

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

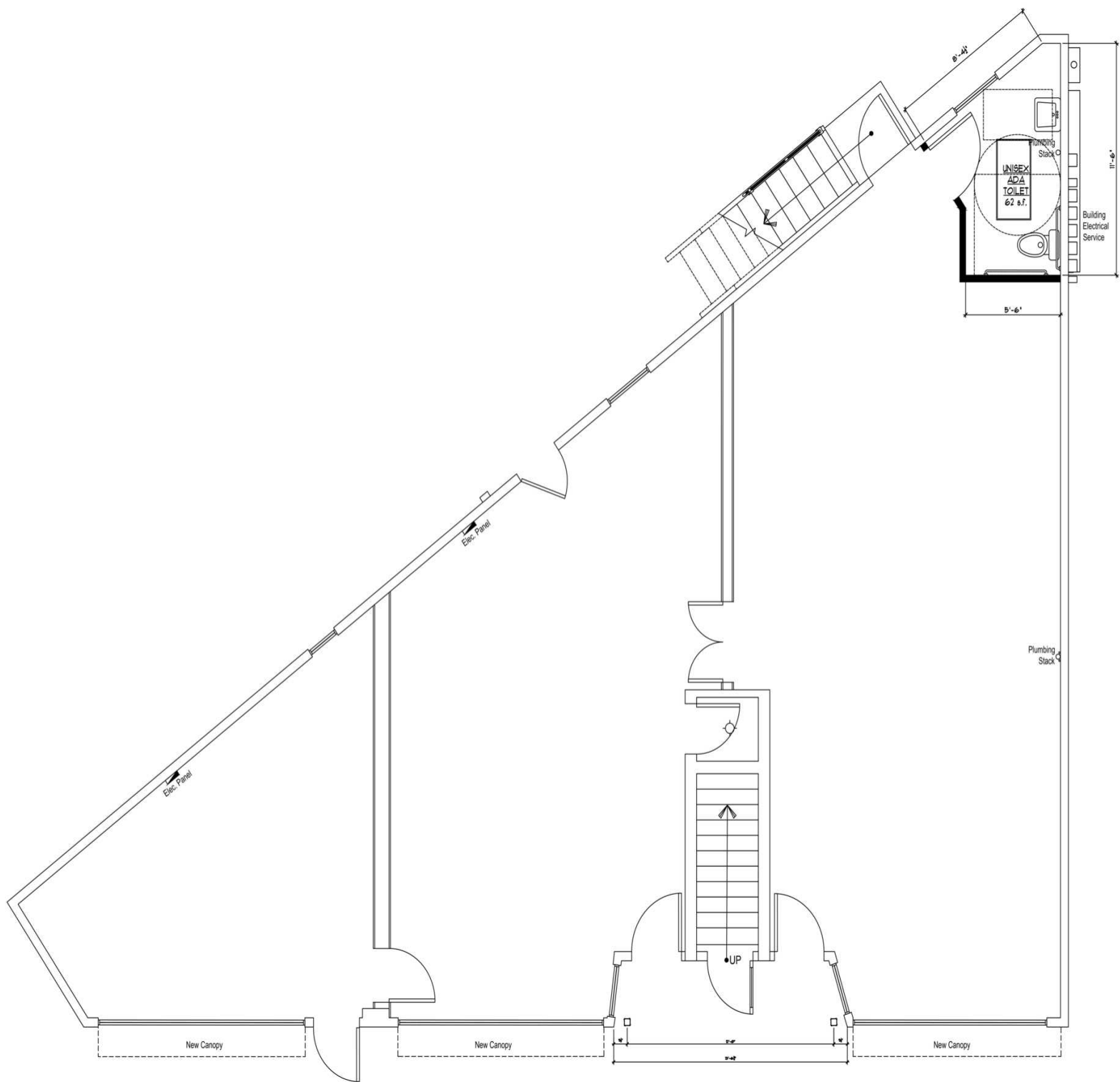
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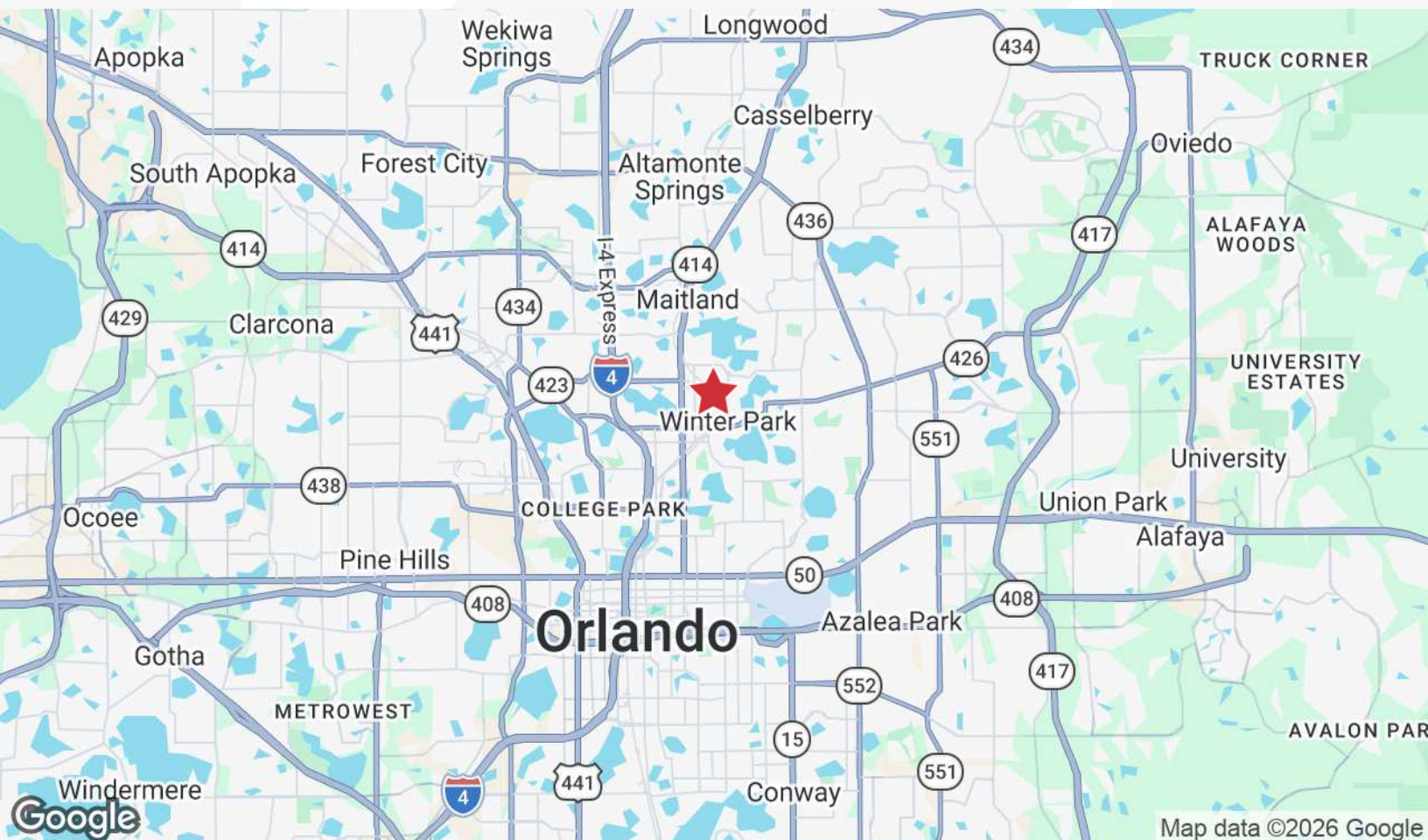
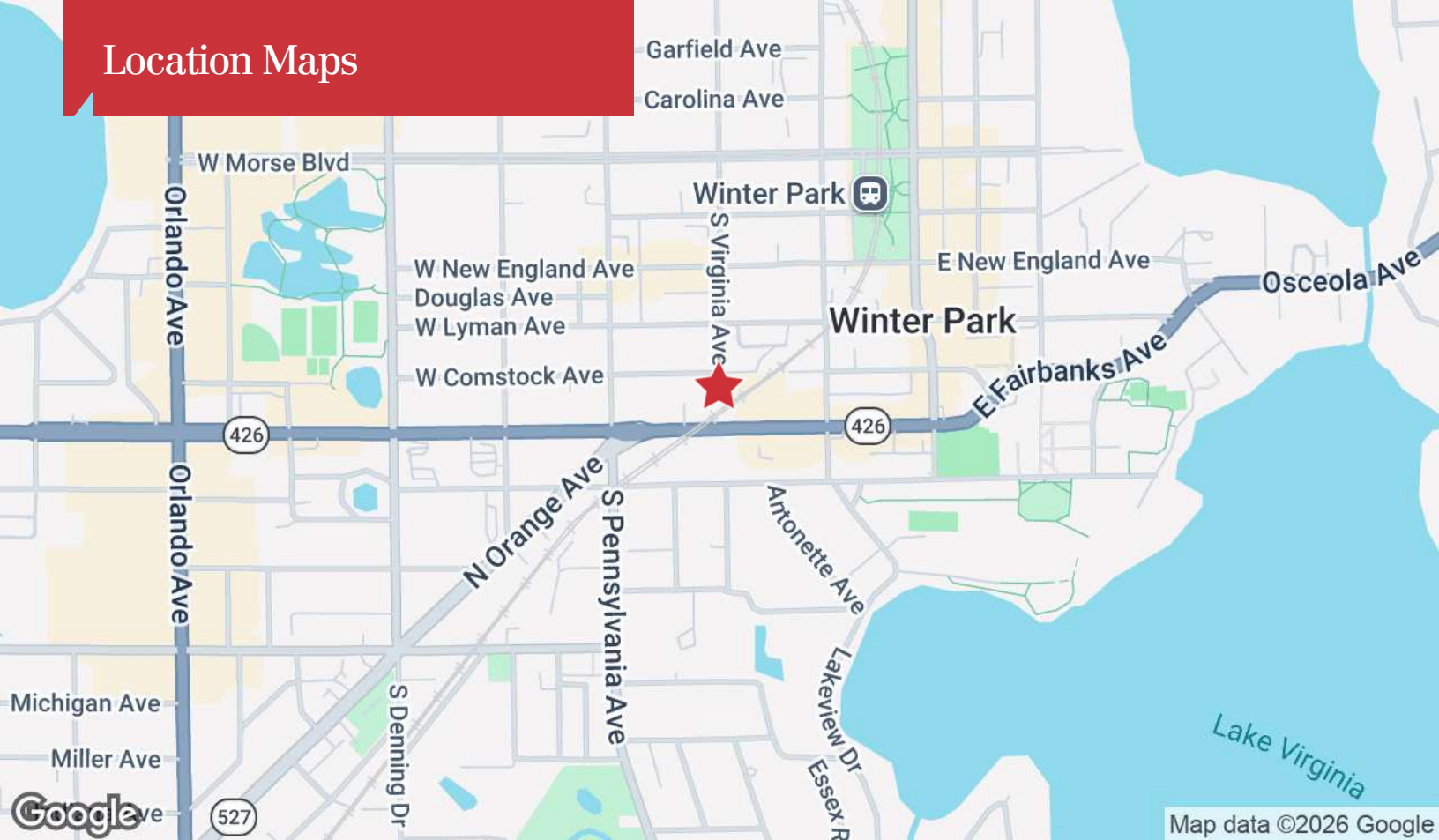
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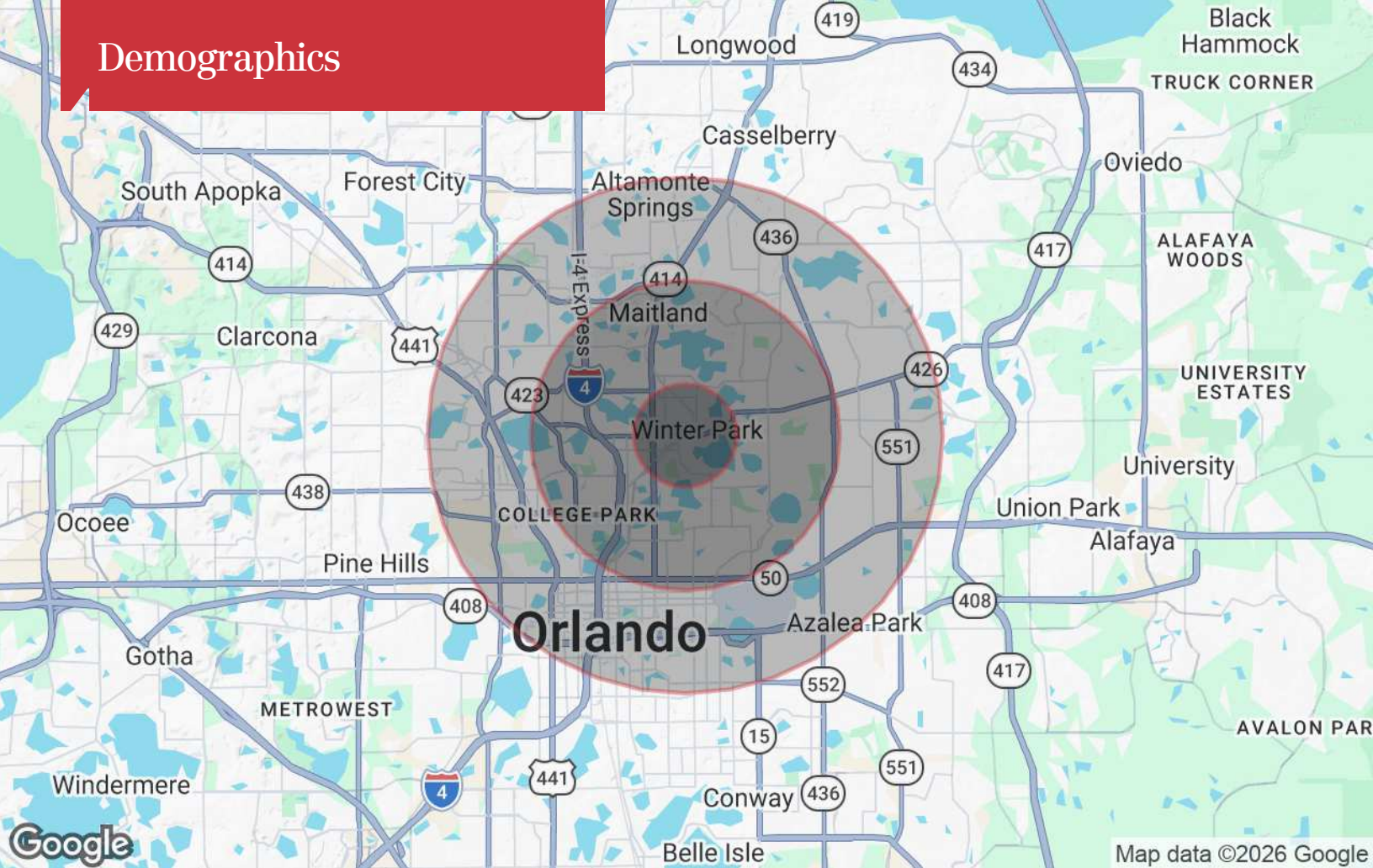
Conceptual Floor Plan



Location Maps



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