

FOR LEASE | 1,404 SF AVAILABLE

# 631 W. FAIRBANKS AVENUE

WINTER PARK, FL 32789

WINTER PARK OFFICE / MEDICAL / RETAIL OFFICE OPPORTUNITY



 **CUSHMAN & WAKEFIELD**

# 631 W. FAIRBANKS AVENUE

## WINTER PARK, FL 32789

### PROPERTY OVERVIEW

Located along **Fairbanks Avenue in Winter Park**, this property offers a unique opportunity for a business seeking visibility, flexibility, and access to one of Central Florida's most established commercial markets.

The property is zoned **C-3**, allowing for a wide range of commercial uses including office, retail, and certain medical and service-related uses. The interior layout features **multiple private rooms, two separate entrances, a kitchenette, and elevated interior finishes**, making it well suited for professional services, medical or wellness users, boutique office, or retail office concepts that benefit from a more private room layout.

The site benefits from strong visibility along Fairbanks Avenue, which sees approximately **25,000 vehicles per day**, providing consistent daily exposure for businesses located along this corridor.

One of the most compelling aspects of this location is the surrounding business environment. Within a **one-mile radius**, there are over **2,500 businesses and more than 21,000 employees**, contributing to a **daytime population of over 30,000 people**, which is more than three times the residential population. This makes the area particularly attractive for office, service, medical, and retail users that rely on daytime traffic and an established customer base.

Winter Park is known for its strong demographics, established neighborhoods, and professional workforce, making this a strategic location for businesses looking to serve both the local community and the surrounding business population.

### PROPERTY HIGHLIGHTS

- Winter Park Location
- Fairbanks Avenue Visibility
- C-3 Zoning
- Multiple Private Rooms
- Two Entrances
- Kitchenette
- Elevated Interior Finishes
- Flexible Layout for Office, Medical or Retail Office
- Approximately 25,000 Vehicles Per Day
- Strong Daytime Population
- Surrounded by Established Businesses

#### Ideal Users:

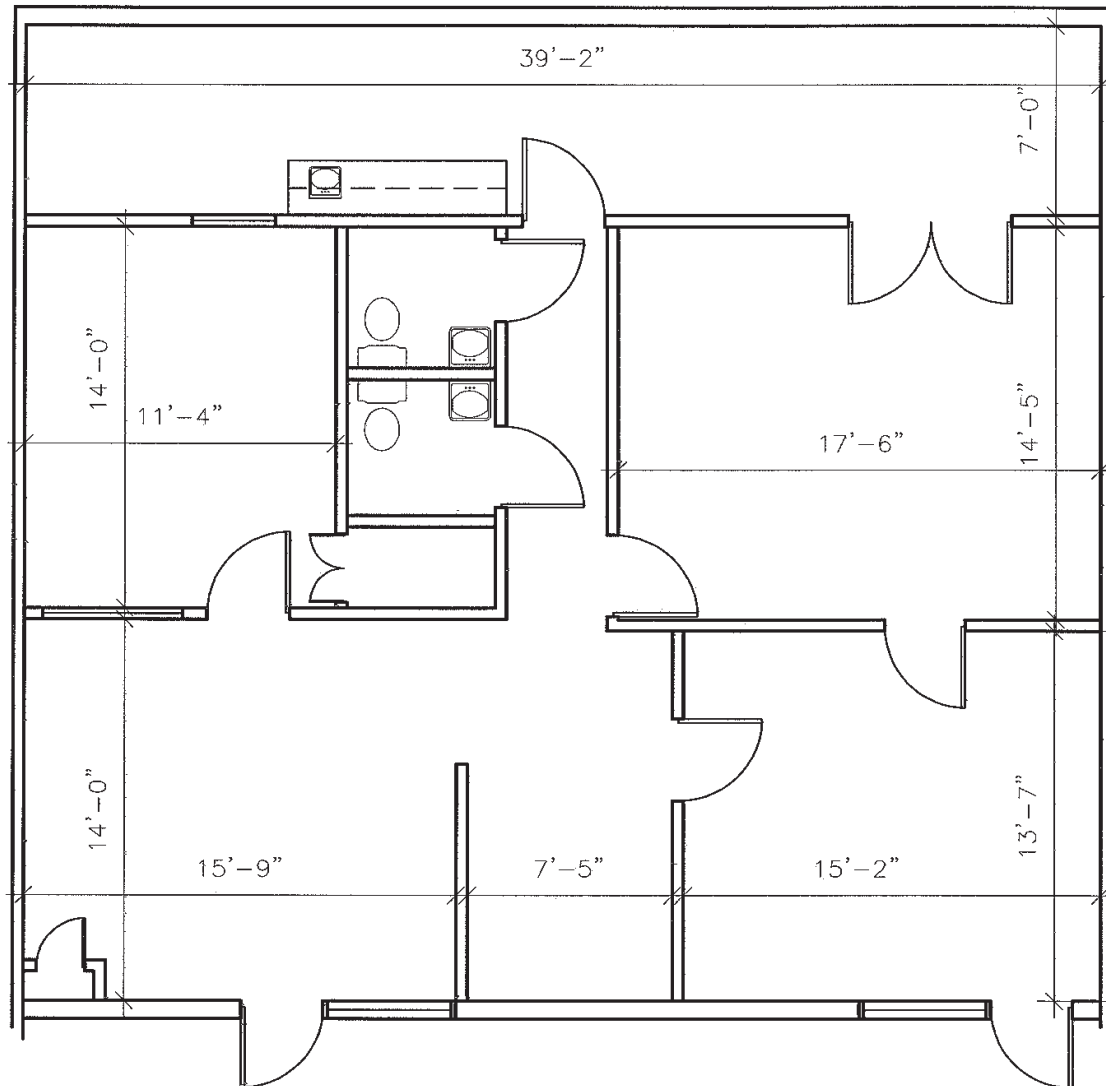
- Medical
- Wellness
- Therapy/Counseling
- Legal/Financial Services
- Consulting
- Boutique Office
- Education/Tutoring
- Beauty/Aesthetics
- Retail Office
- Professional Services

[VIEW PROPERTY VIDEO](#)

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**SUITE B**  
1,404 SF



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### DEMOGRAPHICS

#### Area & Demographic

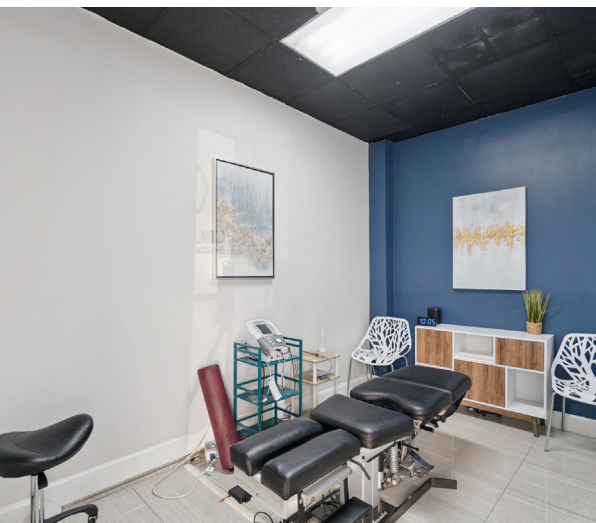
- 30,000+ Daytime Population (1 Mile)
- 2,500+ Businesses Nearby
- 21,000+ Employees Within 1 Mile
- Daytime Population is **3.4x** Residential Population
- Office-Based Workforce Dominates Area
- Winter Park Demographics & Established Neighborhoods

	1 Mile	3 Mile	5 Mile
2025 Estimate Population	10,555	104,215	299,784
2025 Estimate Household	5,073	47,828	134,700
2025-2030 Household Growth	11.55%	10.46%	9.15%
2025 Average Household Income	\$122,645	\$133,024	\$104,910



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PROPERTY  
PHOTOS





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