



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 |



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PRIME WINTER PARK REAL ESTATE REDEVELOPMENT OPPORTUNITY

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

FOR SALE



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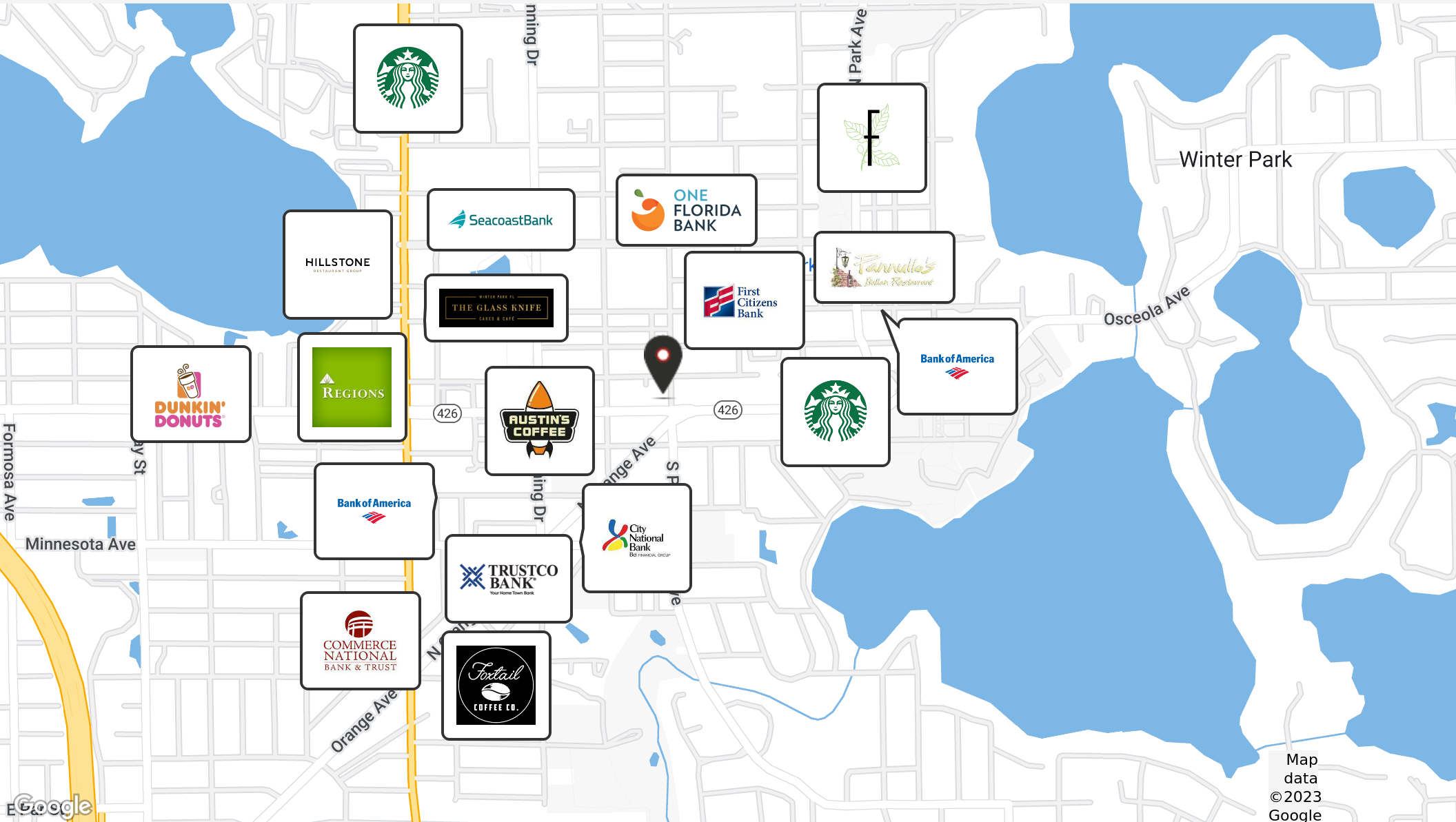
CAR & QUEST
The Luxury Automobiles

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RETAIL PROPERTY FOR SALE



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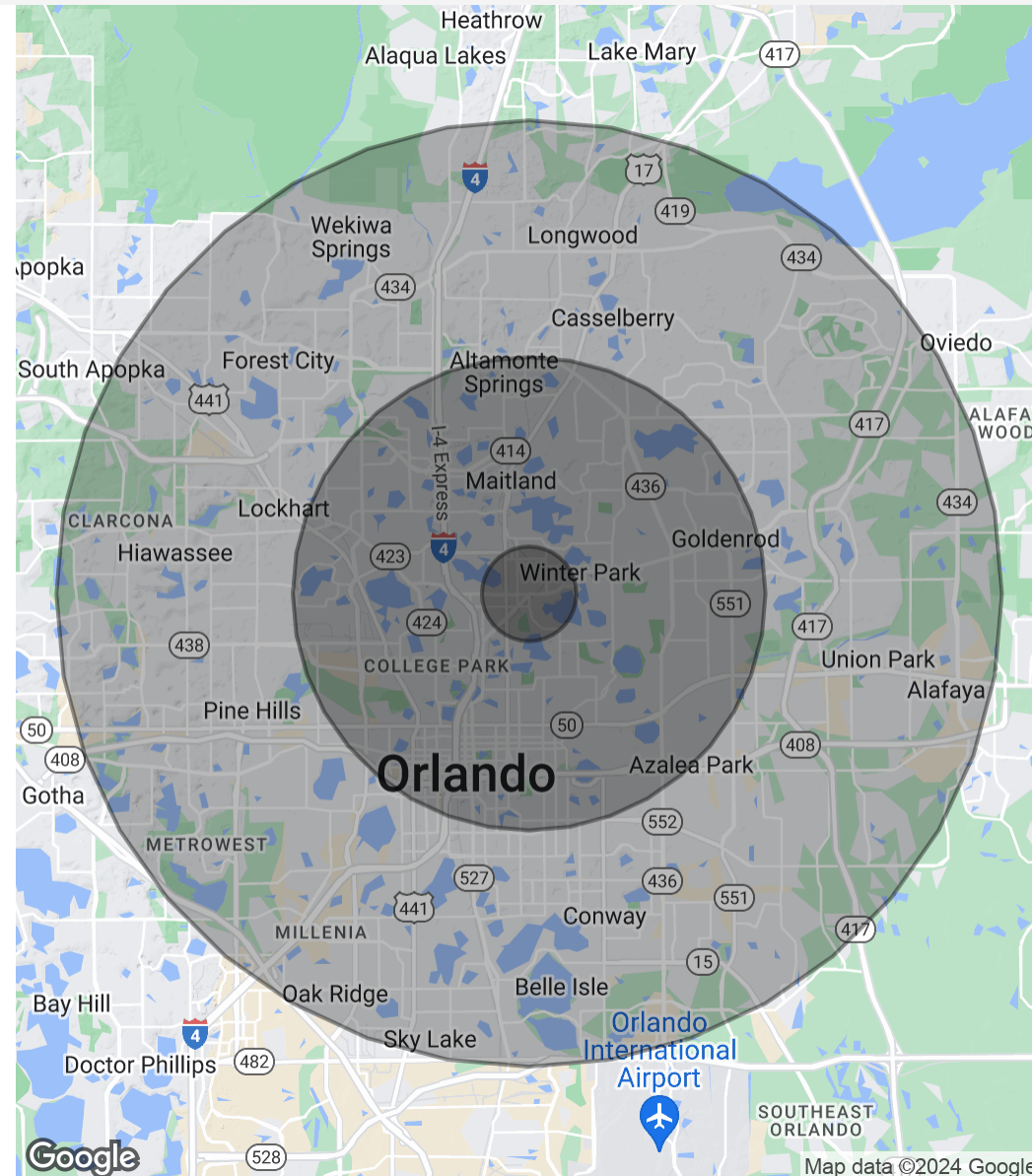
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RETAIL PROPERTY FOR SALE

| 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 |

2020 American Community Survey (ACS)



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