



# WINTER PARK OFFICE

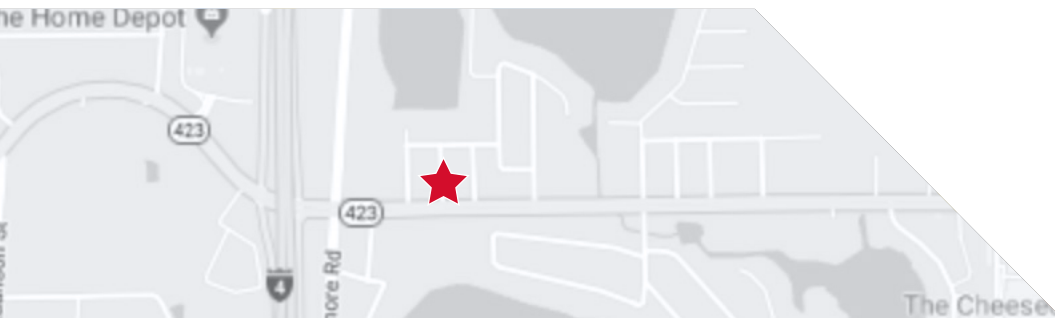
2445 LEE RD., WINTER PARK, FL 32789

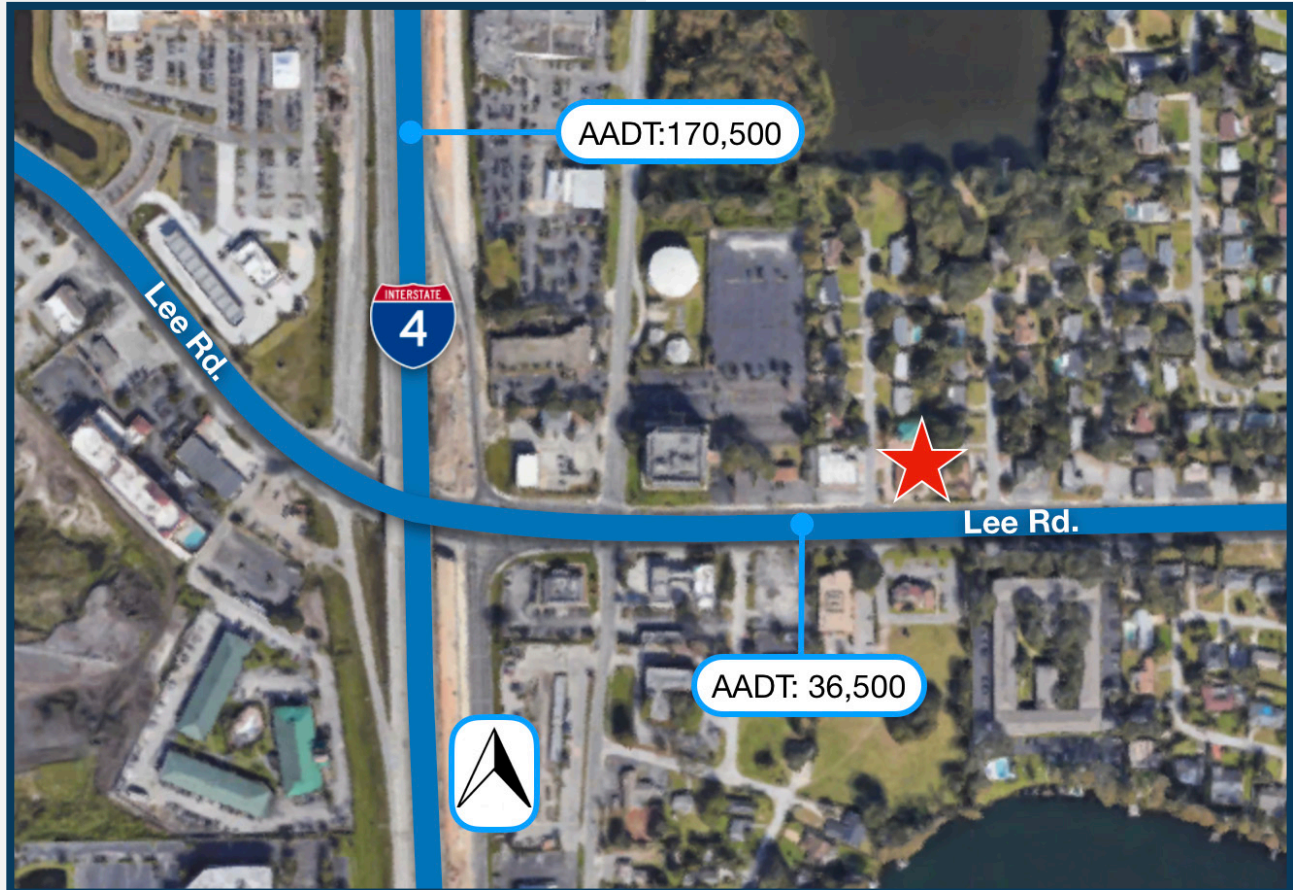
**FOR SALE**

Jamison Commercial Partners is pleased to present for sale, this Winter Park office building located just east of I-4 on Lee Rd. Located just off Interstate 4 in Central Florida's prized Winter Park.

## PROPERTY OVERVIEW

- » Available: 2,500 ± SF
- » 12 Parking Spaces
- » Easy access to Interstate 4
- » Well located in an active commercial corridor
- » Zoned: 0-1, Office - City of Winter Park
- » Divided into two (2) - 1,250 ± SF suites
- » Will benefit from the continued redevelopment of surrounding properties
- » Offering Price: **\$549,900**





### 2017 DEMOGRAPHICS



GENERAL  
POPULATION



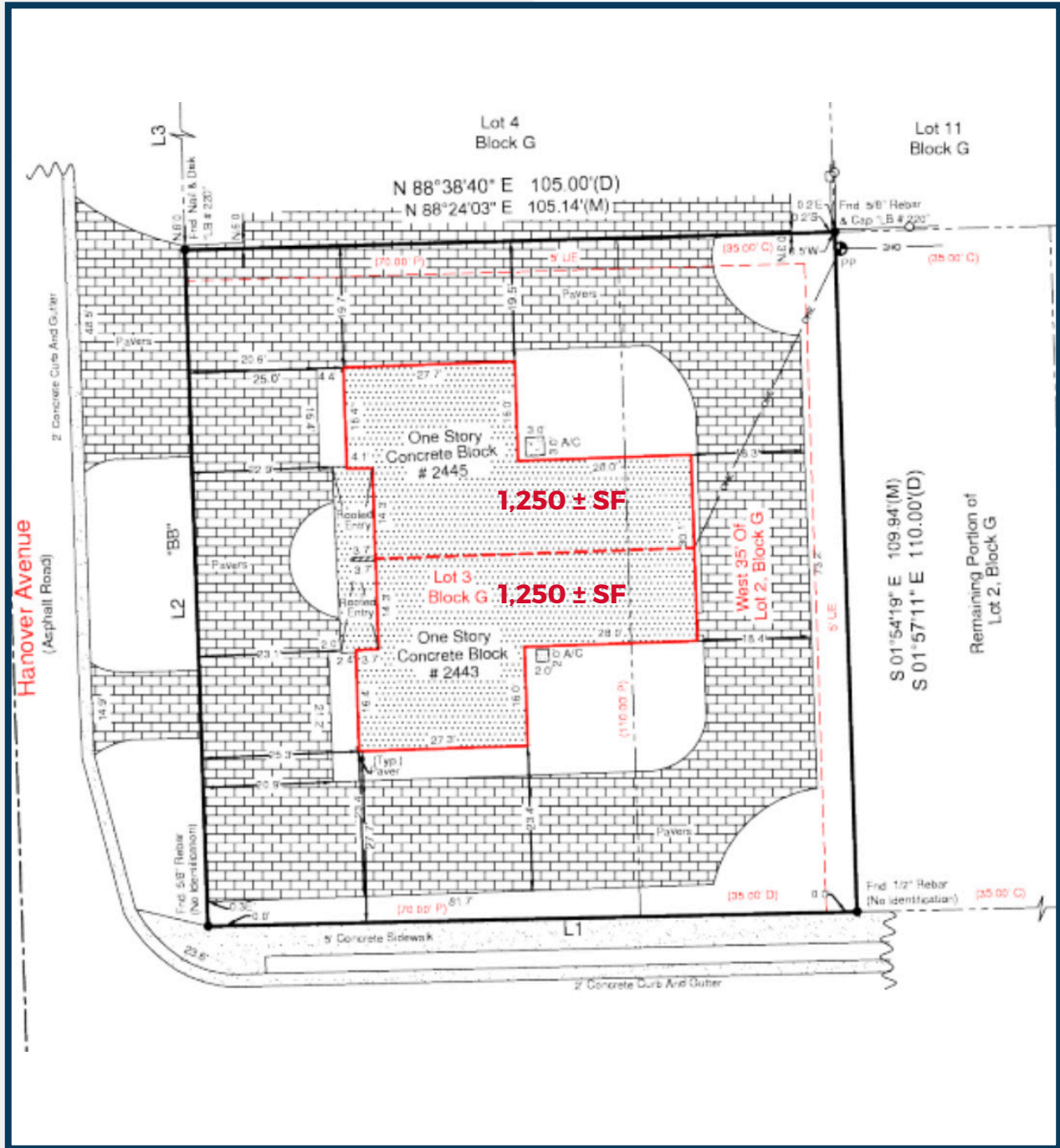
NUMBER OF  
HOUSEHOLDS



AVG. HOUSEHOLD  
INCOME

|         |         |          |   |
|---------|---------|----------|---|
| 9,507   | 3,801   | \$64,855 | 1 |
| 79,954  | 34,611  | \$90,924 | 3 |
| 278,582 | 120,553 | \$79,407 | 5 |





**SURVEY**

**LEE RD.  
OFFICE FOR SALE**



BUILDING PHOTO



OPEN AREA



OFFICE