

FREESTANDING BUILDING WITH OPEN FLOOR PLAN

FOR LEASE - 6,200 SF | CALL FOR DETAILS



2245 W. FAIRBANKS AVE WINTER PARK, FL 32789





HIGHLIGHTS

- TI package is negotiable. Looking for 3-5-year terms.
- Highly visible location along the heavily trafficked W Fairbanks Ave.
- Visibility from I-4 with over 162,500 ave. daily vehicles (500 ft away).
- 1.5 miles from Winter Park Village, 2 miles from Park Ave, Rollins College, and Ivanhoe Village.
- Strong demographics: \$90k+ Income and 245,000+ people. (5 Mi).

Offered By 4 Acre Commercial:



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PROPERTY DESCRIPTION

Former supply store that's a 6,200 SF freestanding building with an open floor plan located in the City of Winter Park. With over 170 ft of frontage along Fairbanks Ave and visibility from I-4, which is located less than 500 ft away and averages 162,500 vehicles per day. This site is ideal for users who would like to take advantage of a prime Winter Park location.

DEMOGRAPHICS 3 MILE

POPULATION
82,000

AVERAGE AGE
40

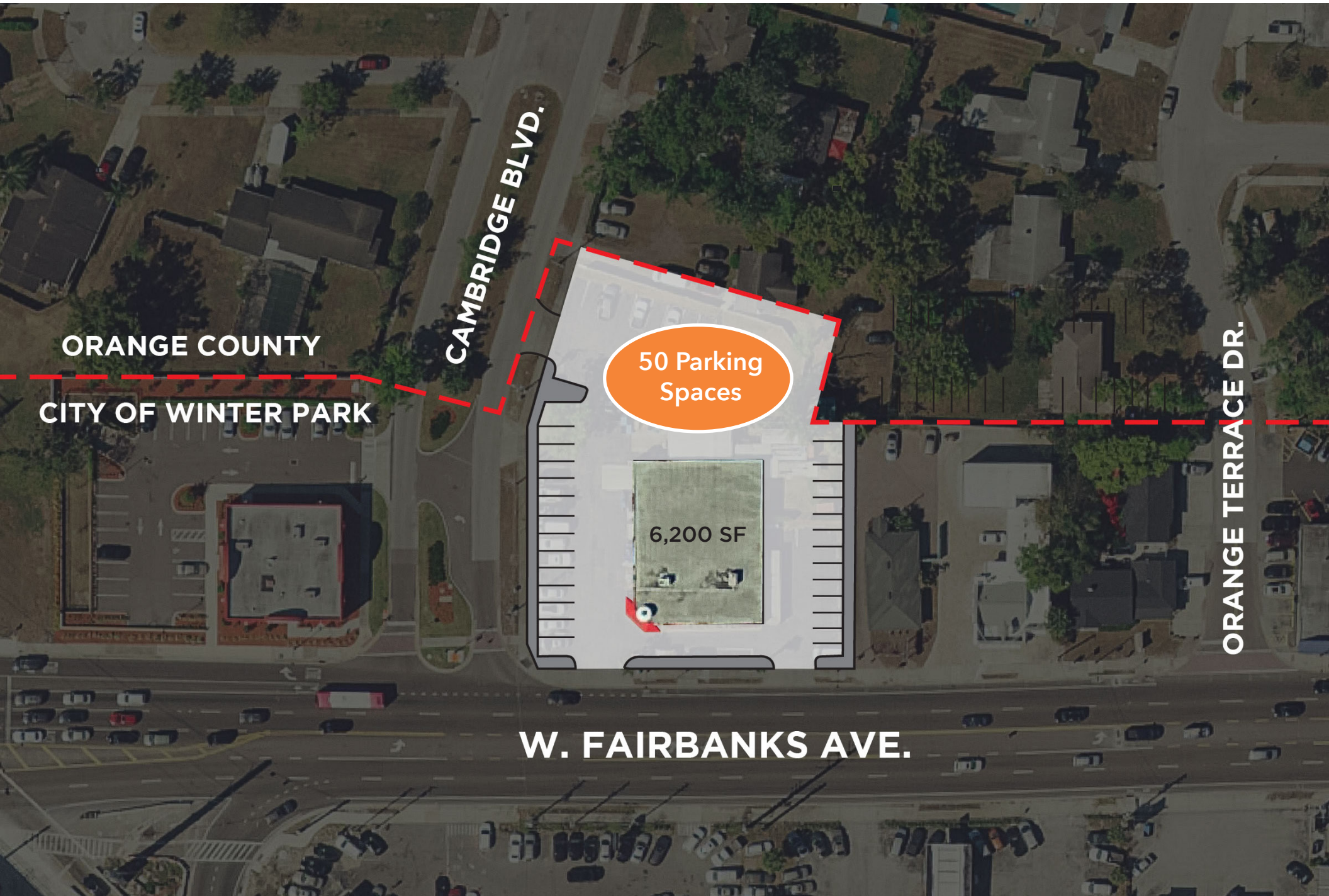
**AVERAGE
HOUSEHOLD
INCOME**
\$97,908

**DAYTIME
EMPLOYMENT**
109,000

EXTERIOR PROPERTY PHOTOS



PROPERTY SITE MAP



ORANGE COUNTY
CITY OF WINTER PARK

CAMBRIDGE BLVD.

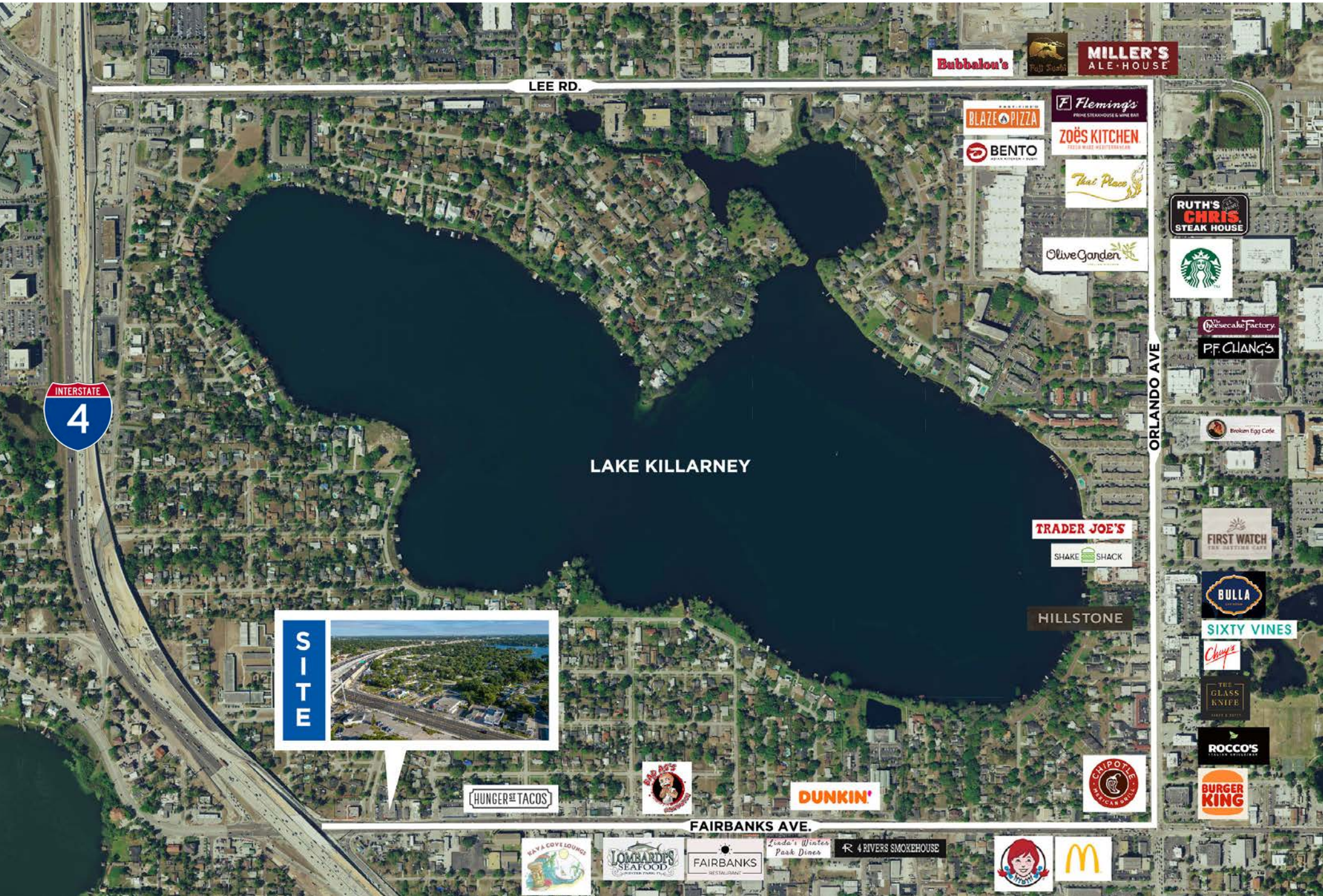
50 Parking
Spaces

6,200 SF

ORANGE TERRACE DR.

W. FAIRBANKS AVE.

LOCATION | SURROUNDING AERIAL



LOCATION | MACRO AERIAL

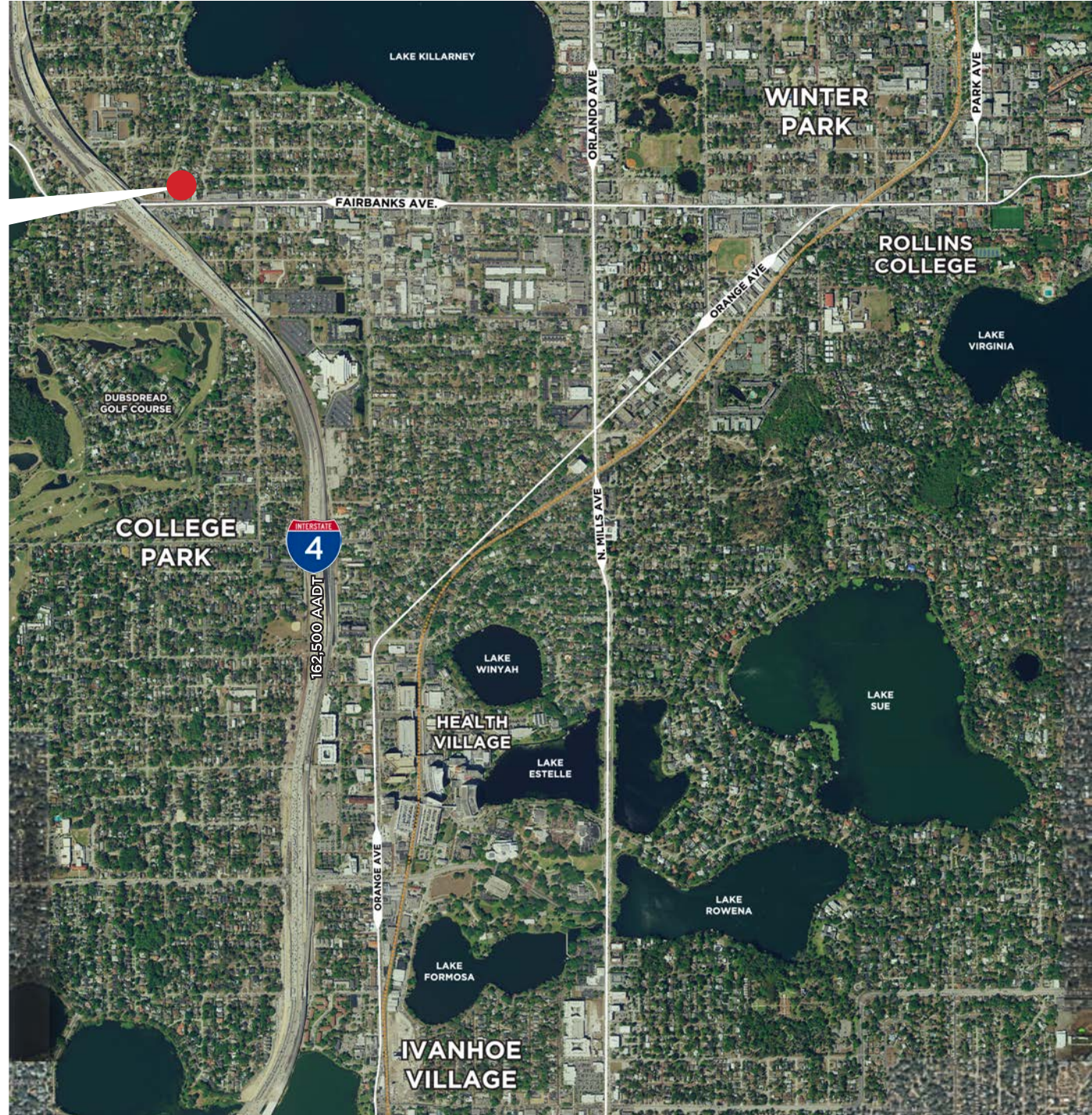
2245 FAIRBANKS AVE

**S
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DISTANCE TO:

WINTER PARK VILL.	1.0 MI.
PARK AVE	1.9 MI.
HEALTH VILLAGE	1.9 MI.
COLLEGE PARK	2.6 MI.
IVANHOE VILLAGE	2.8 MI.





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