

FOR SALE

FREESTANDING COMMERCIAL BUILDING

1931 W FAIRBANKS AVE
WINTER PARK, FL 32789

\$1,960,000
SALE PRICE

2,158 SF
BUILDING SIZE

0.26 ACRES
LOT SIZE



±0.26 ACRES
LOT SIZE

±2,158 SF
BUILDING SIZE

±54,000
AADT
W. FAIRBANKS AVE

DEMOGRAPHICS

3 MILE 5 MILE

POPULATION 93,704 285,183

HOUSEHOLDS 42,749 128,865

AVERAGE INCOME \$171,831 \$128,011

PROPERTY HIGHLIGHTS

- Freestanding commercial building with strong visibility on W Fairbanks Ave
- Strong long-term appreciation potential due to infill location and land scarcity
- Located near major Winter Park retail, education, healthcare, and commuter demand drivers
- Strategic access to I-4 and major Central Florida commuter corridors
- Flexible reuse potential for a variety of commercial concepts



STRATEGIC LOCATION

Situated in the heart of Winter Park with close proximity to major employers, retail, and residential neighborhoods.



HIGH VISIBILITY

Excellent frontage on W Fairbanks Ave with traffic counts of ±54,000 AADT.



SUPERIOR ACCESS

Convenient connectivity to I-4, US 17-92, and surrounding Orlando communities.

CONTACT

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