



805 W Fairbanks Avenue, Winter Park, FL 32789

Presented by:

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HIGHLIGHTS

- Currently in Pre-Leasing Stage
- New retail development coming soon
- Tenants will include high-end restaurant, medical, and retail concepts
- Excellent visibility from both Fairbanks and Denning, two high traffic roads.
- Ideal location - right in the heart of Winter Park, one of the highest income submarkets in Central Florida.



MARKET ANALYSIS



City of Winter Park

Winter Park is an ideal location for retail real estate. High median income, a local private college, and a dense residential makeup that includes lots of families all contribute to the strength of the Winter Park retail scene. It is consistently ranked among the top submarkets of Central Florida.



DEMOGRAPHICS WITHIN 3 MILES

81,638

Population



Median Age



No High School Diploma



21%
High School Graduate



26%
Some College



45%
Bachelor's/Grad Degree



10,239

Total Businesses



114,596

Total Employees



Average Household Size



71.5%

White Collar



14.6%

Blue Collar



13.9%

Services



Unemployment Rate



\$68,293

Median Household Income



\$48,950

Per Capita Income



\$82,274

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$15,000 - \$24,999 (7.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.6%	+0.9%	
\$15,000 - \$24,999	7.2%	-0.2%	
\$25,000 - \$34,999	9.6%	+1.0%	
\$35,000 - \$49,999	10.1%	-0.7%	
\$50,000 - \$74,999	15.8%	-0.5%	
\$75,000 - \$99,999	12.5%	-1.1%	
\$100,000 - \$149,999	15.7%	-0.1%	
\$150,000 - \$199,999	7.2%	-0.6%	
\$200,000+	11.4%	+1.5%	

ABOUT THE SITE

805 W Fairbanks Avenue
Winter Park, FL 32789

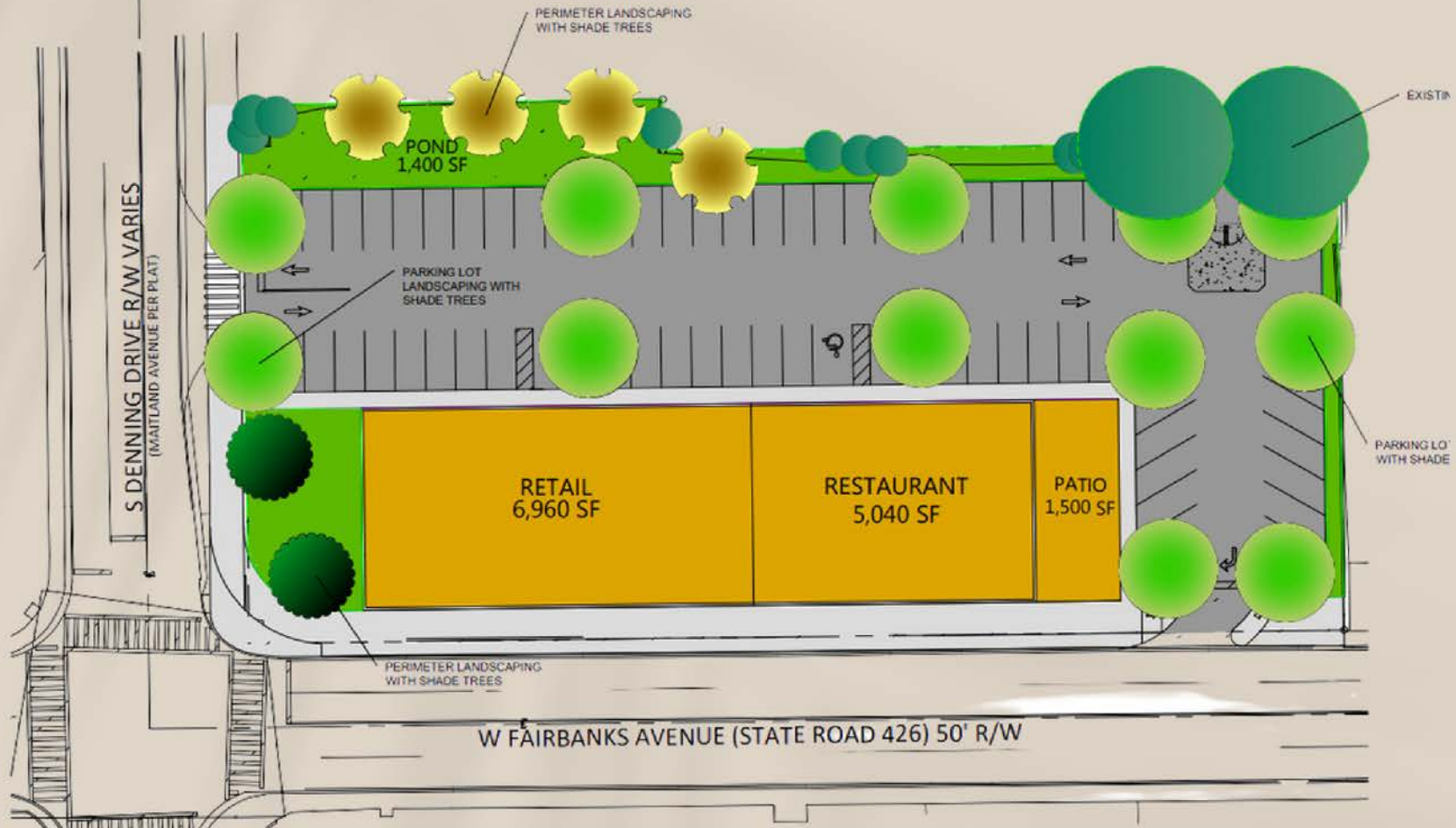


S Denning Dr.

Fairbanks Ave

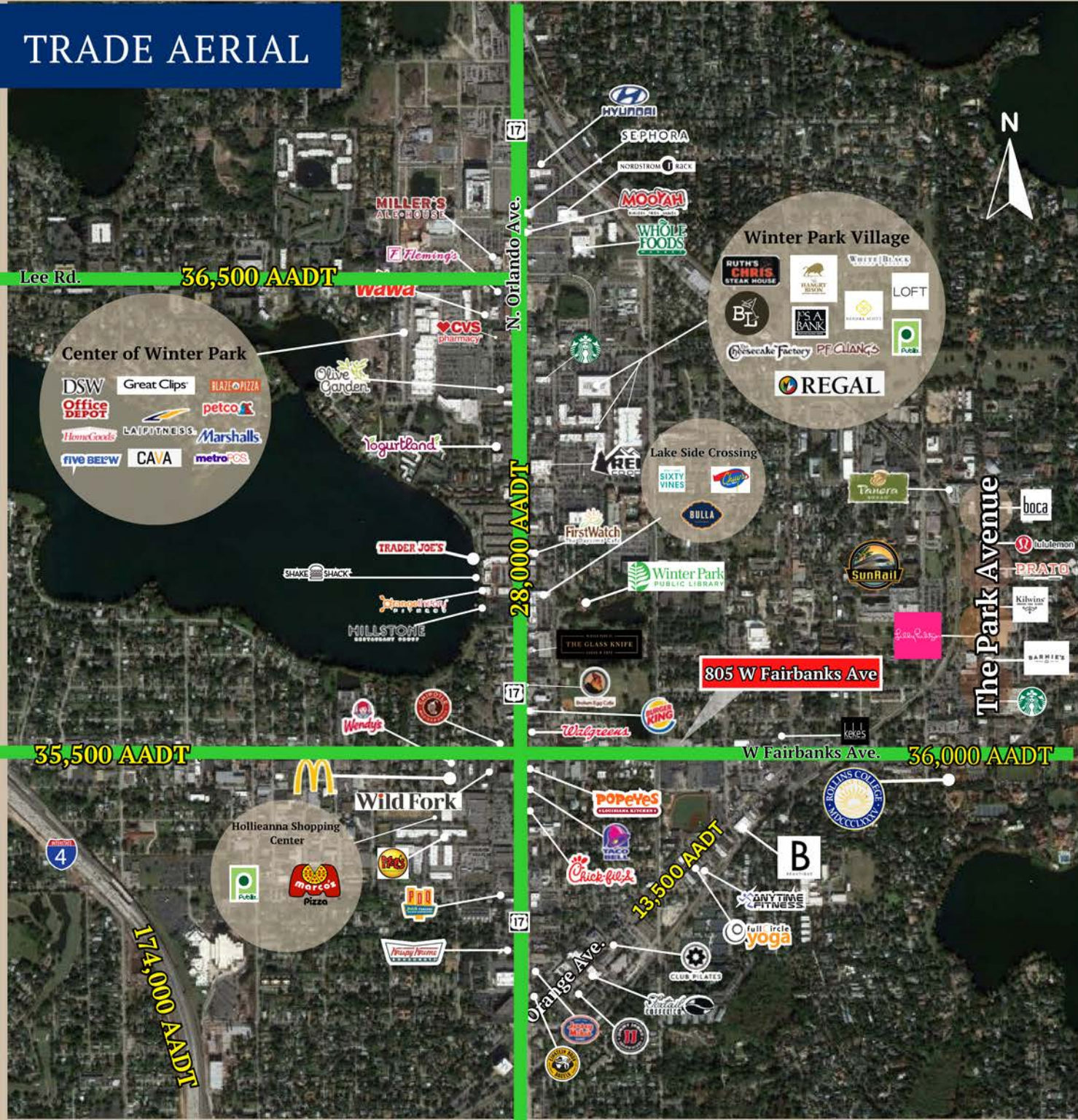
North Parcel 1.13 AC

PROJECT SITE PLAN



Total Building SF		13,500	
Parking Spaces	61	Max. Contiguous	6,960 SF
Acreage	1.13	Smallest Space	1,400 SF

TRADE AERIAL



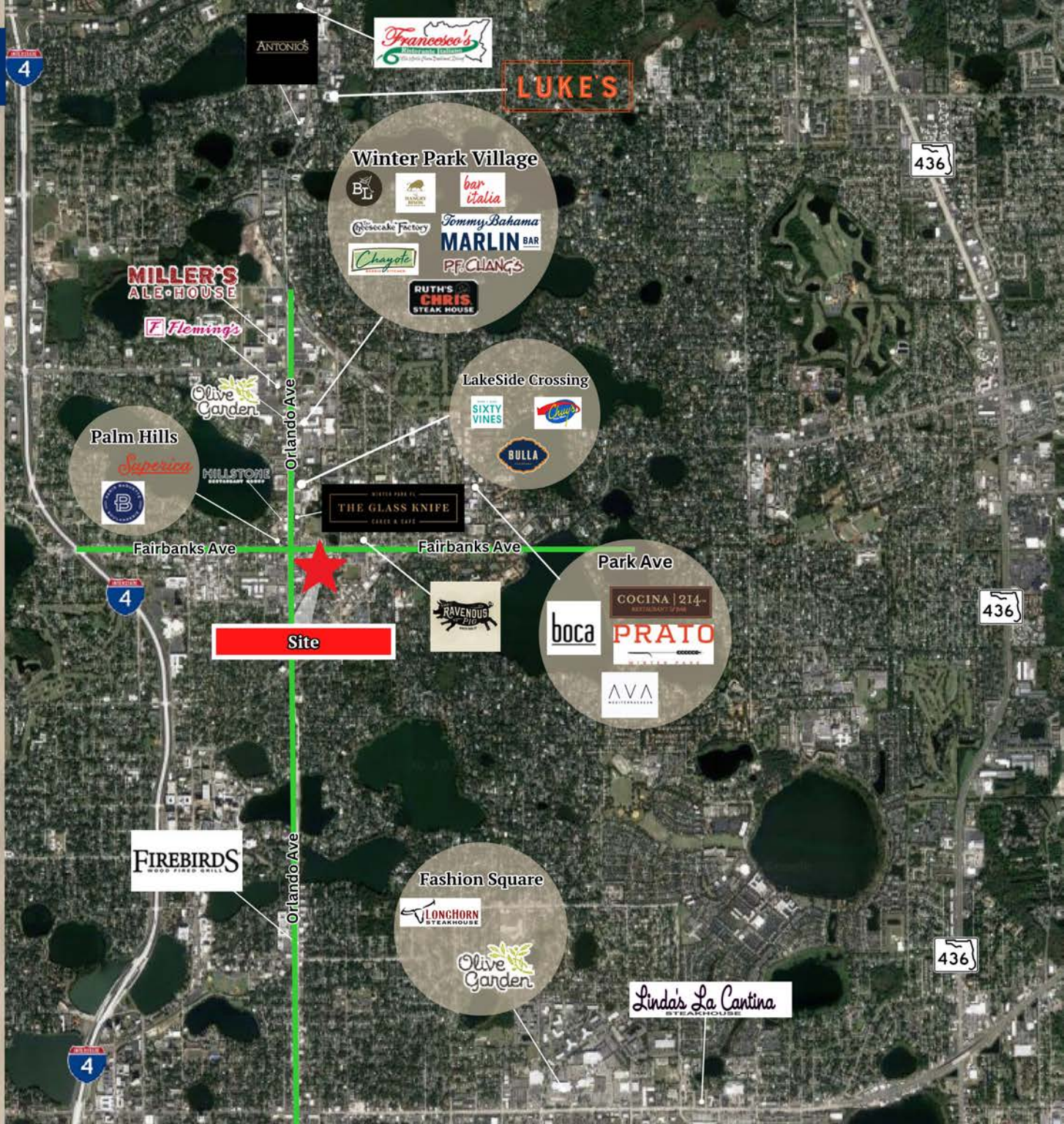
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Nestled on Fairbanks Avenue this property has a seamless connection to Winter Park. Surrounded by affluent neighborhoods with vibrant focal points. Park Avenue featuring chic, upscale dining spots with peaceful scenery all around, effortlessly captivating the attention of all visitors.

Situated within a mile from Rollins College this development is in immediate reach of academic and high average salaries. With such impressive average salary surpassing \$100,000 this project is sure to attract high end businesses.

RESTAURANTS NEARBY

- Francesco's Ristorante
- Antonio's
- Luke's Kitchen & Bar
- Bar Italia
- Tommy Bahama Marlin Bar
- Bar Louie
- Chayote Barrio Kitchen
- P.F. Chang's
- Ruth's Chris Steak House
- The Cheesecake Factory
- The Hangry Bison
- Miller's Ale House
- Fleming's Steakhouse
- Olive Garden
- Hillstone
- Sixty Vines
- Chuy's
- Bulla Gastrobar
- Superica
- Paris Baguette
- The Glass Knife
- Ravenous Pig
- Ava MediterrAegean
- Cocina 214
- Boca
- Prato
- Firebirds
- Linda's La Cantina
- LongHorn Steakhouse



THANK YOU

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