

For Lease

Renovated Winter Park Office Space

1,741 SF | \$35.00 / SF



421 West Fairbanks Avenue

Winter Park, Florida 32789

Property Highlights

- 1,741± SF ground floor space available Q1 2026
- Undergoing interior and exterior updates
- Highly visible Fairbanks Ave location in Winter Park
- Across from Rollins College - strong foot traffic
- Excellent signage opportunity
- 5 on-site parking spaces (2.87/1,000 SF ratio)
- Ideal for professional office, retail or service uses
- Walk Score of 95 - steps from restaurants and shops
- Traffic count: 38,000± AADT (FDOT, Fairbanks Ave)
- Easy access to I-4, Park Avenue and downtown Winter Park



Lease Rate: \$35.00 / SF NNN
(Op Exp: \$5.00/SF)

For more information

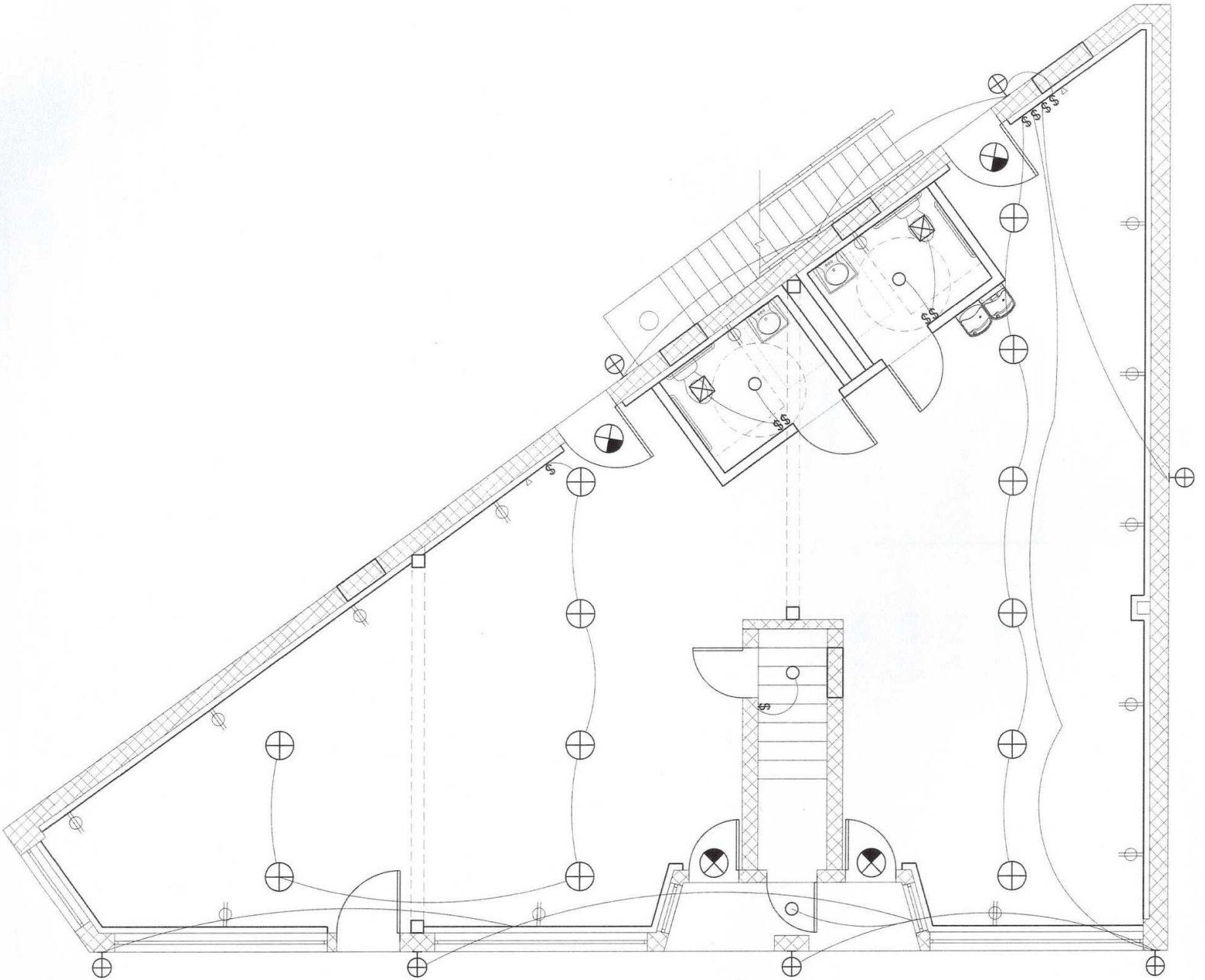
Stian Funk

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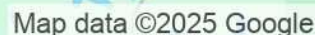
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Conceptual Floor Plan

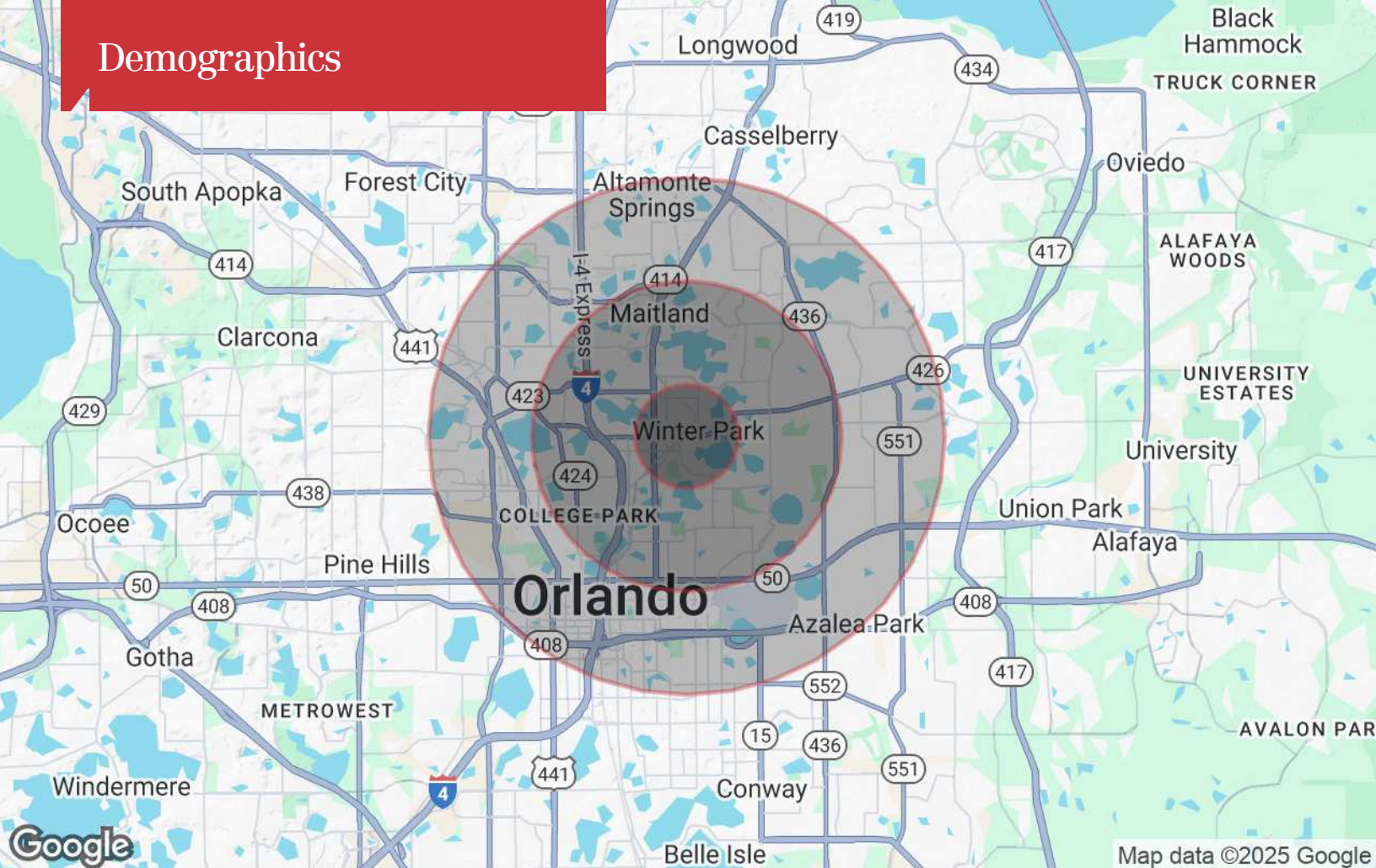


Garfield Ave
Carolina Ave



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Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,744	94,476	297,313
MEDIAN AGE	46	42	41
MEDIAN AGE (MALE)	45	41	40
MEDIAN AGE (FEMALE)	47	43	42

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,050	43,214	133,226
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$146,077	\$144,169	\$106,090
AVERAGE HOUSE VALUE	\$850,941	\$659,724	\$480,486

* Demographic data derived from 2020 ACS - US Census