



PROPERTY DESCRIPTION

Prime Industrial Property in Booming Winter Park Market
9,800 SF | C-3 Zoning | First Time on Market

Perfect for any trade, creative studio, interior design business, and a wide variety of uses, this Winter Park C-3 property offers versatile warehouse space, flexibility, and visibility. Strategically located along a growth corridor, it's ideal for owner-users looking to operate today while positioning for the continued growth in this area, or investors seeking an adaptable asset with upside.

For the first time since its construction, this 9,800 SF industrial property is available for purchase. Strategically positioned in unincorporated Orange County, this concrete block building offers unparalleled accessibility to I-4, Winter Park, Orlando, and surrounding high-growth areas that have undergone significant redevelopment in recent years.

Currently occupied, the property will be vacant by Summer 2025, presenting a rare opportunity for developers, owner-users, and investors to secure a well-maintained industrial asset in a thriving market.

This property sits in a prime redevelopment corridor, offering strong potential for appreciation as the area continues to evolve. Whether you're looking for an investment opportunity, expansion space, or a redevelopment project, this well-located and well-maintained asset is ready for its next chapter.

OFFERING SUMMARY

Sale Price:	\$2,795,000
Number of Units:	1
Lot Size:	0.33 Acres
Building Size:	9,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	467	1,304	5,103
Total Population	796	2,279	9,444
Average HH Income	\$81,412	\$88,394	\$114,952



Amy Calandrino, CCIM, SIOR

CEO/Founding Broker

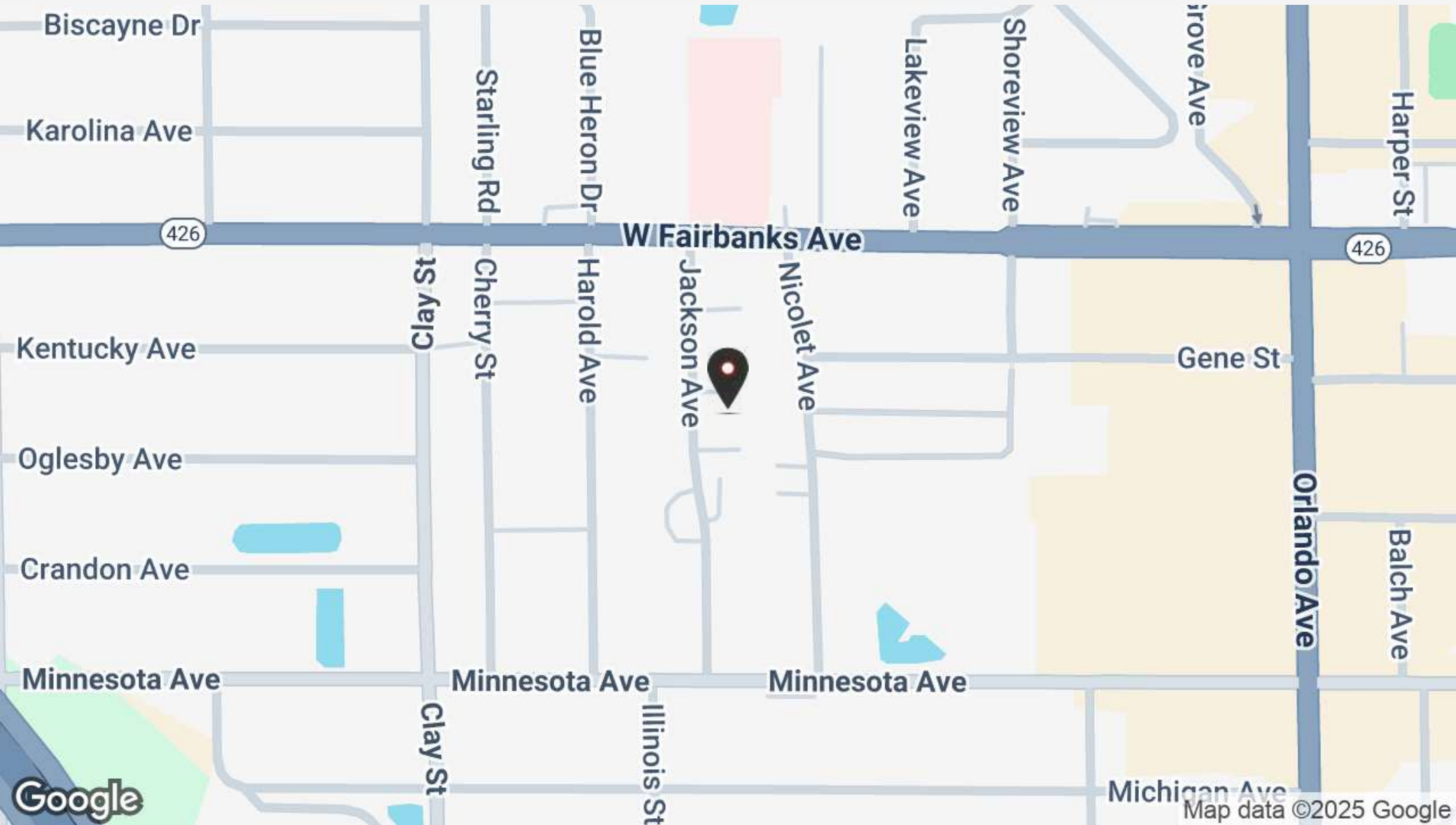
407.641.2221

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700 JACKSON AVE

700 Jackson Ave
Winter Park, FL 32789

INDUSTRIAL PROPERTY FOR SALE

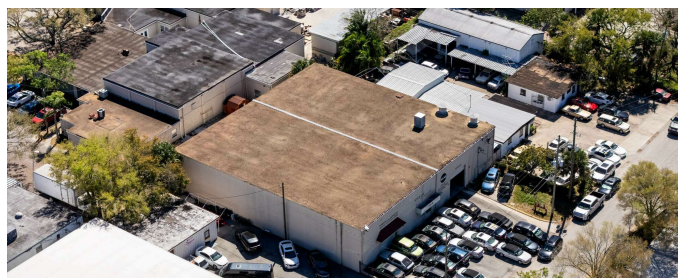
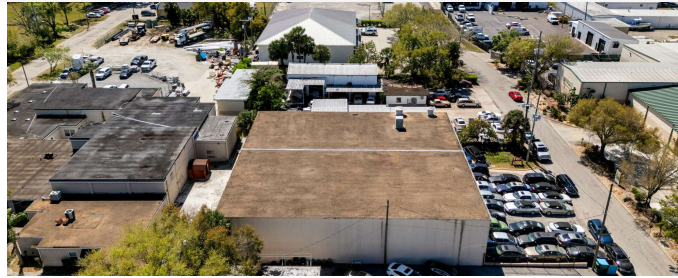
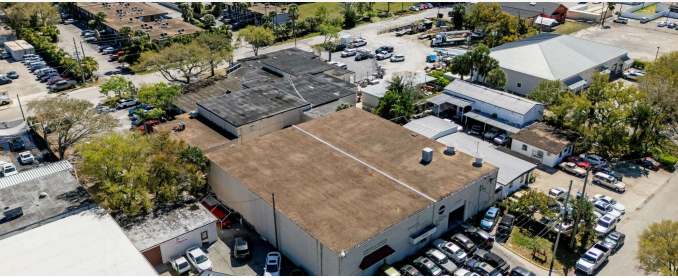


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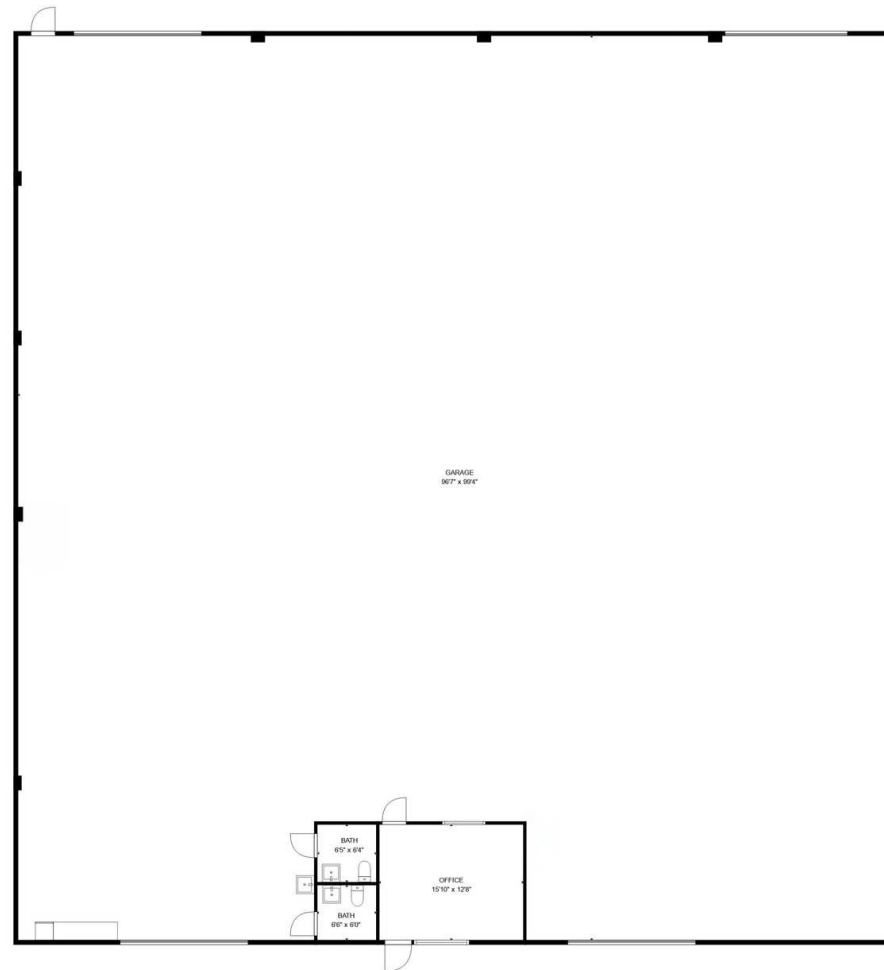
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INDUSTRIAL PROPERTY FOR SALE



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TOTAL: 288 sq. ft
FLOOR 1: 288 sq. ft
EXCLUDED AREAS: GARAGE: 9284 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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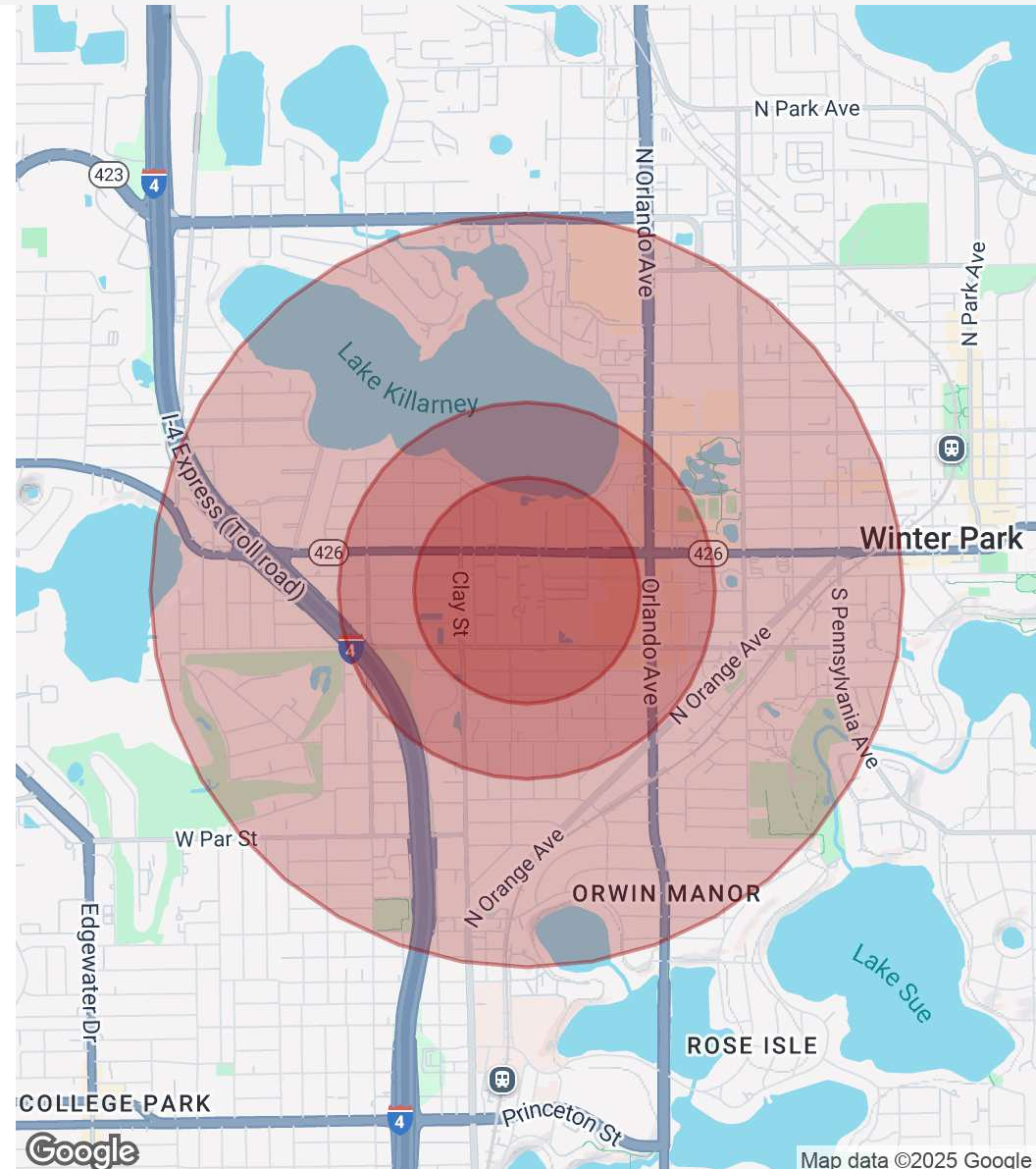
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INDUSTRIAL PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	796	2,279	9,444
Average Age	47	46	46
Average Age (Male)	44	44	44
Average Age (Female)	49	48	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	467	1,304	5,103
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$81,412	\$88,394	\$114,952
Average House Value	\$585,675	\$605,751	\$642,398

Demographics data derived from AlphaMap



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