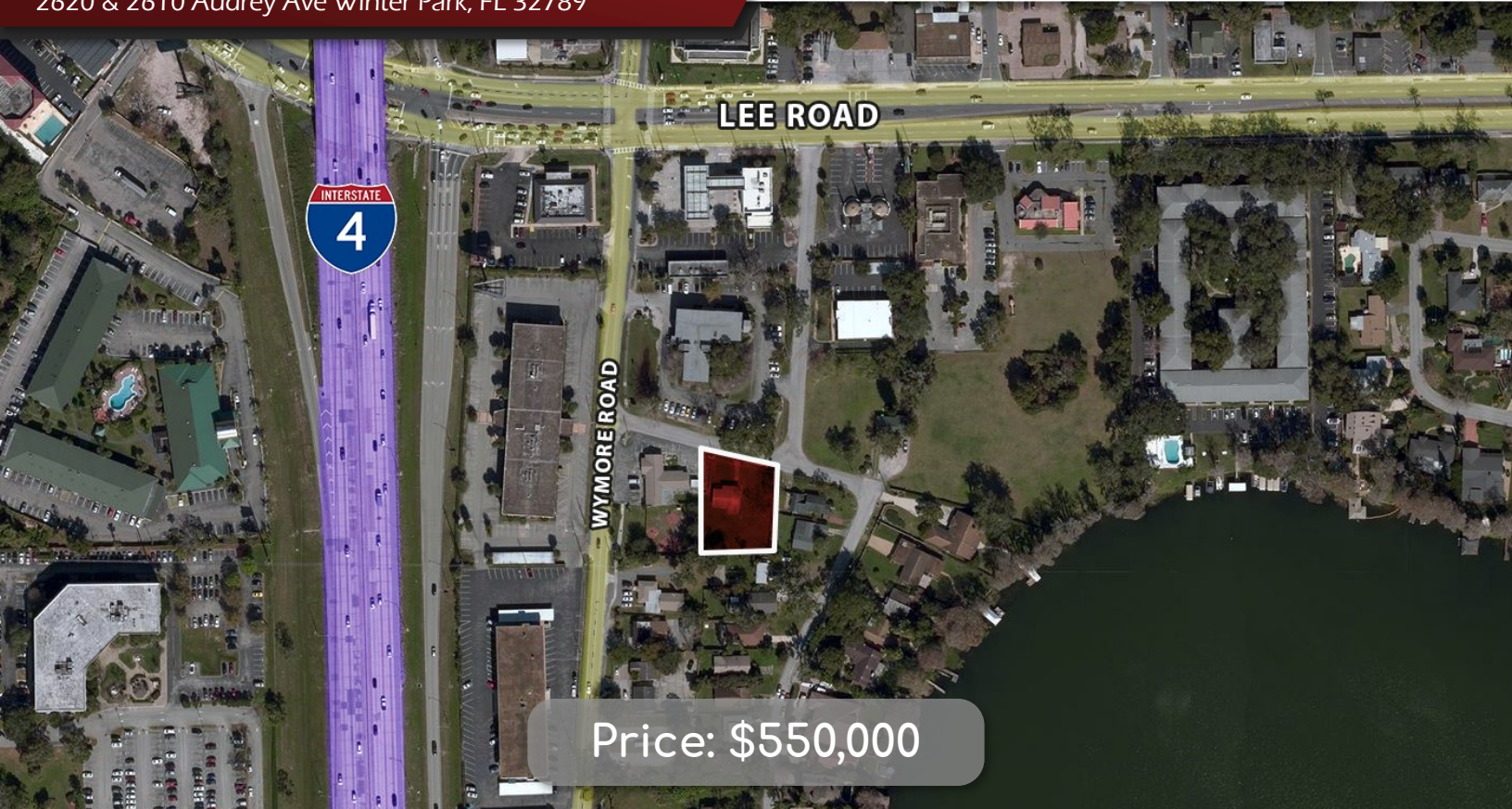


Winter Park Office / Redevelopment

2620 & 2610 Audrey Ave Winter Park, FL 32789

 **Palkiper**
Commercial Real Estate Services



LOCATION DETAILS

Located on Audrey Avenue near the intersection of Lee Road and Wymore Road and across from the Wymore Professional Center. This is an area of Winter Park that is currently being updated with new offices. Less than 1,500 ft from I-4 and less than a mile from the 414.



PROPERTY DETAILS

- Combination of 2 lots
- ± 0.32 Acres total
- ± 101.4' Frontage on Audrey Ave
- ± 1,240 SF Existing building
- O-2 Zoning
- Site plan for elevated office with ground level parking shown

2020 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,031	81,849	287,216
Average HH Income	\$75,072	\$97,954	\$87,256
Median HH Income	\$53,899	\$64,414	\$58,517

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

407.383.8142

marie@palkiper.com

Winter Park Office / Redevelopment

2620 & 2610 Audrey Ave Winter Park, FL 32789

 **Palkiper**
Commercial Real Estate Services



CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

407.383.8142

marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

06/28/21



Winter Park Office / Redevelopment

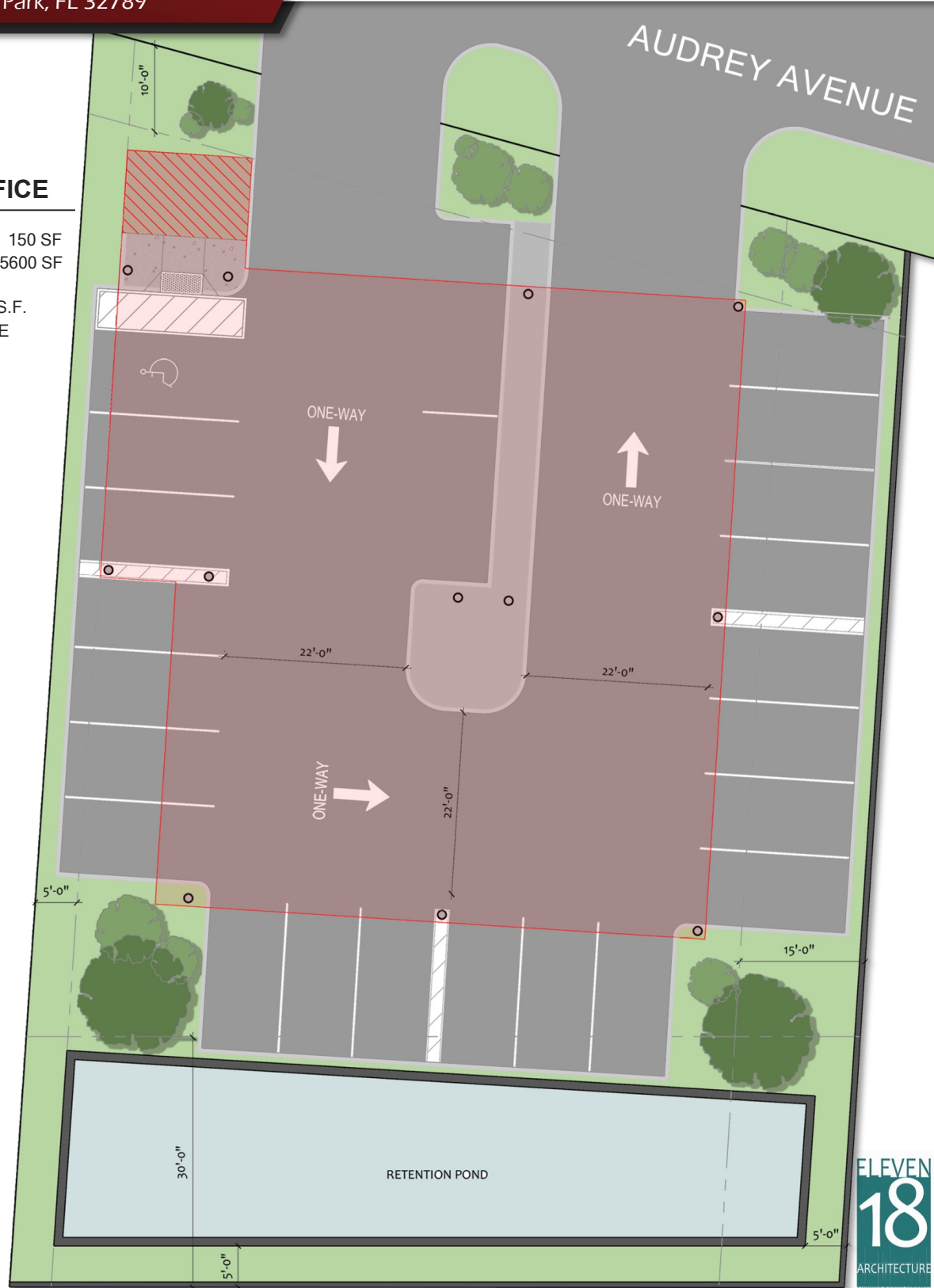
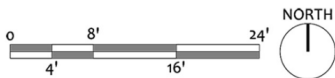
2620 & 2610 Audrey Ave Winter Park, FL 32789

5750 S.F. TWO-STORY OFFICE

- (1) GROUND LEVEL ELEVATOR LOBBY: 150 SF
- (2) SECOND LEVEL OFFICE: 5600 SF

MAX ALLOWABLE THIS SITE: 6250 S.F.
(REQUIRES 25 PARKING SPOTS, MAY BE ALLOWED WITH VARIANCES)

-  GROUND FLOOR ELEVATOR LOBBY
-  OUTLINE OF ELEVATED OFFICE



CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

407.383.8142

marie@palkiper.com