INTERSTATE  
4

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$825,000</b>
<b>LEASE RATE:</b>	\$23.00 SF/yr (NNN)
<b>CAM:</b>	\$8.75/SF
<b>BUILDING SIZE:</b>	2,435 ± SF
<b>LOT SIZE:</b>	0.31 ± Acres
<b>PRICE/SF:</b>	\$338.81
<b>ROAD FRONTAGE:</b>	100 ± FT (Wymore Rd)
<b>YEAR BUILT/RENOVATED:</b>	1945/2008

### PROPERTY OVERVIEW

Single-story, free-standing office building well located in between two exits to I-4. It is also in great proximity to Downtown Winter Park restaurants.

The office features large windows that maximize natural light throughout, exceptional brand new finishes, and ample parking space for employees or visitors.

This property also offers a variety of potential uses such as a corporate headquarters, professional services, and co-working spaces.

It is an excellent opportunity to own commercial property in Winter Park.

Zoned Professional Office District (P-O)

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Located on the east side of Wymore Road facing I-4 between Lee and Fairbanks Road in Winter Park, FL, the subject property is just 10 ± minutes north of Downtown Orlando.

This prime location provides access to Downtown Winter Park, US 17-92, I-4 and restaurants. Downtown Winter Park is only 10 ± minutes east of the office building.

Major retailers and health care providers in close proximity to this location include Home Depot, Starbucks, AdventHealth Centra Care, and Tesla.

One major development underway is the new HostDime Data Center. This \$45 million, 100,000 SF data center is the only tier IV center in Central Florida, made up of 7 floors, ultra fast internet access, and private data suites. It is just 5 ± minutes north of the subject property and is expected to have a positive impact on the community.

## SITE DESCRIPTION

A free standing office building with nice natural light. It features seven (7) offices, one (1) lobby, two (2) conference rooms that could be office space, and two (2) private one stall bathrooms.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Rare offering with low inventory in the downtown Winter Park market
- Mix of private offices, conference rooms and open work areas
- Excellent location and visibility, located directly on Fairbanks Avenue
- Exceptional “brand new” finishes; lighting and flooring
- 12 parking spots
- Has 2 suites with separate entrances, which one can be sub-leased.
- Traffic counts of 7,900 AADT on Wymore Road
- Monument Signage on Wymore Road
- A/C's replaced 2022 and 2023
- Past 3 companies in this building have been acquired or purchased.

# CITY OF WINTER PARK



## WINTER PARK

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**FOUNDED:** 1886

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**SIZE:** 10.38 mi<sup>2</sup>

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**POPULATION:** 30,523

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**WEBSITE:** [www.winterpark.org](http://www.winterpark.org)

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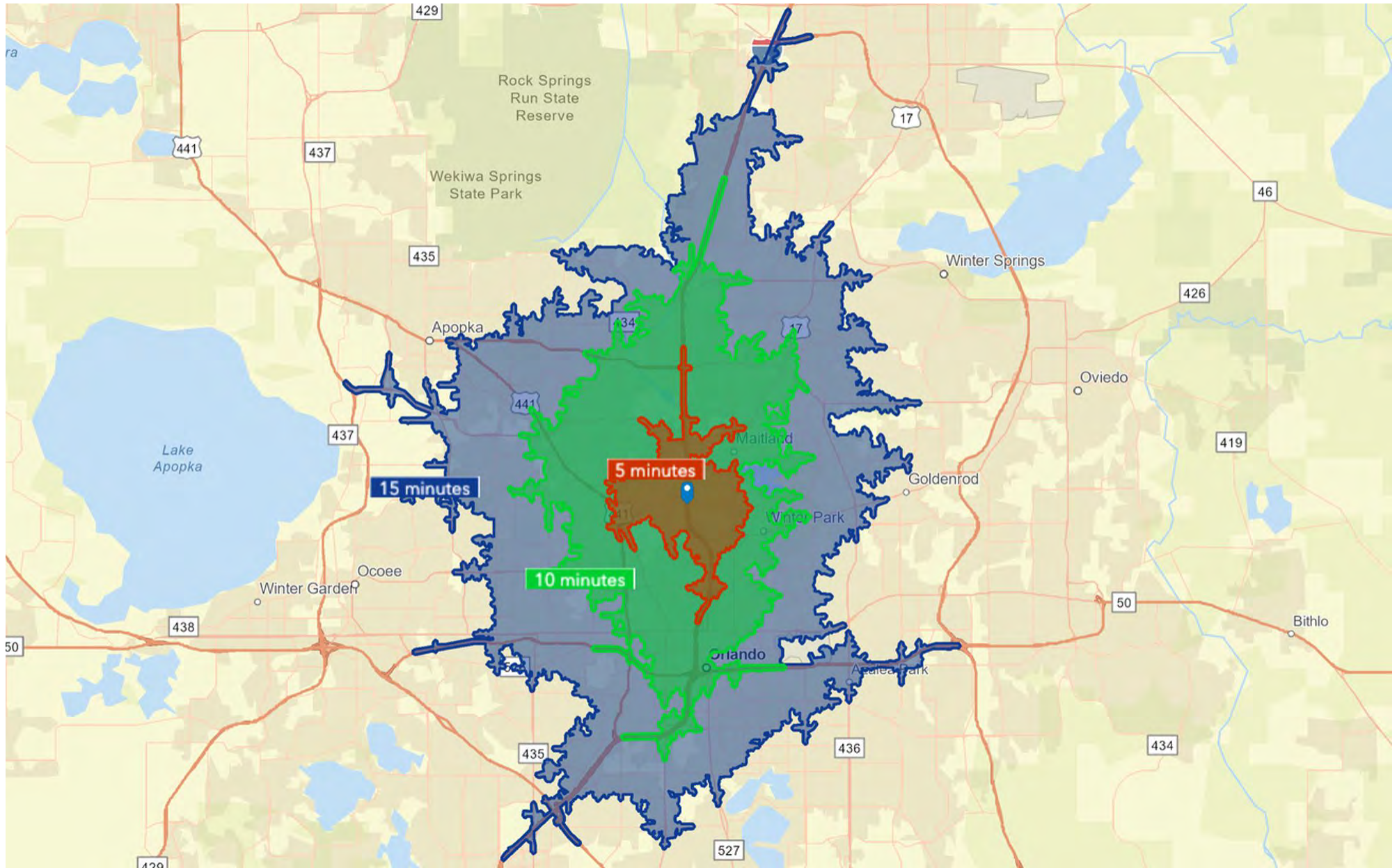
**MAJOR EMPLOYERS:** Rollins College  
Winter Park Memorial Hospital  
Charles Schwab  
Fiserv  
Ruth's Hospitality Group  
Bonnier Corporation  
CNL Financial Group  
Full Sail University

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Situated in the heart of Central Florida, Winter Park is an ideal investment destination, boasting a blend of business opportunities, cultural charm, and a strong local economy. Its strategic position near downtown Orlando and a well-connected transportation network offer easy access to major highways and bustling business districts, positioning investors at the center of opportunity. Winter Park's diverse industries, educated workforce, and entrepreneurial environment contribute to a thriving economy, making it a stable backdrop for commercial real estate investments. The city's affluent population creates a strong consumer base, generating high demand for premium retail, upscale dining, and luxury accommodations.

Additionally, Winter Park's vibrant arts scene and proximity to renowned tourist attractions ensure a continuous influx of visitors, making it an appealing choice for investors seeking high occupancy rates and growth potential. The city's investor-friendly environment, streamlined regulations, business incentives, and supportive infrastructure further enhance the opportunities for attractive returns on investments. Winter Park presents an enticing package of prime location, a flourishing economy, upscale demographics, cultural allure, and a robust tourism industry, making it a promising choice for astute commercial real estate investors.

# DRIVE TIMES



# Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Winter Park	Orange County	FL	US
Population	8,609	81,135	288,720	28,772	196,468	550,915	30,523	1,497,941	22,381,338	337,470,185
Households	3,719	36,717	127,303	13,864	88,351	227,583	13,124	547,159	8,909,543	129,917,449
Families	1,785	19,083	64,924	6,746	44,948	127,039	6,934	349,637	5,732,103	83,890,180
Average Household Size	2.22	2.15	2.22	2.02	2.17	2.37	2.20	2.67	2.46	2.53
Owner Occupied Housing Units	1,858	18,629	58,939	6,322	40,807	111,364	8,705	309,641	5,917,802	84,286,498
Renter Occupied Housing Units	1,861	18,088	68,364	7,542	47,544	116,219	4,419	237,518	2,991,741	45,630,951
Median Age	41.7	40.4	38.7	41.4	39.6	38.50	45.8	35.5	42.9	39.1
<b>Income</b>										
Median Household Income	\$58,466	\$72,528	\$64,174	\$62,267	\$63,805	\$60,526	\$93,509	\$69,236	\$65,081	\$72,603
Average Household Income	\$80,282	\$115,094	\$103,062	\$88,996	\$100,274	\$94,281	\$153,727	\$101,755	\$97,191	\$107,008
Per Capita Income	\$36,822	\$52,246	\$45,467	\$41,594	\$45,090	\$38,992	\$66,223	\$37,275	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>										
Population	-0.33%	0.38%	0.42%	0.81%	0.47%	0.18%	-0.23%	0.94%	0.63%	0.30%
Households	-0.12%	0.56%	0.73%	0.96%	0.72%	0.45%	-0.04%	1.10%	0.77%	0.49%
Families	-0.54%	0.41%	0.44%	0.85%	0.48%	0.23%	-0.27%	1.05%	0.74%	0.44%
Owner HHs	0.41%	0.57%	0.52%	0.62%	0.56%	0.48%	0.20%	1.21%	0.93%	0.66%
Median Household Income	3.89%	2.71%	3.22%	3.86%	3.07%	3.00%	2.93%	3.20%	3.34%	2.57%

**O**ver 280,000 people with a median age of 41.4 within a 5-mile radius from the property.

**M**edian household income of over \$72,000 within a 3-mile radius from the property.



# Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Winter Park Orange County FL US

## Households by Income

<\$15,000	12.90%	10.30%	11.30%	11.30%	10.50%	11.00%	10.00%	9.70%	9.70%	9.50%
\$15,000 - \$24,999	10.60%	6.80%	7.50%	8.10%	7.40%	8.00%	6.40%	7.40%	7.80%	7.10%
\$25,000 - \$34,999	12.20%	9.00%	8.90%	11.80%	9.00%	9.40%	8.70%	8.60%	8.40%	7.40%
\$35,000 - \$49,999	8.30%	9.70%	11.10%	9.50%	11.30%	12.20%	5.50%	10.80%	11.80%	10.80%
\$50,000 - \$74,999	14.30%	15.30%	17.20%	15.90%	18.20%	18.30%	12.10%	16.30%	17.80%	16.50%
\$75,000 - \$99,999	16.30%	12.30%	12.50%	13.90%	12.50%	12.60%	9.30%	13.60%	13.10%	12.80%
\$100,000 - \$149,999	15.80%	16.00%	14.10%	16.70%	14.50%	13.80%	15.60%	15.80%	15.90%	16.90%
\$150,000 - \$199,999	4.80%	7.70%	7.00%	6.30%	6.80%	6.50%	9.10%	7.80%	7.00%	8.60%
\$200,000+	4.80%	12.90%	10.40%	6.40%	9.70%	8.30%	23.30%	9.90%	8.40%	10.60%

## Population by Age

0 - 4	5.00%	5.00%	5.20%	5.00%	5.00%	5.40%	3.90%	5.90%	5.00%	5.70%
5 - 9	4.80%	5.10%	5.30%	4.80%	5.10%	5.50%	4.40%	6.10%	5.30%	6.10%
10 - 14	4.70%	5.30%	5.30%	4.80%	5.10%	5.60%	4.90%	6.00%	5.50%	6.30%
15 - 19	4.80%	5.90%	5.50%	5.10%	5.50%	5.70%	6.80%	6.70%	5.60%	6.30%
20 - 24	6.40%	6.80%	6.90%	6.30%	6.90%	6.80%	6.40%	7.80%	5.90%	6.40%
25 - 34	15.10%	14.20%	16.40%	15.00%	15.70%	16.10%	12.10%	16.80%	13.10%	13.70%
35 - 44	13.20%	13.50%	13.80%	13.50%	13.90%	13.50%	10.60%	14.10%	12.10%	13.10%
45 - 54	12.10%	12.20%	11.80%	12.40%	12.00%	12.00%	12.00%	12.00%	11.70%	11.90%
55 - 64	13.60%	13.00%	12.10%	13.10%	12.40%	12.30%	14.50%	11.20%	13.30%	12.70%
65 - 74	10.20%	10.50%	9.70%	10.60%	10.20%	9.80%	12.50%	8.20%	12.60%	10.60%
75 - 84	6.50%	5.80%	5.50%	6.30%	5.70%	5.20%	7.40%	3.90%	7.30%	5.30%
85+	3.60%	2.60%	2.60%	3.00%	2.50%	2.20%	4.40%	1.30%	2.70%	1.90%

## Race and Ethnicity

White Alone	60.10%	60.40%	51.30%	57.50%	53.40%	47.40%	74.30%	43.10%	57.10%	60.60%
Black Alone	18.70%	18.30%	24.80%	20.60%	21.70%	26.20%	8.30%	19.30%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.20%	0.50%	0.50%	1.10%
Asian Alone	4.00%	3.70%	3.70%	3.90%	3.70%	3.60%	3.80%	5.70%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	5.10%	5.40%	6.70%	5.60%	6.90%	8.30%	3.20%	12.40%	7.60%	8.70%
Two or More Races	11.60%	11.90%	13.10%	12.00%	13.80%	14.00%	10.10%	18.80%	16.70%	10.60%
Hispanic Origin (Any Race)	17.60%	17.60%	20.90%	18.30%	22.00%	24.00%	13.20%	33.90%	27.00%	19.40%

Downtown  
Orlando  
10 ± Minutes

Subject

158,000  
Cars/Day

39,000  
Cars/Day

Lee Rd

Lee Rd



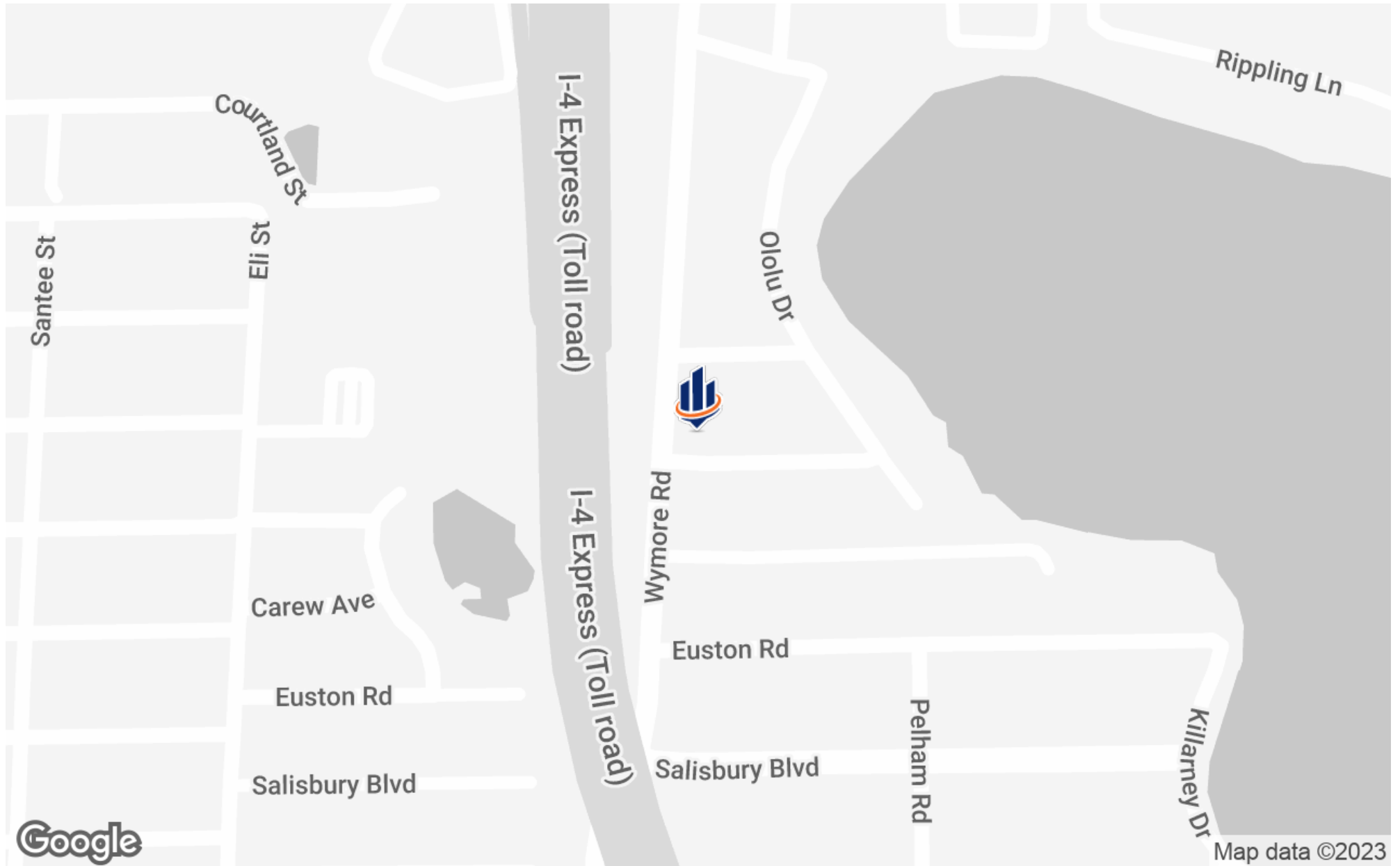
**ADDITIONAL PHOTOS**



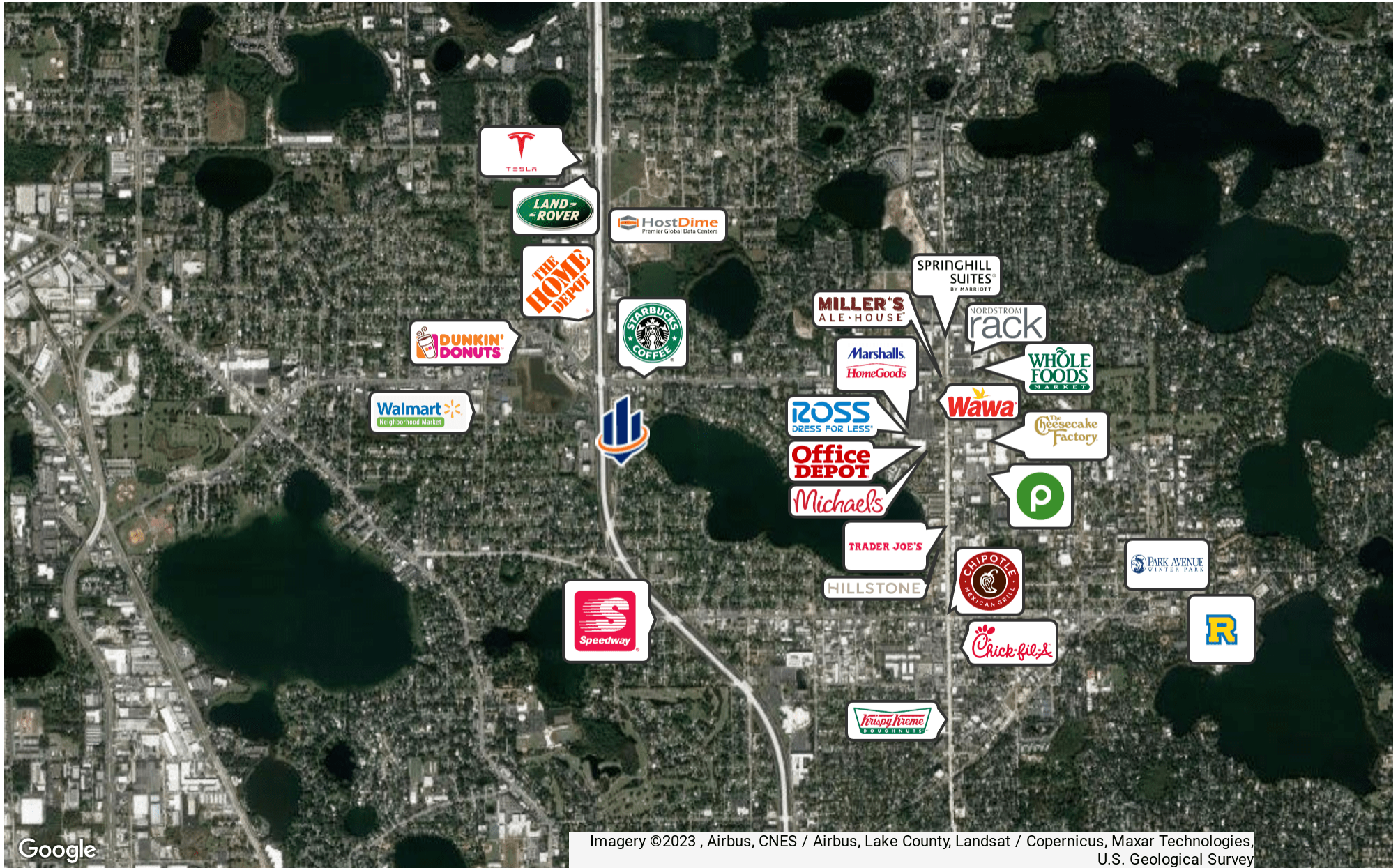
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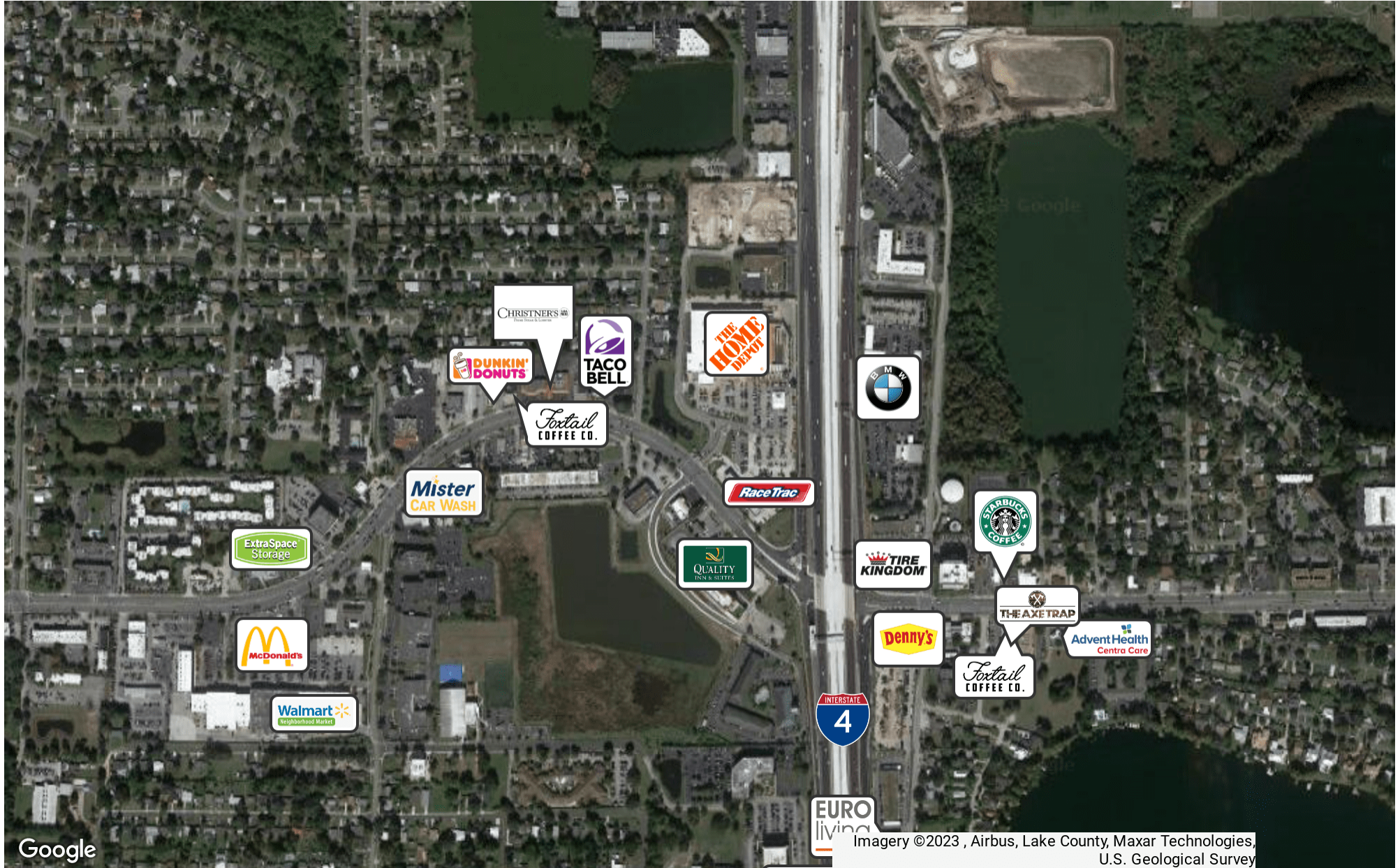
LOCATION MAP



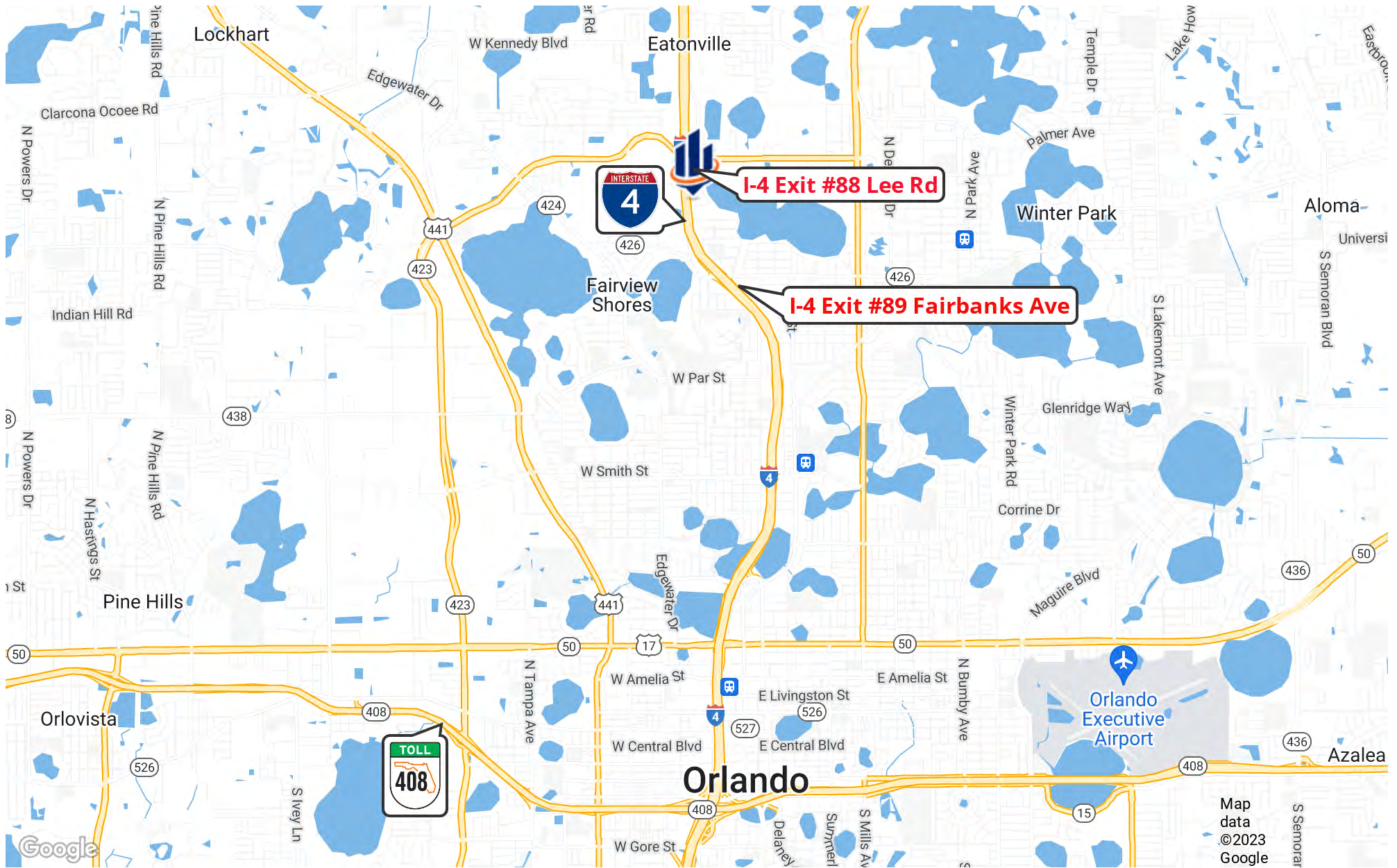
# MARKET AREA MAP



# NEIGHBORHOOD AREA MAP

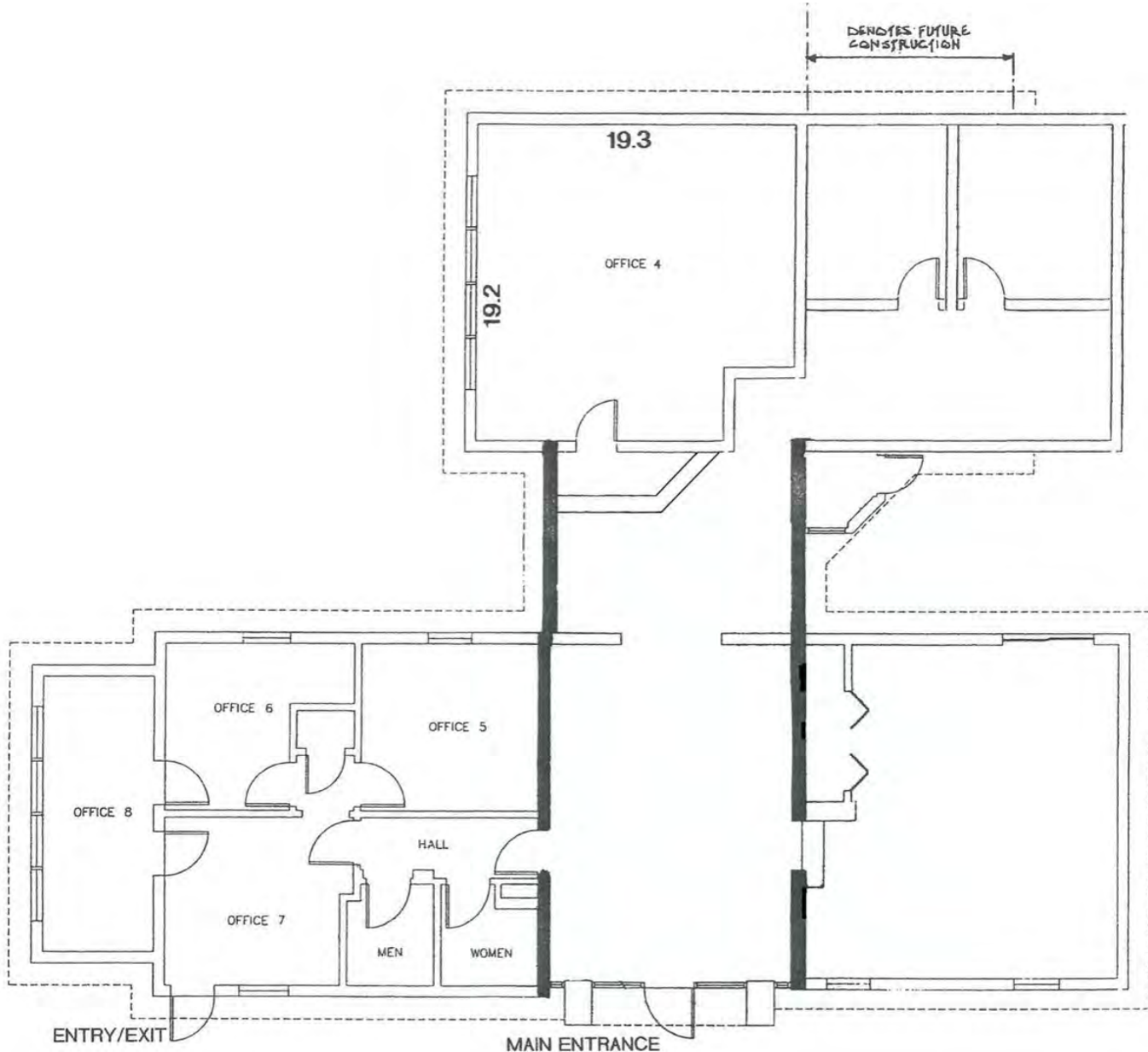


# MAJOR ROADWAYS MAP





FLOOR PLAN





Wymore Rd

Franklin Ave

## ADVISOR BIOGRAPHY



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## PROFESSIONAL BACKGROUND

Hillary S. Bressler is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Two decades as an investor in commercial real estate and former CEO of a tech firm, Hillary is well-respected as a credible CRE advisor. She brings 25 years of business experience to her clients and has been investing in commercial real estate since 1999. Before joining SVN SRD, Hillary was a pioneer in the digital marketing industry, launching The Golf Channel's first website. She later went on to start one of the first and largest nationwide digital advertising agency. As their founder and CEO, Hillary was able to provide a wide range of digital marketing and advertising services to corporate clients like Marriott, Dell, Sotherby's Real Estate, Visit Orlando, and Universal Studios.

Hillary is a second-generation commercial real estate investor. Growing up in Orlando, FL, her family owned many industrial factories and showrooms throughout Orange County. She acquired her first commercial building at the age of 28 years old which sparked her career in Orlando commercial real estate.

Hillary's background in digital marketing coupled with a passion for commercial real estate creates what she calls, "the digital real estate advisor". She goes above and beyond to market her listings and service her clients. Her creative methodology allows her to locate buyers or tenants using advanced digital media, social media and even AI strategies.

She believes the best advisors are those that truly cared about their clients and have a passion for the industry. Hillary has a strong passion for helping people and with my experience in commercial real estate and the endless resources from SVN Saunders Ralston Dantzler. She wakes up every day excited to help people achieve their goals and make solid investments in real estate.

She also holds experience in mergers and acquisitions with her own agency being acquired in 2014 while negotiating a 5-year lease of her building. Hillary's diverse background and extensive knowledge of the Central Florida market provides guidance to property owners and entrepreneurs as they navigate site selection, effective investment solutions, and the ever-changing real estate market.

Hillary specializes in:

- Office
- Retail and Restaurant



# ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



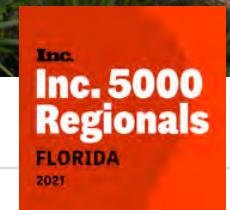
APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

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**GEORGIA**

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