

For Lease

Winter Park Office Space

110 SF | \$550.00 per month



2435 Lee Road

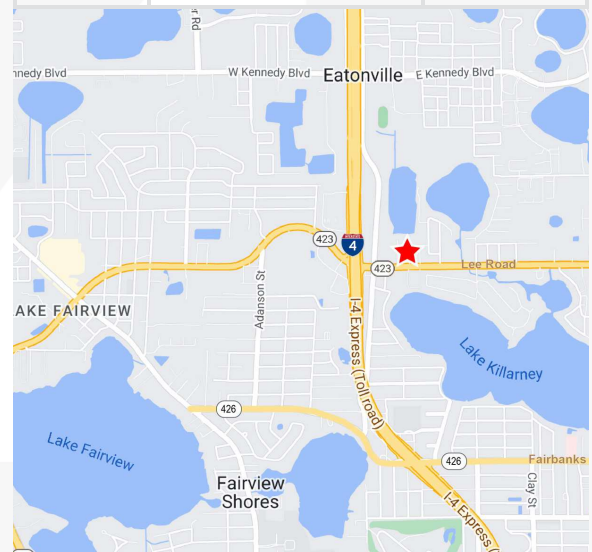
Winter Park, Florida 32789

Property Highlights

- Small single office available; electric included in rent
- Just off of I-4, 1/4 mile east on Lee Road
- On-site and additional street parking available
- Recently painted and new carpet and planking throughout
- 1 block from Starbucks and close to several Winter Park restaurants
- Less than 1/4 mile from I-4 with easy access to US Hwy 17-92, Maitland Blvd, Fairbanks Ave and US Hwy 441
- Great Winter Park location – close to Winter Park Village
- One of the most convenient locations in the Orlando area

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 1	\$550 per month	110



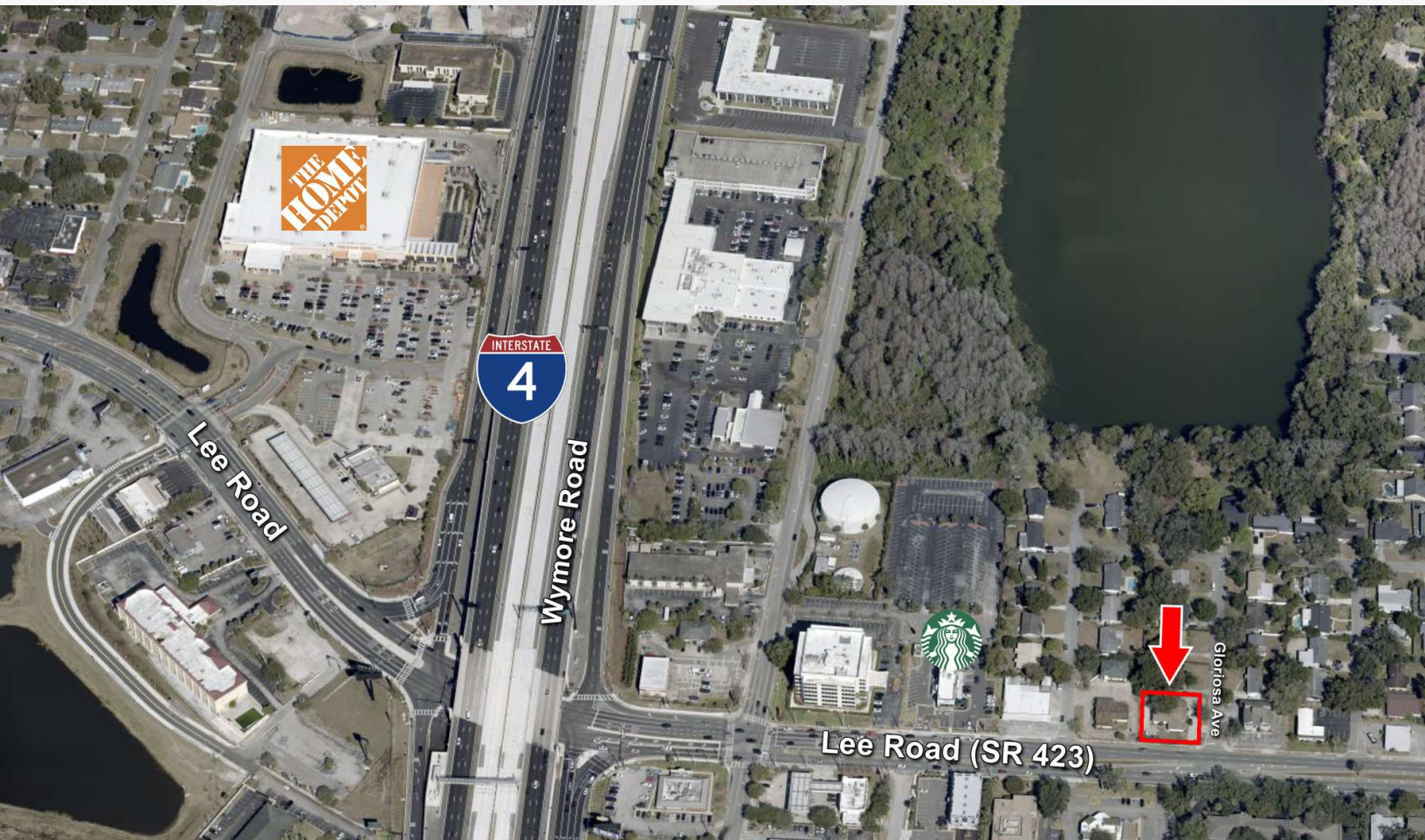
For more information

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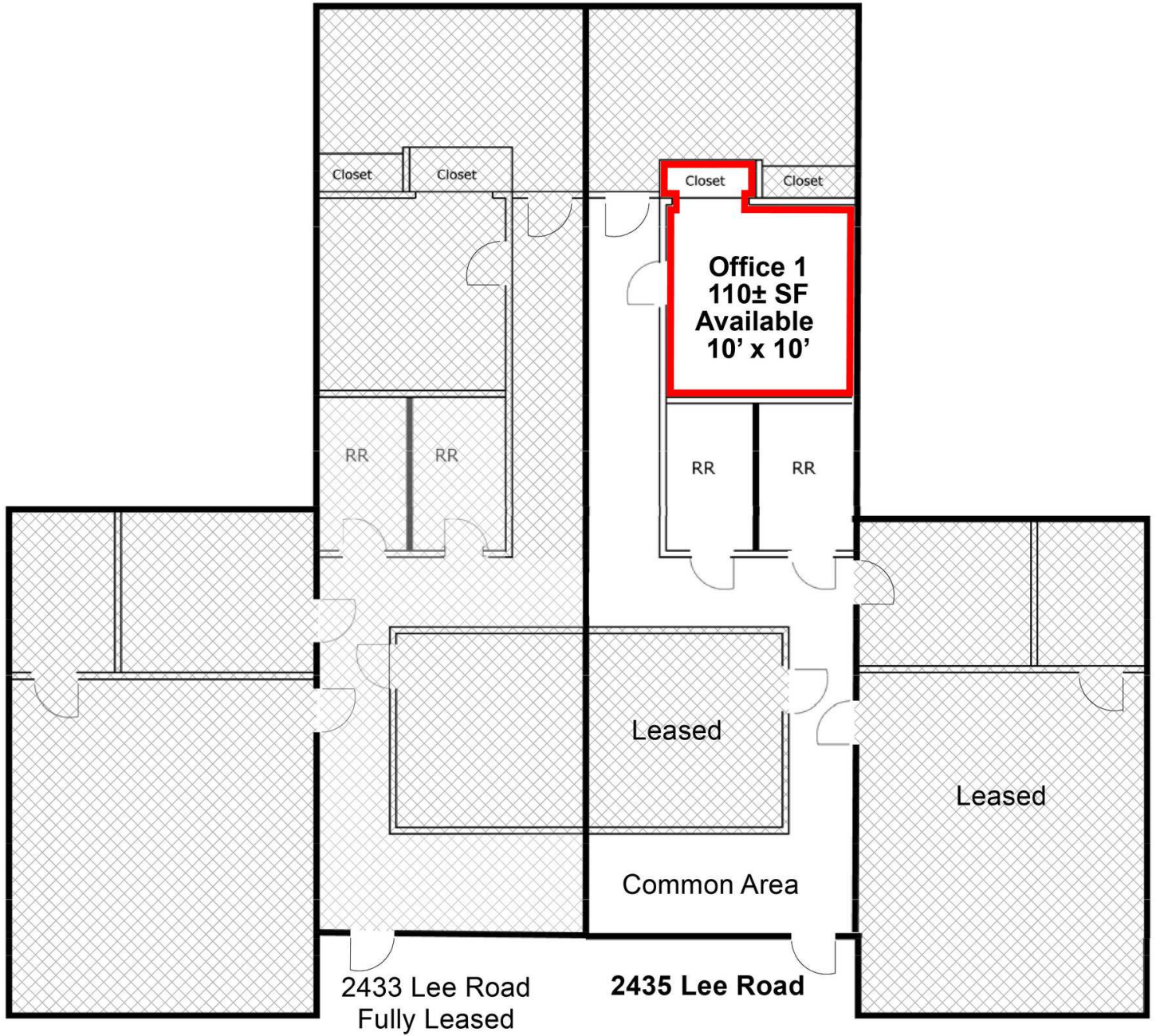
jbloom@realvest.com

Location Map & Aerial



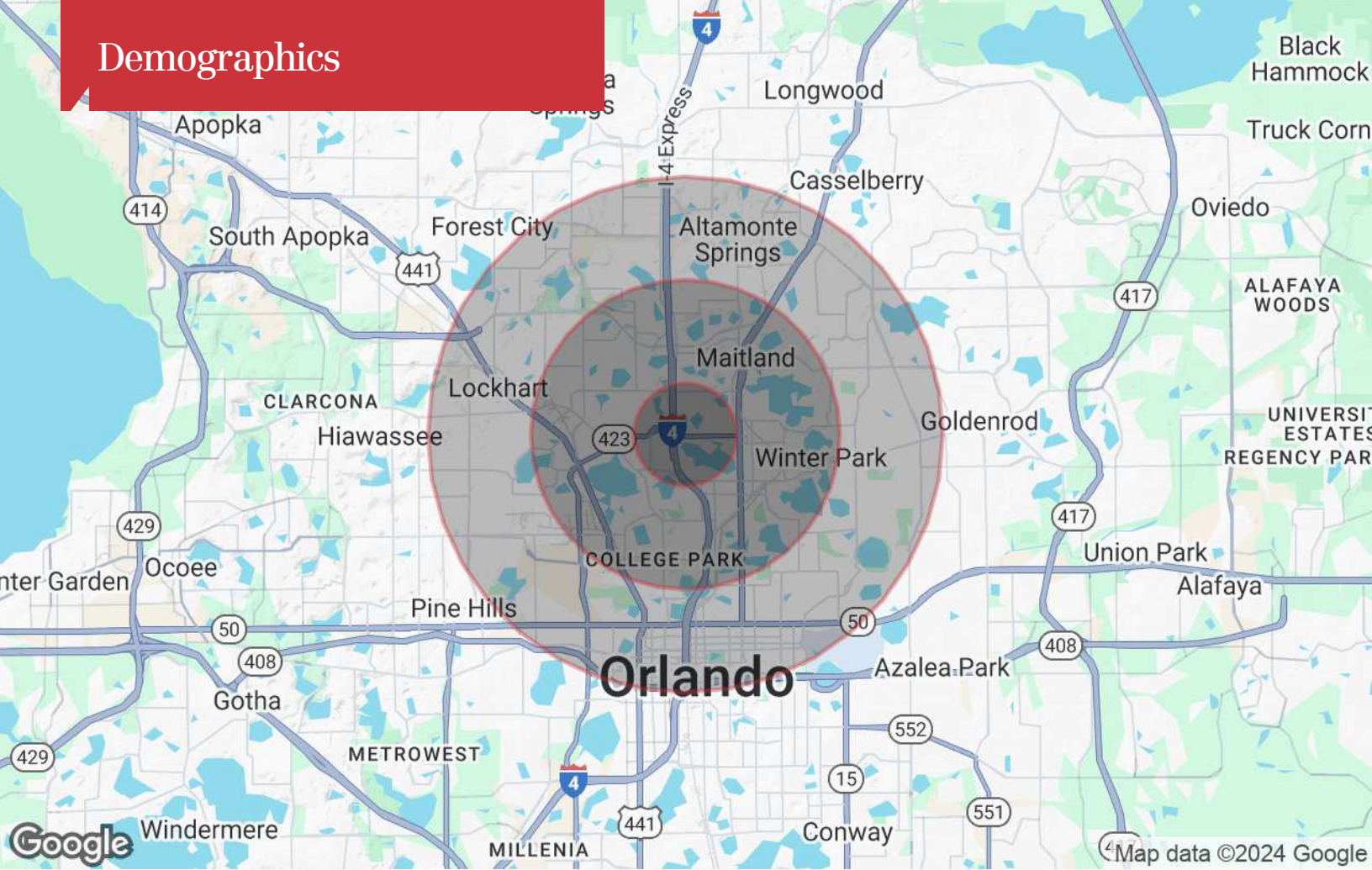
Floor Plan

LEE ROAD



GLORIOSA AVENUE

Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,740	84,566	289,275
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	40	41	39
MEDIAN AGE (FEMALE)	43	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,302	37,859	125,219
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$80,872	\$117,023	\$104,395
AVERAGE HOUSE VALUE	\$378,245	\$545,075	\$471,830

* Demographic data derived from 2020 ACS - US Census