

# FOR SALE

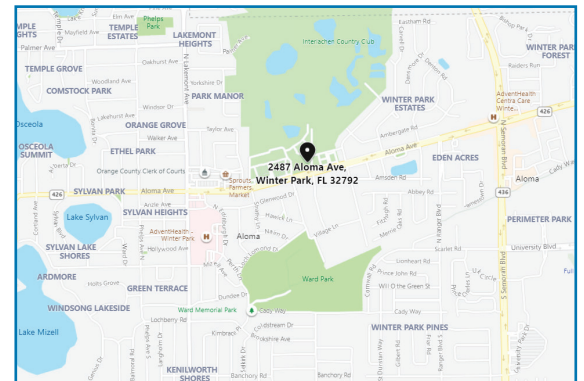
2487 Aloma Avenue • Winter Park, FL, 32792



**NEW REDUCED PRICE: \$1,295,000.00 SELLER MOTIVATED!**

## FEATURES

- Beautiful 4,600+ SF, two-story office building
- Well-maintained and nicely landscaped
- Building signage available and on Aloma Ave. (highly visible to over 46,000 VPD)
- Close to AdventHealth Winter Park, Rollins College, restaurants, shopping, and Park Avenue
- Abundant parking (4.1/1,000 ratio)
- Zoned "C-3" Commercial, City of Winter Park

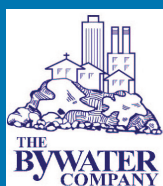


For more information, contact:

Christi Davis, CCIM

(407) 694-5179 (cell)

christi@bywater.com



The Bywater Company

105 E Robinson St. • Suite 200

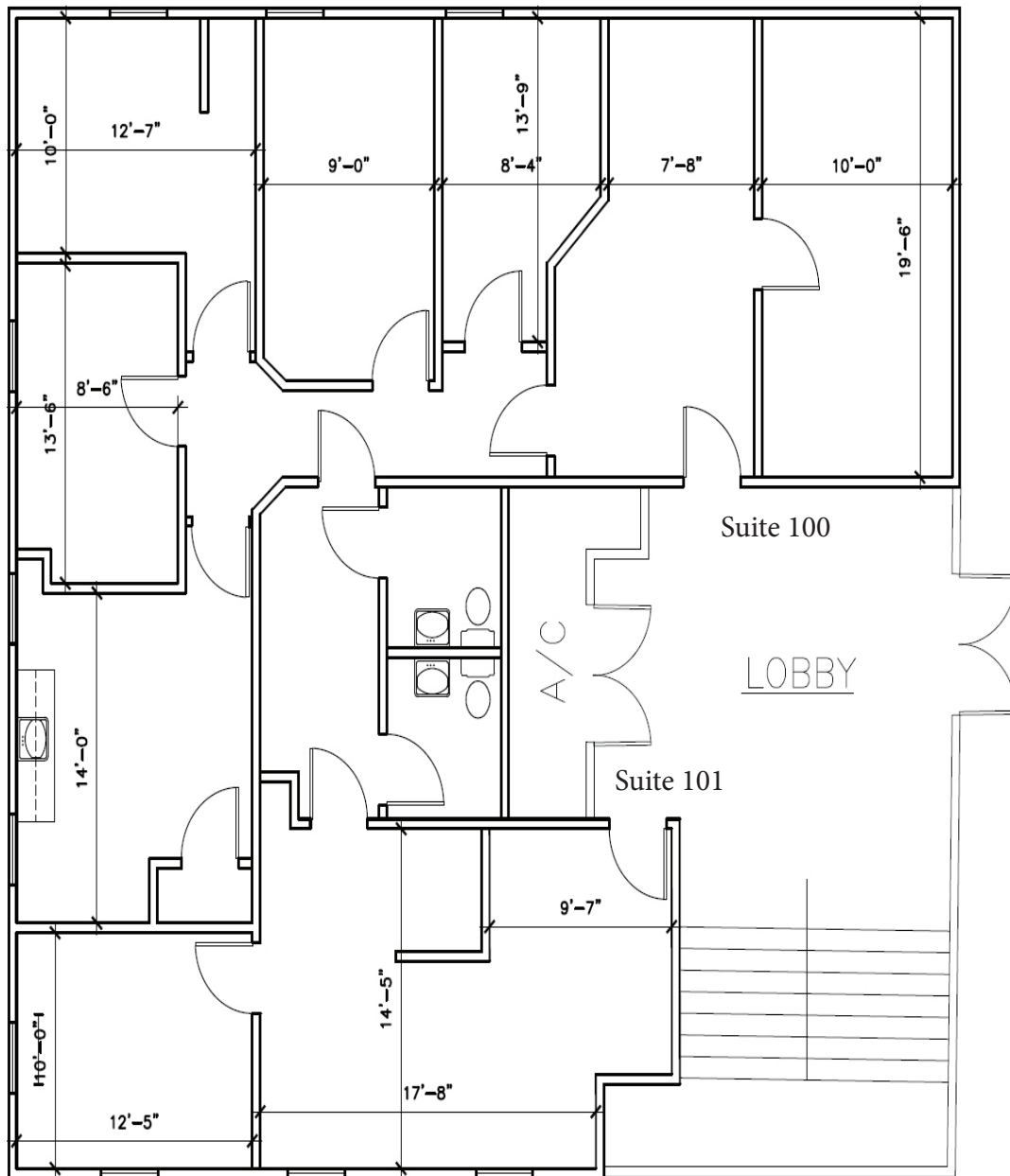
Orlando, FL 32801

(407) 206-7300 (main)

tbc@bywater.com

# FLOOR PLAN

## FIRST FLOOR

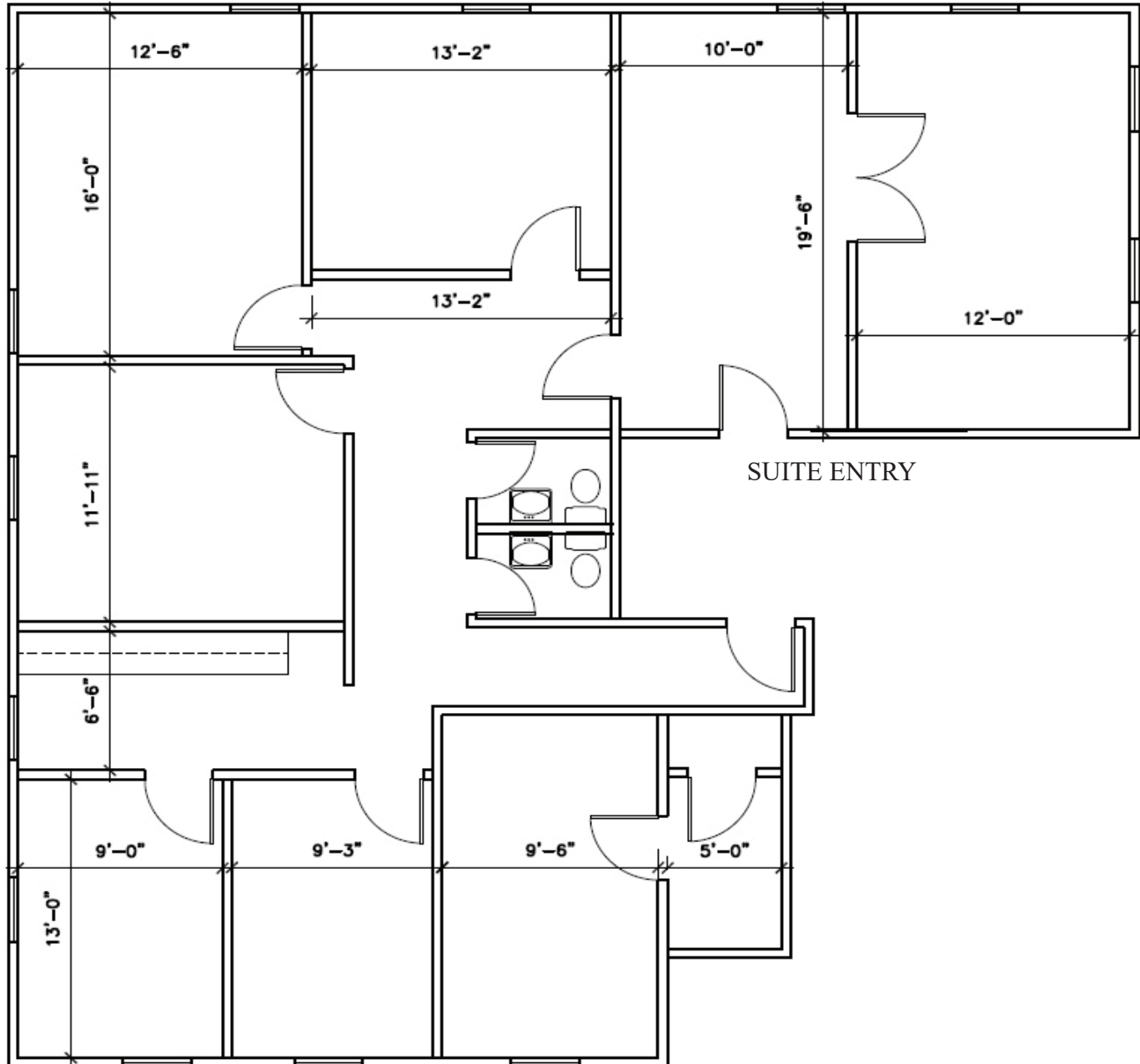


For more information, contact:

Christi Davis • 407-694-5179 (c) • 407-206-7300 (o) • [christi@bywater.com](mailto:christi@bywater.com)

# FLOOR PLAN

## SECOND FLOOR



For more information, contact:

Christi Davis • 407-694-5179 (c) • 407-206-7300 (o) • [christi@bywater.com](mailto:christi@bywater.com)



# ADDITIONAL INFO

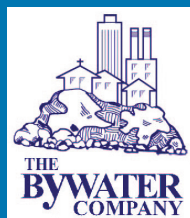
## DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	15,461	103,893	270,540
AVG HOUSEHOLD INCOME	\$99,353	\$92,965	\$85,007
TOTAL HOUSEHOLDS	7,222	45,607	113,746
HH GROWTH '20' - '25'	9.01%	7.33%	7.13%



The Bywater Company is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with the respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

For more information, contact:  
**Christi Davis, CCIM**  
 407-694-5179  
 email: [christi@bywater.com](mailto:christi@bywater.com)



**The Bywater Company**

105 E Robinson Suite 200  
 Orlando, FL 32801  
 407-206-7300 Office  
 email: [tbc@bywater.com](mailto:tbc@bywater.com)