

PORTFOLIO SITE FOR SALE

108-118 WYMORE ROAD, WINTER PARK, FL 32789

Wymore Rd Portfolio



OFFERING SUMMARY

Sale Price:	N/A
Total Buildings SF:	6,684 SF +/-
# of Buildings:	3
Available SF:	6,684 SF +/-
Lot Size:	0.71 Acres +/-
Year Built:	1951
Renovated:	2024
Zoning:	P-0
Submarket:	Winter Park

PROPERTY OVERVIEW

108 - 118 Wymore Rd in Winter Park is a total of 3 parcels for sale. The total AC for sale is 0.71 +/- AC. There are currently three office buildings on the portfolio with a total SF of 6,684 SF +/- . The property is perfect for any owner-user looking to occupy office buildings right away or an investor wanting to redevelop.

The property is located right off Wymore Rd and is in close proximity to Lee Rd. The Interstate 4 interchange is less than 1 mile away. Wymore Portfolio is also surrounded by single-family housing and other local commercial properties.

PROPERTY HIGHLIGHTS

- Redevelopment Property For Sale in Winter Park
- Total of 6,684 SF +/- Available to Occupy
- Perfect for a NEW Office Building - Frontage on Interstate 4 (170,000 Annual Average Daily Traffic)
- 3 Parcel Portfolio Sale
- Less than 1 Mile From Interstate 4 Interchange and Lee Rd (38,500 AADT)
- Zoning P-O (Orange County)

PRESENTED BY
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OFFICE BUILDING
For Sale

3 PARCELS

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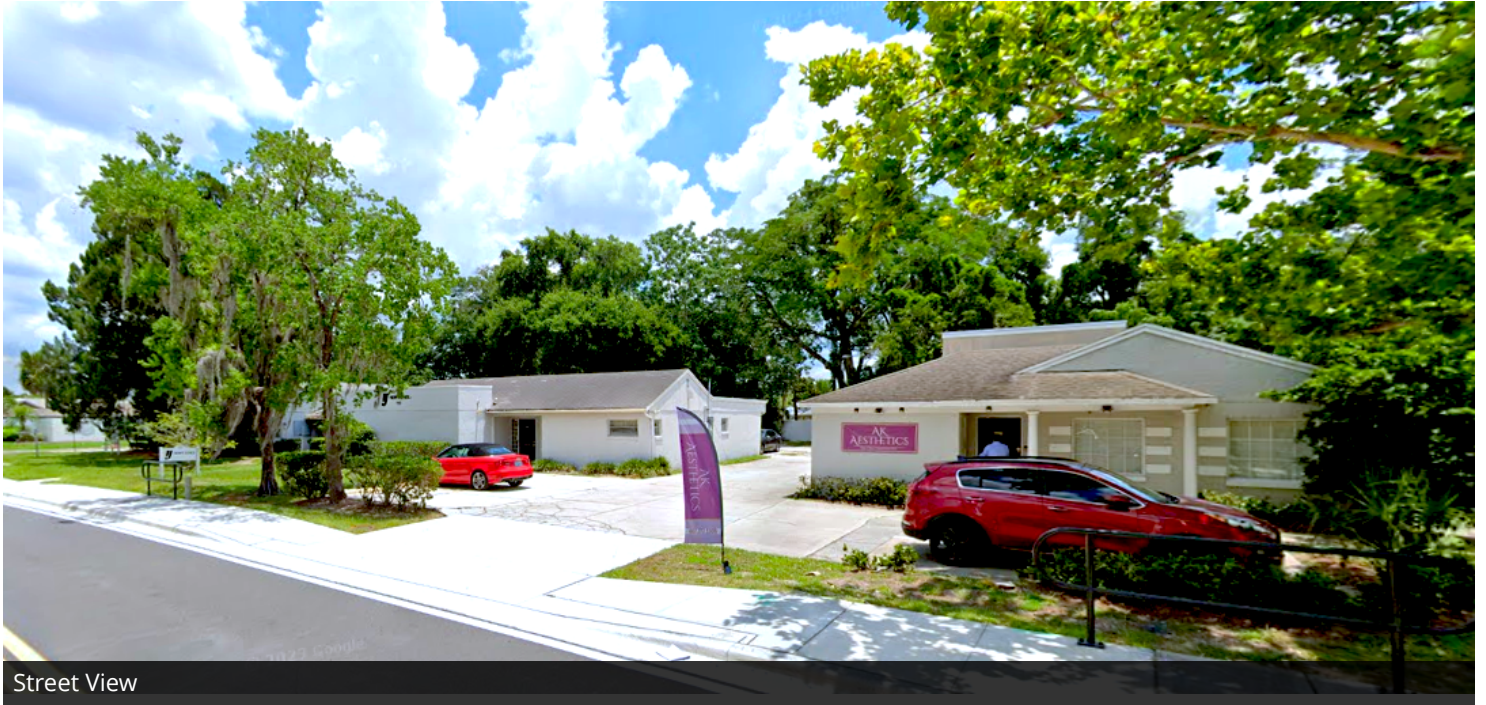
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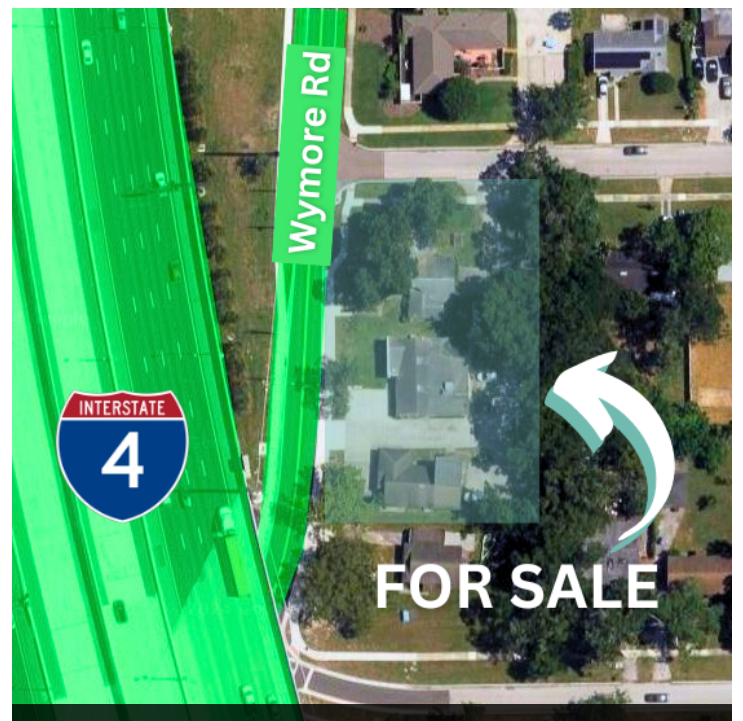
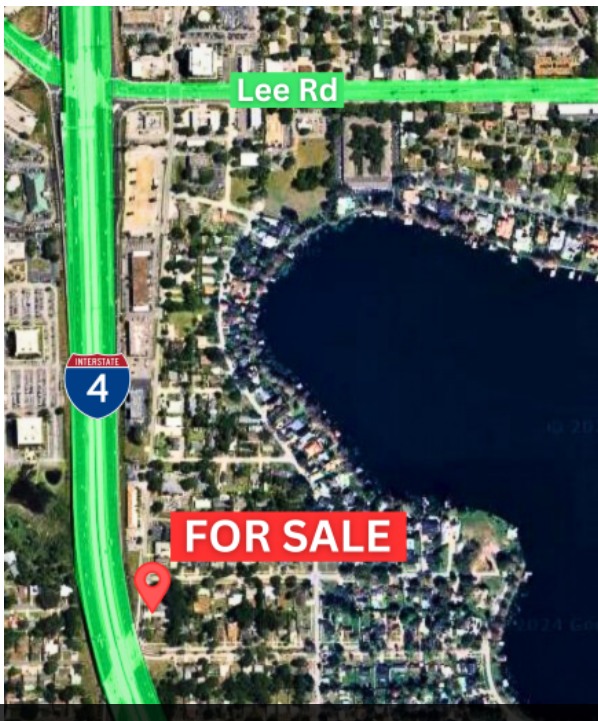
ADDITIONAL PHOTOS

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Street View



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LOCATION MAP

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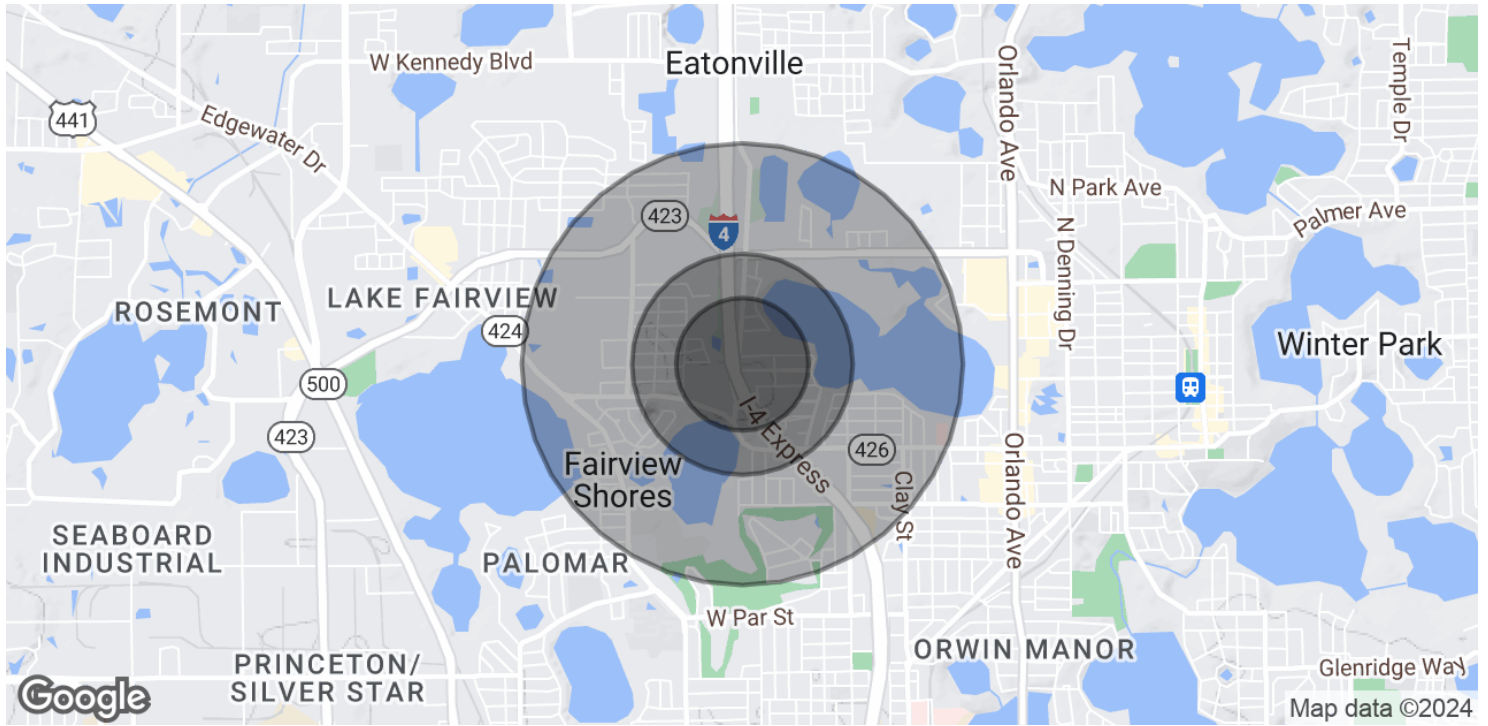
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	540	1,849	7,718
Average Age	48	45	43
Average Age (Male)	45	44	42
Average Age (Female)	49	47	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	874	3,550
# of Persons per HH	2	2.1	2.2
Average HH Income	\$90,154	\$90,667	\$89,914
Average House Value	\$439,124	\$419,216	\$435,351

Demographics data derived from AlphaMap

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