

**CUSHMAN &  
WAKEFIELD**

# **WINTER PARK RETAIL**

1561 LEE ROAD  
WINTER PARK, FL  
32789



***FOR LEASE***





# PROPERTY DESCRIPTION

Located at the gateway into historic Winter Park the area's newest retail spaces are nearing completion and will be delivered in Q4 of 2024. Offering incredible customer exposure with storefront windows and building signage on busy Lee Road (**41,000 AADT**). Ideal uses for these suites include traditional retail or professional services.

## Property Highlights

- **\$1.2B Consumer Spending Power within 3-miles** - nearby neighborhoods include Winter Park Village, Park Avenue, Hannibal Square, Rollins College, and Maitland areas
- Suites range from 530 SF up to 830 SF **available October 2024**; Spaces will be delivered in grey shell condition
- The units have direct frontage to Lee Road and access via Bennett Avenue & Loren Avenue
- Located **one-mile from Interstate-4** allowing superior accessibility to Downtown Orlando's Central Business District and Maitland Business Center

## Development Details

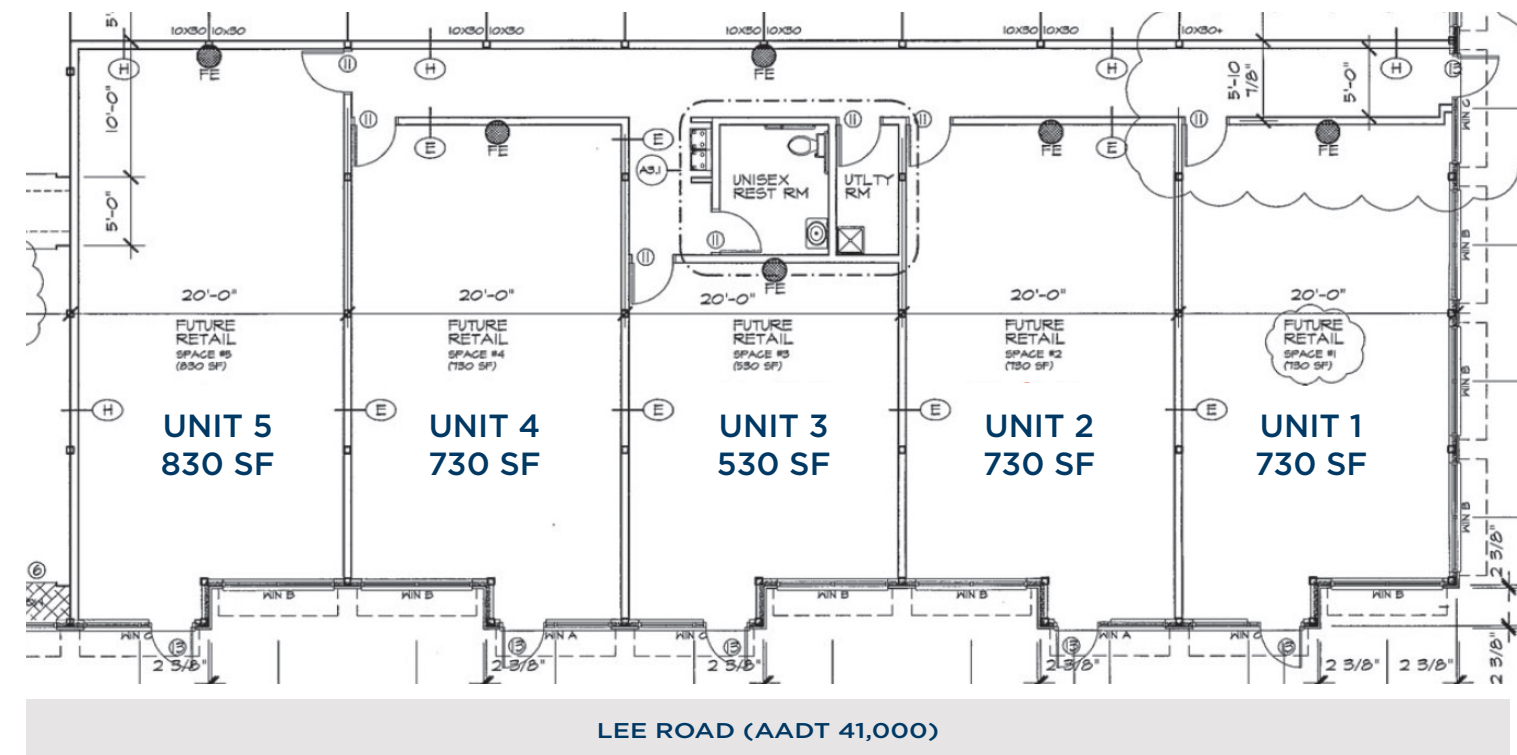
- Ravaudage - a 90+acre mixed-use development in Winter Park at the corner of Orlando Avenue (17-92) and Lee Road
- The development currently includes a Hilton Garden Inn & SpringHill Suites by Marriott
- Life Time Fitness is breaking ground this year on a 90,000-square-foot "athletic country club"
- A 6 story 500-space parking garage with 12,000 SF of ground-floor retail space and a two-story, 8,409 SF event space has been plotted for the near future
- The development has plans to include an additional 800+ multi-family units over the next few years

# INTERIOR IMAGES



## RAVAUDAGE DEVELOPMENT

## AVAILABLE FLOOR PLANS





# NEARBY AMENITIES



## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

1 Miles	12,709
3 Miles	85,572
5 Miles	287,401



### AVERAGE HH INCOME

1 Miles	\$85,960
3 Miles	\$112,425
5 Miles	\$91,490



### MEDIAN HOME VALUE

1 Miles	\$430,709
3 Miles	\$463,423
5 Miles	\$345,250

For more information, please contact:

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