# Winter Park Retail Building

211 W. Fairbanks Ave, Winter Park, FL

FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES




## HIGHLIGHTS

- **FOR LEASE: 1,059 SF space facing Fairbanks Avenue.**
- Located in the heart of downtown Winter Park, adjacent to Rollins College and Park Ave.
- Excellent street visibility.
- 18 available parking spaces behind building.
- Strong demographics.
- Leasing incentives available for qualified tenants.

Traffic Counts:

Fairbanks Ave: ± 35,500 vpd







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www.FornessProperties.com | Licensed Real Estate Broker

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| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 8,667 | 97,787 | 283,220 |
| Daytime Employees | 23,214 | 133,101 | 383,195 |
| Student Population | 3,093 | 8,554 | 33,917 |
| Avg Household Income | $143,528 | $134,195 | $106,278 |
| Median Age | 43.0 | 40.0 | 39.0 |

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## Interior Photos













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## Dedicated Parking Lot In Back








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## Neighboring Tenants










