

NOW PRE-LEASING

1801 WEST FAIRBANKS AVENUE

WINTER PARK, FL 32789



FAIRBANKS MEDICAL ARTS BUILDING

PREMIER CLASS "A"

MEDICAL OFFICE DEVELOPMENT

FROM 1,350 - 18,160 ± RSF AVAILABLE

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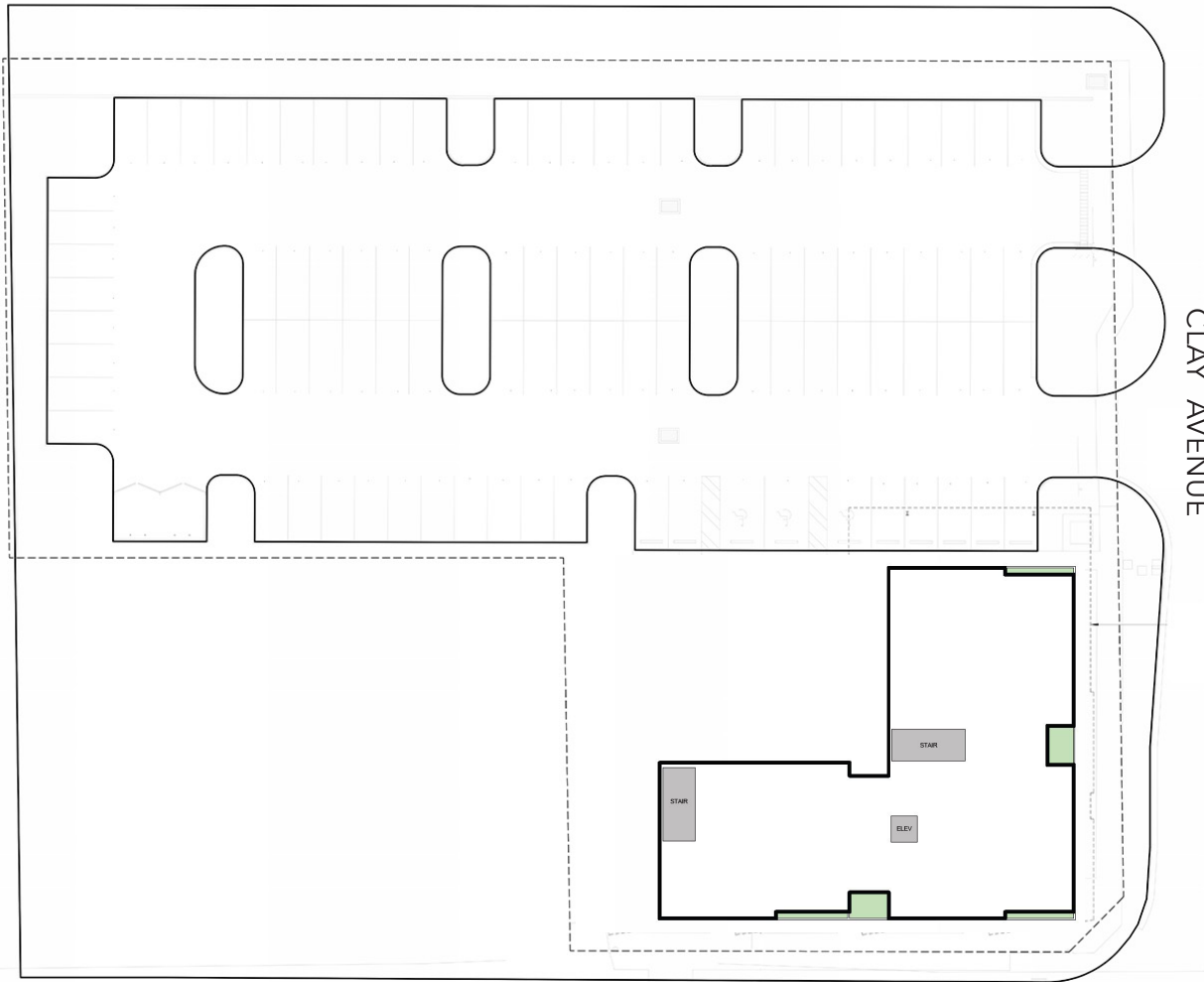
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1ST FLOOR: 9,080 SF
2ND FLOOR: 9,080 SF
TOTAL: 18,160 SF

TOTAL PARKING: 96 SPACES



CLAY AVENUE

FAIRBANKS AVENUE

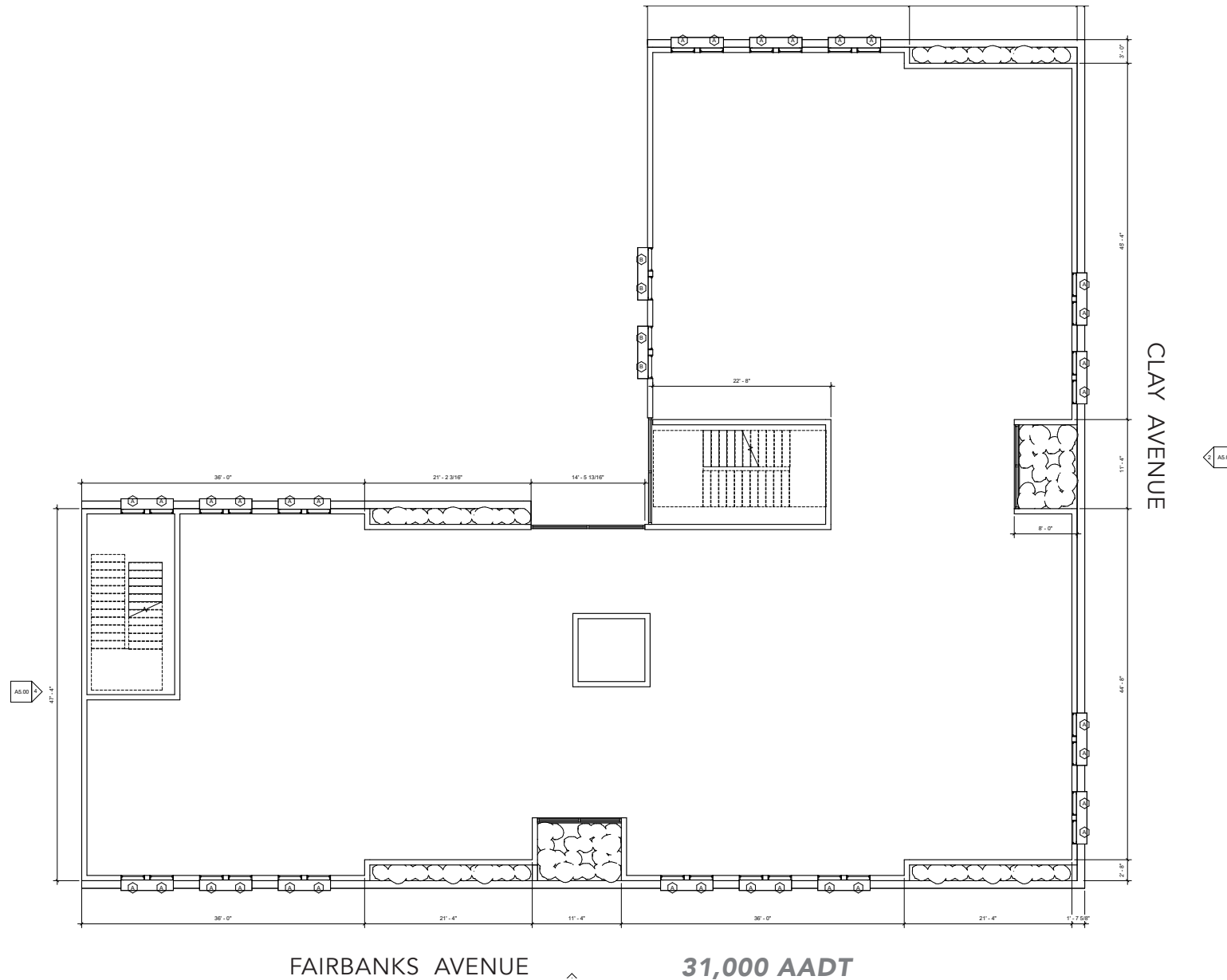
31,000 AADT



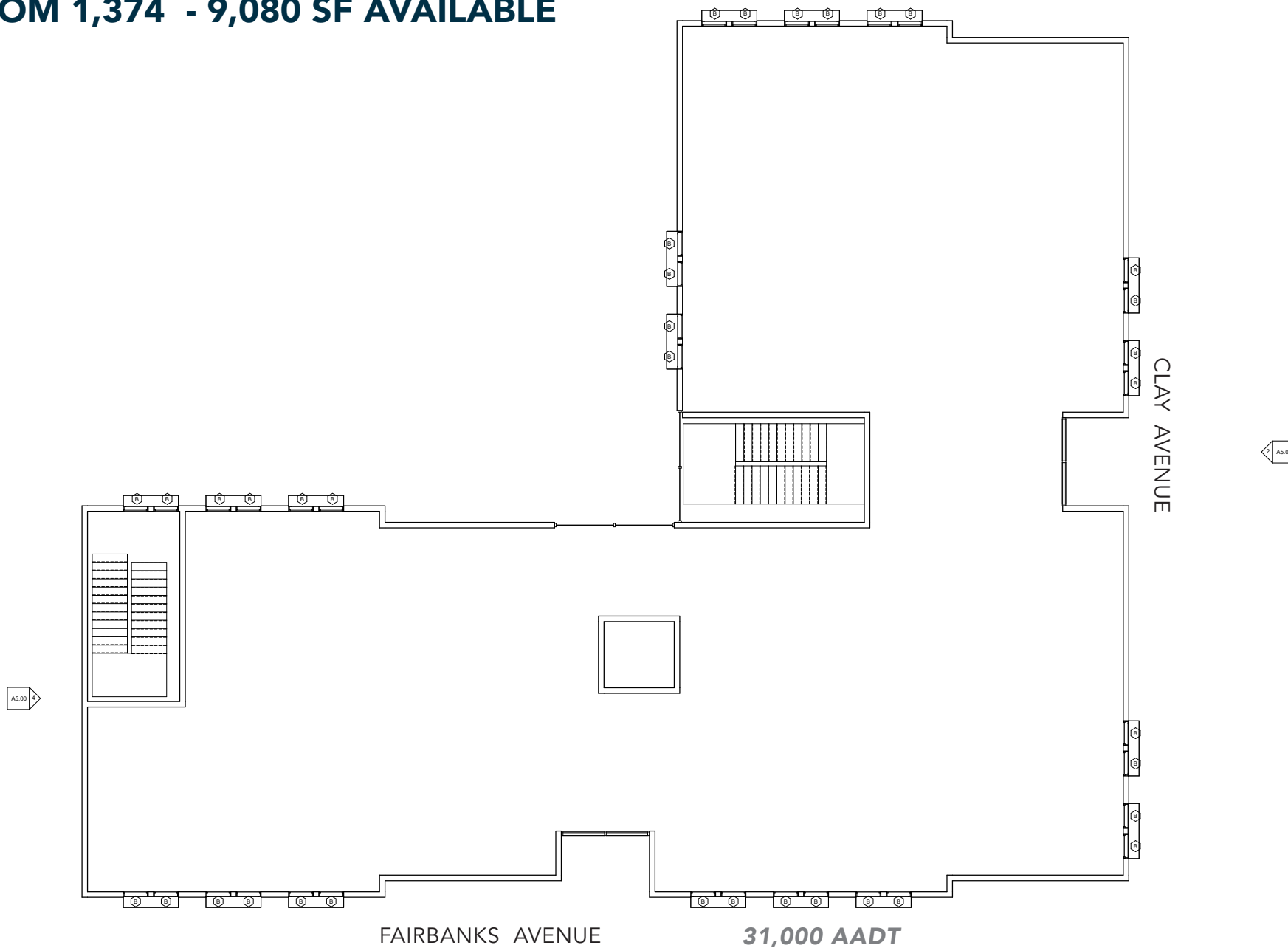
- From 1,350 -18,160± RSF Available
- Standalone MOB with direct frontage on West Fairbanks Avenue (31,000 AADT)
- Located within a 3 mile radius from:
 - AdventHealth Orlando Main Hospital (1.2 miles)
 - AdventHealth Winter Park Hospital (2.7 miles)
 - Winter Park Village & Park Avenue Retail
 - Rollins College (1.4 miles)
- Parking Ratio: 5.00/1,000 SF
- Zoning: C-3, City of Winter Park

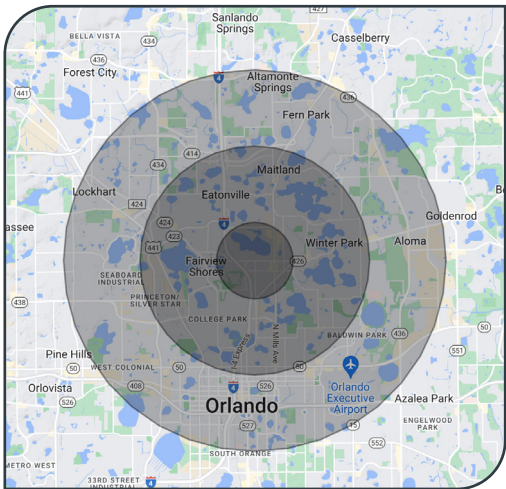
1ST FLOOR

FROM 1,350 - 9,080 SF AVAILABLE



2ND FLOOR
FROM 1,374 - 9,080 SF AVAILABLE





Population

1 Mile: 7,572
3 Mile: 78,554
5 Mile: 266,789



Households

1 Mile: 4,465
3 Mile: 38,950
5 Mile: 127,663



Avg Household Income

1 Mile: \$97,786
3 Mile: \$137,994
5 Mile: \$91,739





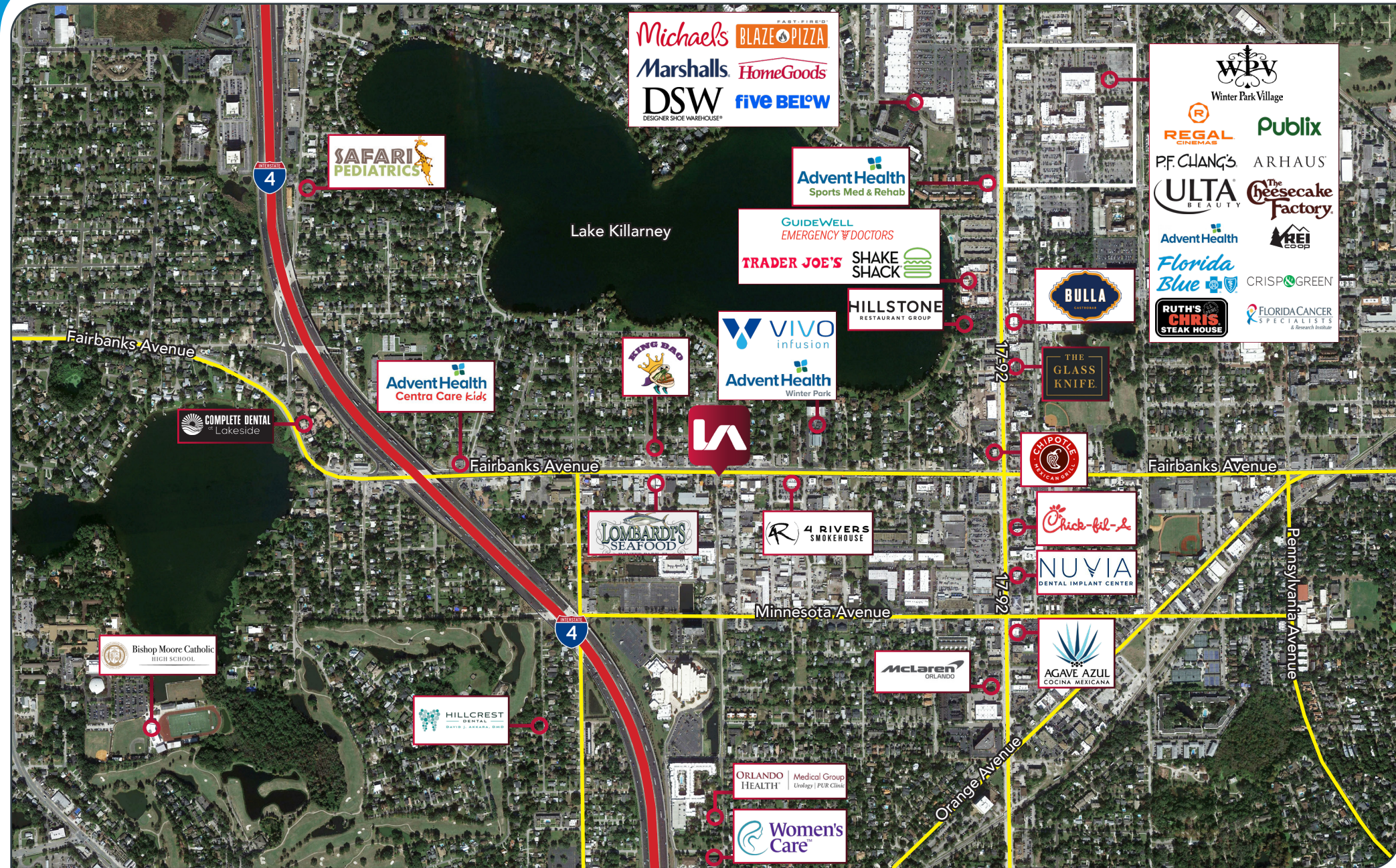
FRONTAGE ON FAIRBANKS AVENUE



FRONTING CLAY STREET



CORNER OF FAIRBANKS AVENUE & CLAY STREET





For more information, please contact one of the following individuals:

CONTACT

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