

For Lease

# Winter Park Office/Retail Space

1,741 SF | \$30.00 / 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
- Zoning: C-3 - allows multiple office and retail uses
- Traffic count: 38,000± AADT (FDOT, Fairbanks Ave)
- Easy access to I-4, Park Avenue and downtown Winter Park



Lease Rate: \$30.00 / SF NNN  
(Op Exp: \$5.00/SF)

For more information

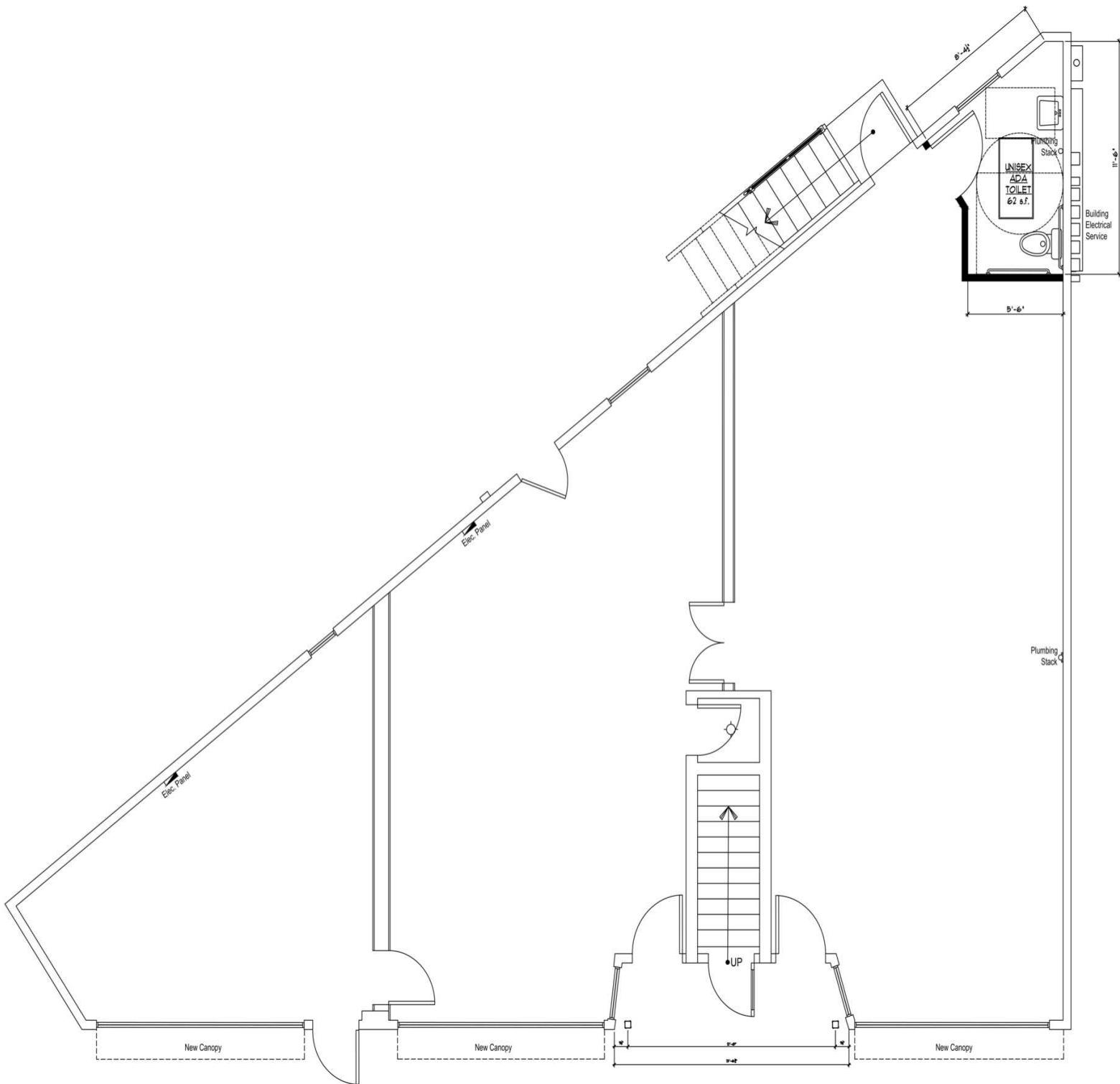
**Stian Funk**

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**Kevin O'Connor**

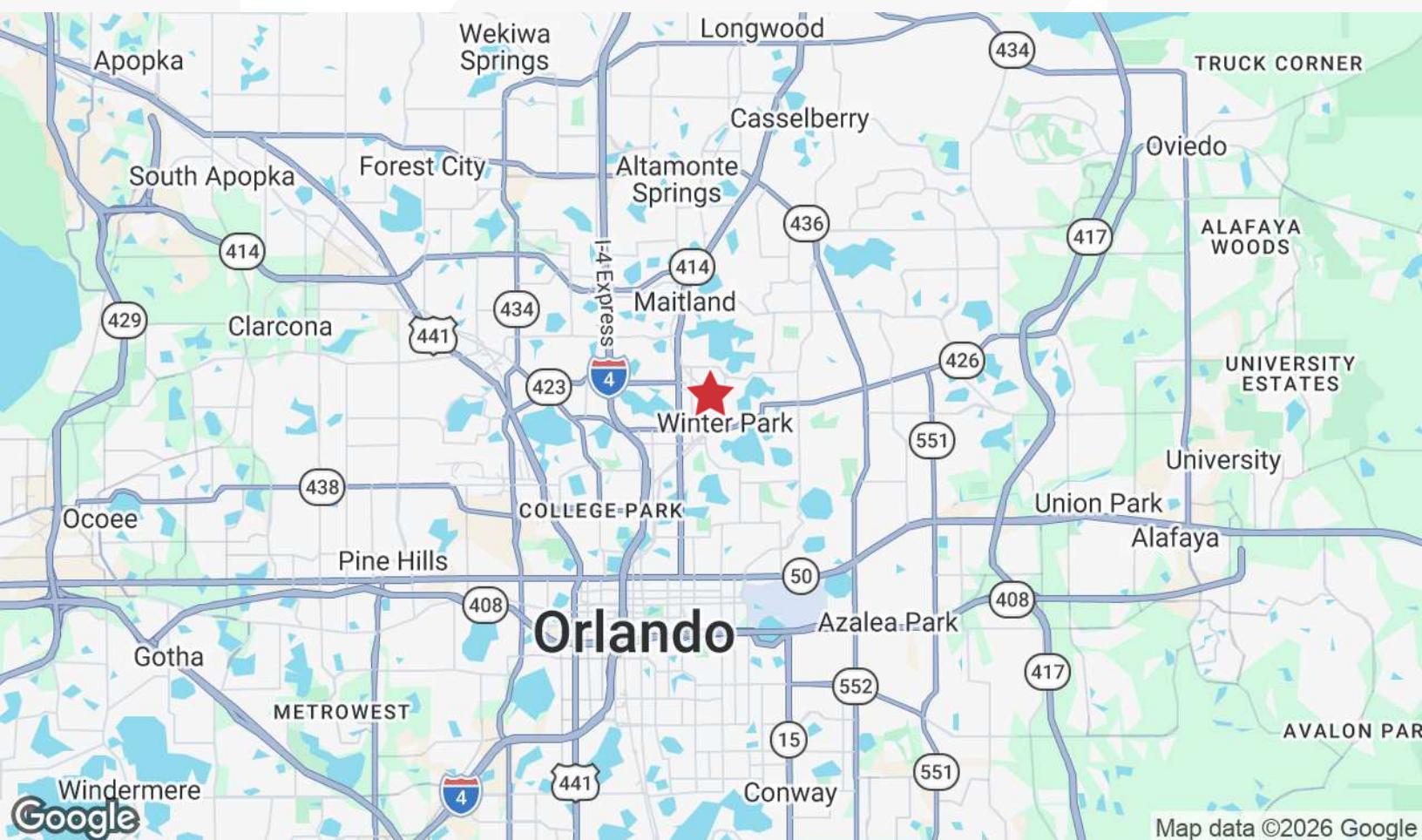
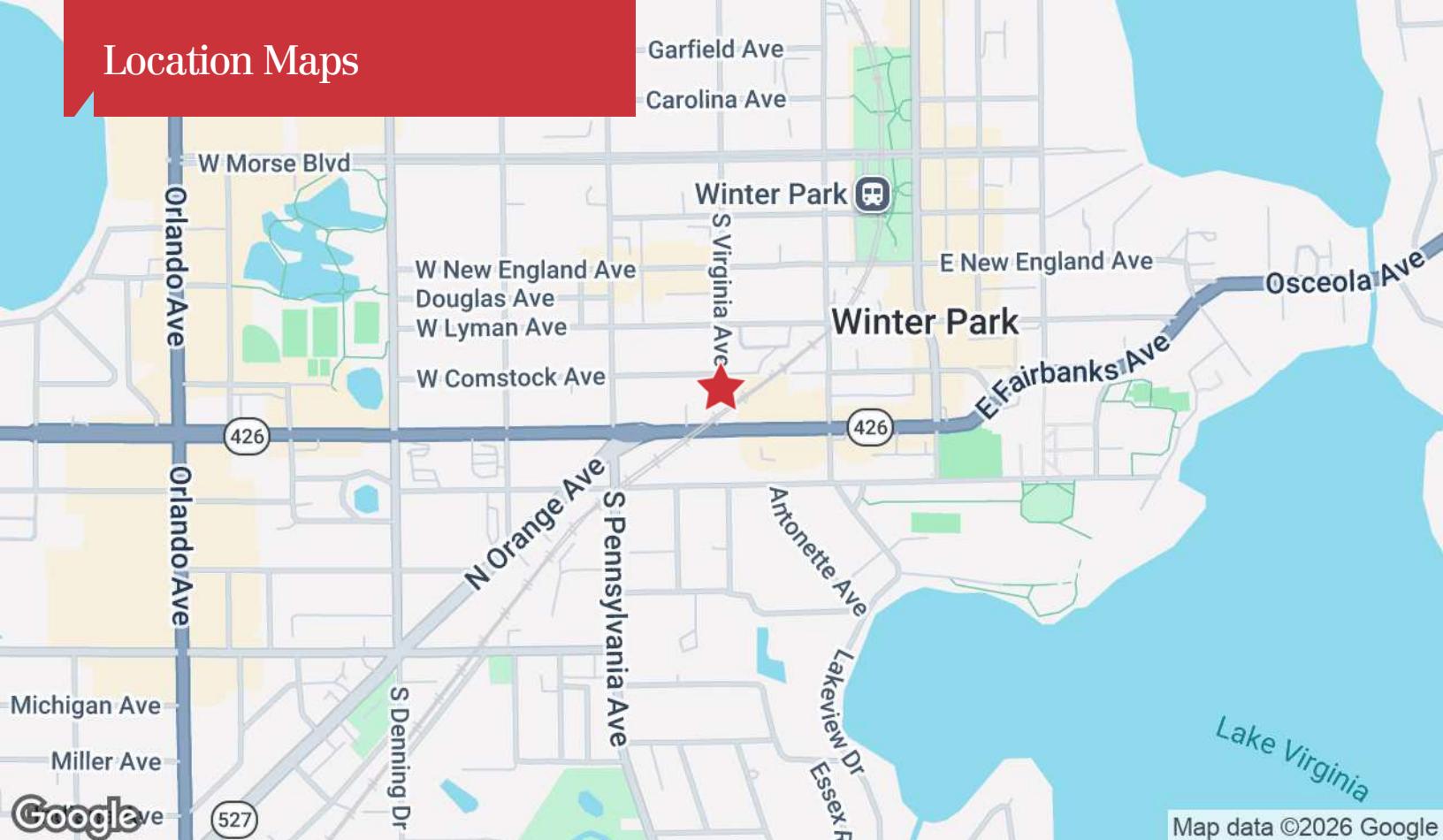
O: 407 949 0736  
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# Conceptual Floor Plan



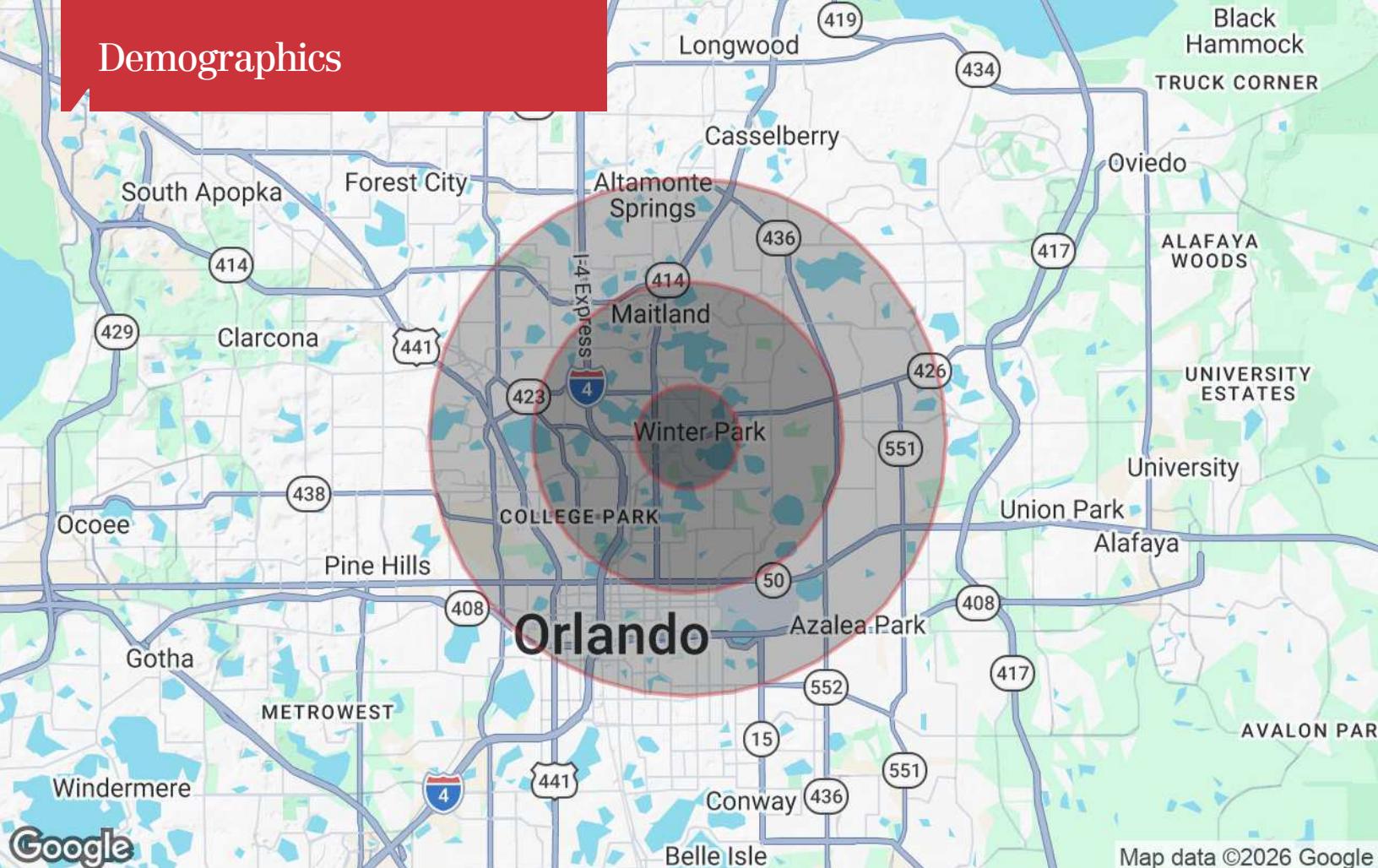
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

## Location Maps



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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

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