

FOR SALE

Owner-User or Redevelopment Opportunity

13,034± SF, 2-Story Building on 0.64± Acres

1000 SOUTH ORLANDO AVENUE
WINTER PARK, FLORIDA 32789

100± FEET OF FRONTAGE ON S ORLANDO AVENUE (US HWY 17-92) 38,463 AADT



PROPERTY HIGHLIGHTS

LOCATION

- Located in Winter Park on the east side of Orlando Avenue (U.S. 17-92) between Minnesota Avenue and North Orange Avenue
- Easy access to area amenities, Downtown Winter Park and Downtown Orlando
- Excellent demographics
- Current access is from the rear of the building via Balch Avenue

BUILDING AND LAND

- 13,034± SF 2-Story Building
- 0.64± Acres
- 100± feet of frontage on South Orlando Avenue
- Exterior fascia signage
- Zoned C-3 (City of Winter Park)
- Permitted uses include office, medical and retail

SALE PRICE: \$3,400,000



1 Mile Radius

9,668

Total Population

44.2

Median Age

\$147,446

Average Household Income

3 Mile Radius

94,083

Total Population

39.6

Median Age

\$157,685

Average Household Income

5 Mile Radius

290,102

Total Population

38.1

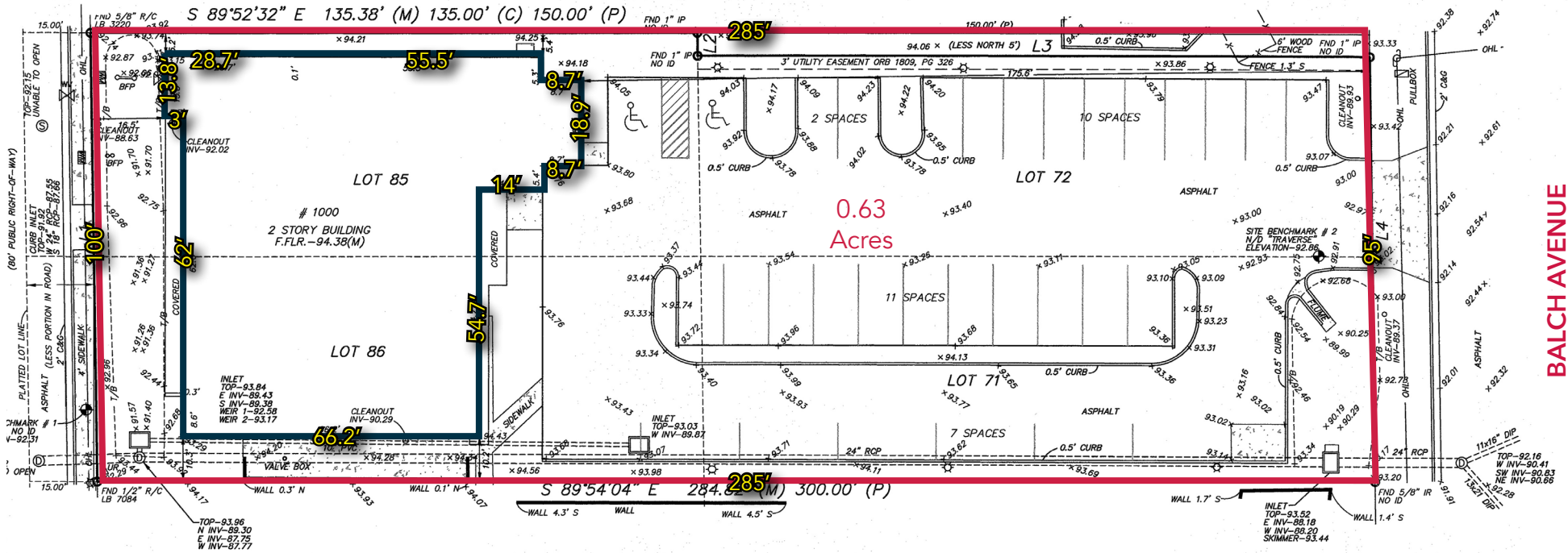
Median Age

\$117,607

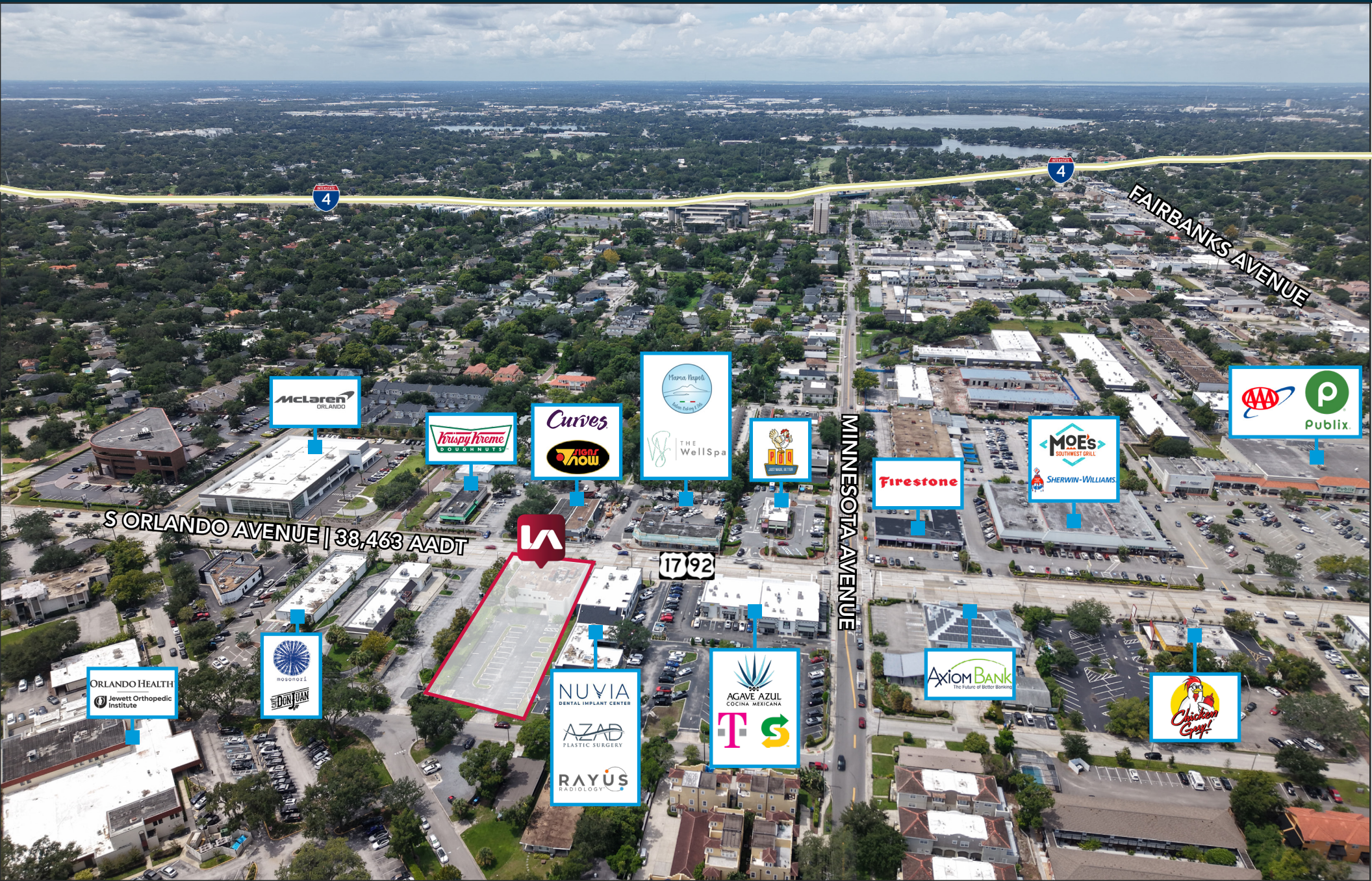
Average Household Income

S ORLANDO AVENUE | 38,463 AADT

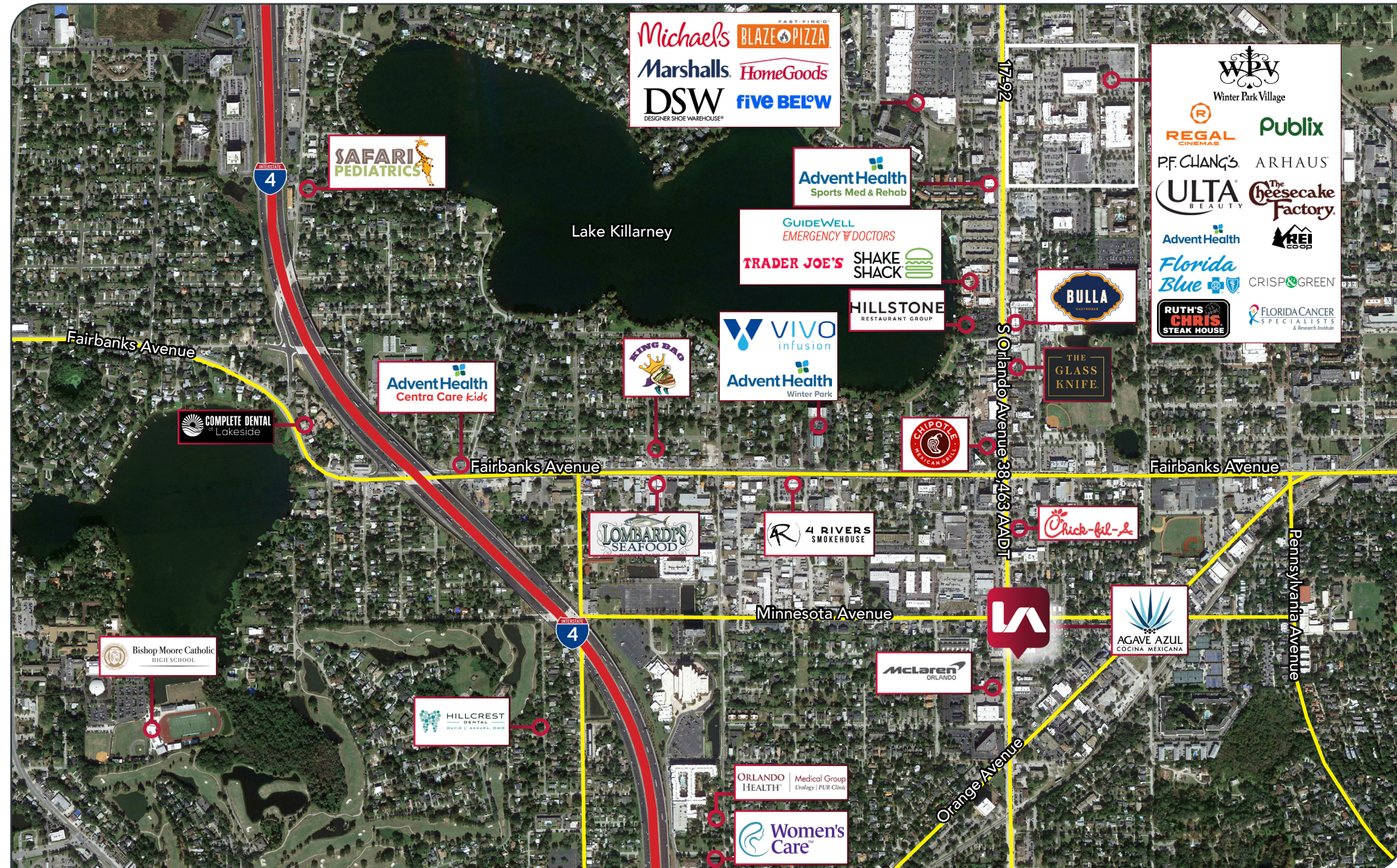
BALCH AVENUE



LOCATION OVERVIEW



MARKET OVERVIEW





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