

WINTER PARK - Redevelopment or User Opportunity



PROPERTY HIGHLIGHTS

The Gateway to Winter Park
Prime redevelopment, expansion or owner/user opportunity

****CONFIDENTIAL LISTING DO NOT DISTURB TENANT****

- ± 1,550 USF / ± .26 ac
- Zoned C-3 (City of Winter Park) allows a wide variety of uses
- Hard SE corner of Fairbanks and Nicolet
- ± 100 feet of frontage along Fairbanks Ave.
- No median block allows for "left-in"
- ± 34,000 VPD traffic count
- Parcel ID: [12-22-29-5004-02-010](#)
- Excellent density, neighborhoods and income levels
- Full demographics available upon request

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.26 Acres
Building Size:	1,550 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	6,514	27,173	69,807
Total Population	14,724	58,296	133,847
Average HH Income	\$187,788	\$140,708	\$122,868

CLEAN ENVIRONMENTAL AUGUST 2019

CONCEPTUAL RENDERINGS AVAILABLE

[CLICK FOR DRONE VIEW](#)

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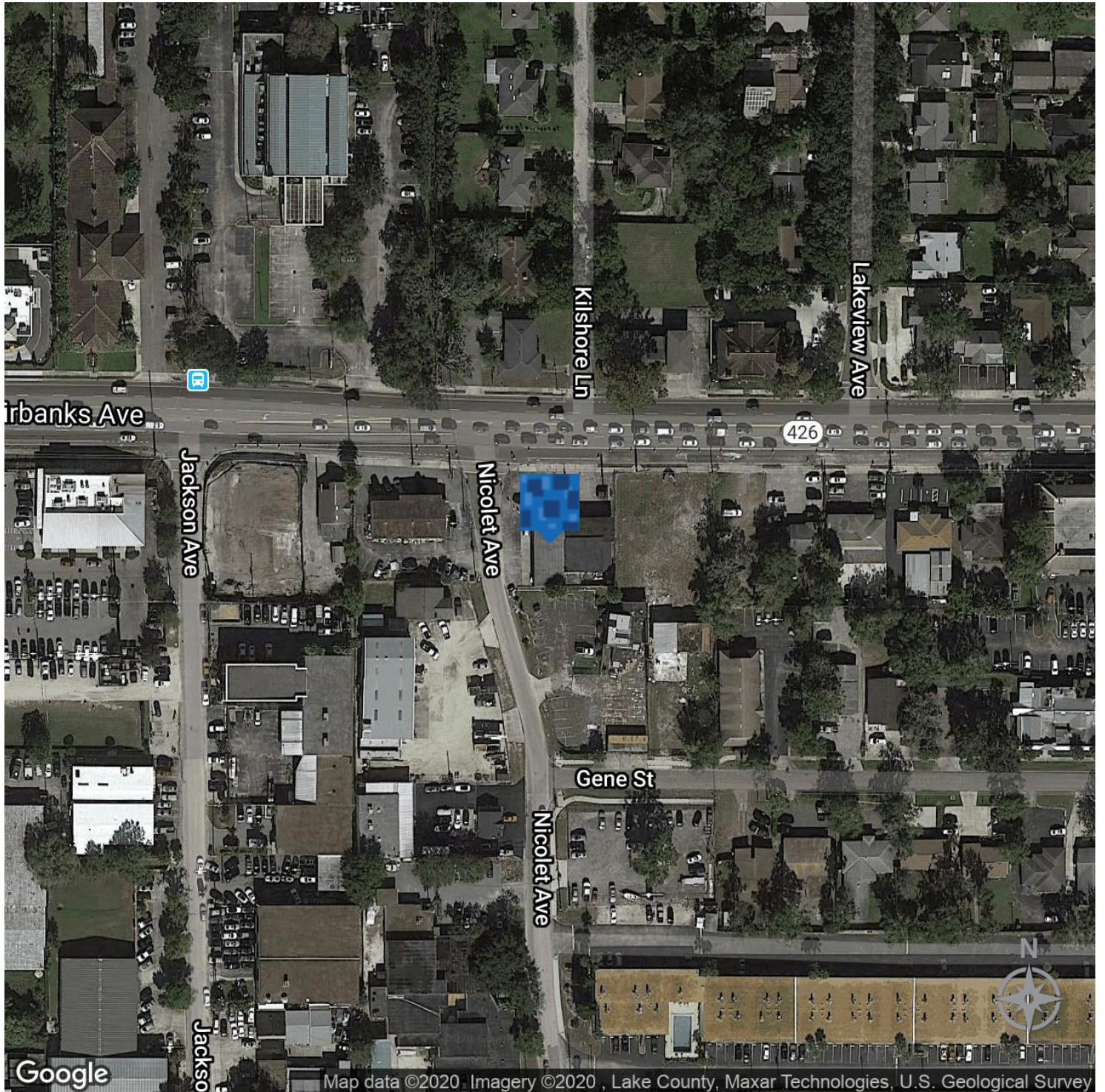
Aerials



FOR SALE

1492 W FAIRBANKS AVE | WINTER PARK, FL 32789

Location Map



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