



VIEW THE DRONE VIDEO



**30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE**  
1100 N Orange Ave, Winter Park, FL 32789

**AVAILABLE Q4 2025**

## PROPERTY HIGHLIGHTS

- Approved three-story, Class "A" building
- Ground floor retail/commercial opportunities
- Upper floor office opportunities
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to the City of Winter Park's new Seven Oaks Park with exceptional elevated balcony park views on floors two and three
- One of Winter Park's best options for parking
- Brand new construction with customizable tenant spaces



### ASKING RATE:

Contact broker for details



### SQUARE FOOTAGE:

30,000± rsf



### TOTAL LAND AREA:

1.88±



### PARKING:

102 surface spaces



### ZONING:

O-1



### YEAR BUILT:

Q4 2025



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

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**JOSH SMITH**

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**For More Information: HarbertRealty.com**

400 S Park Ave, Suite 225, Winter Park, FL 32789

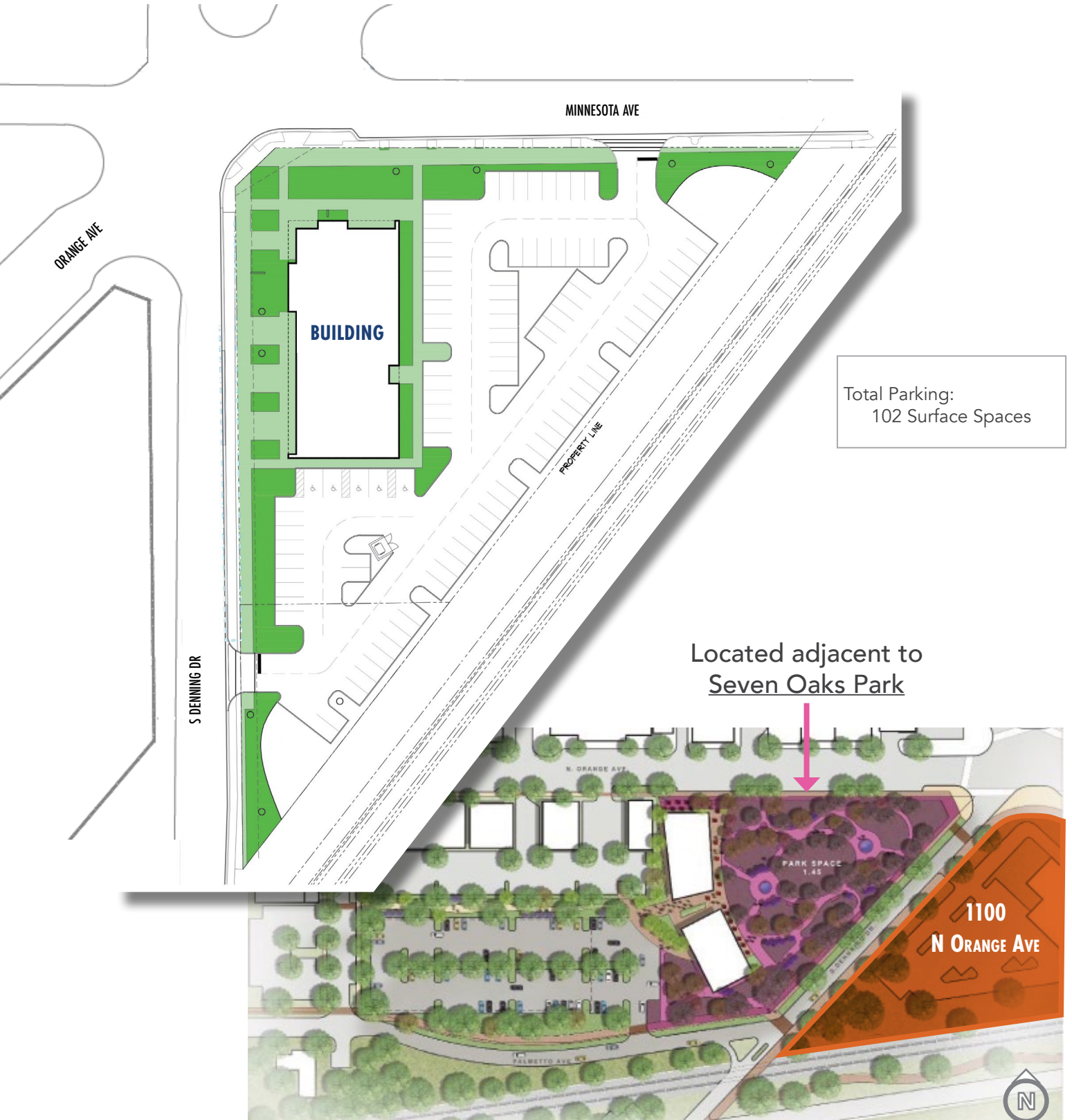
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## SITE PLAN



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## PROGRESS PHOTOS



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## RENDERINGS



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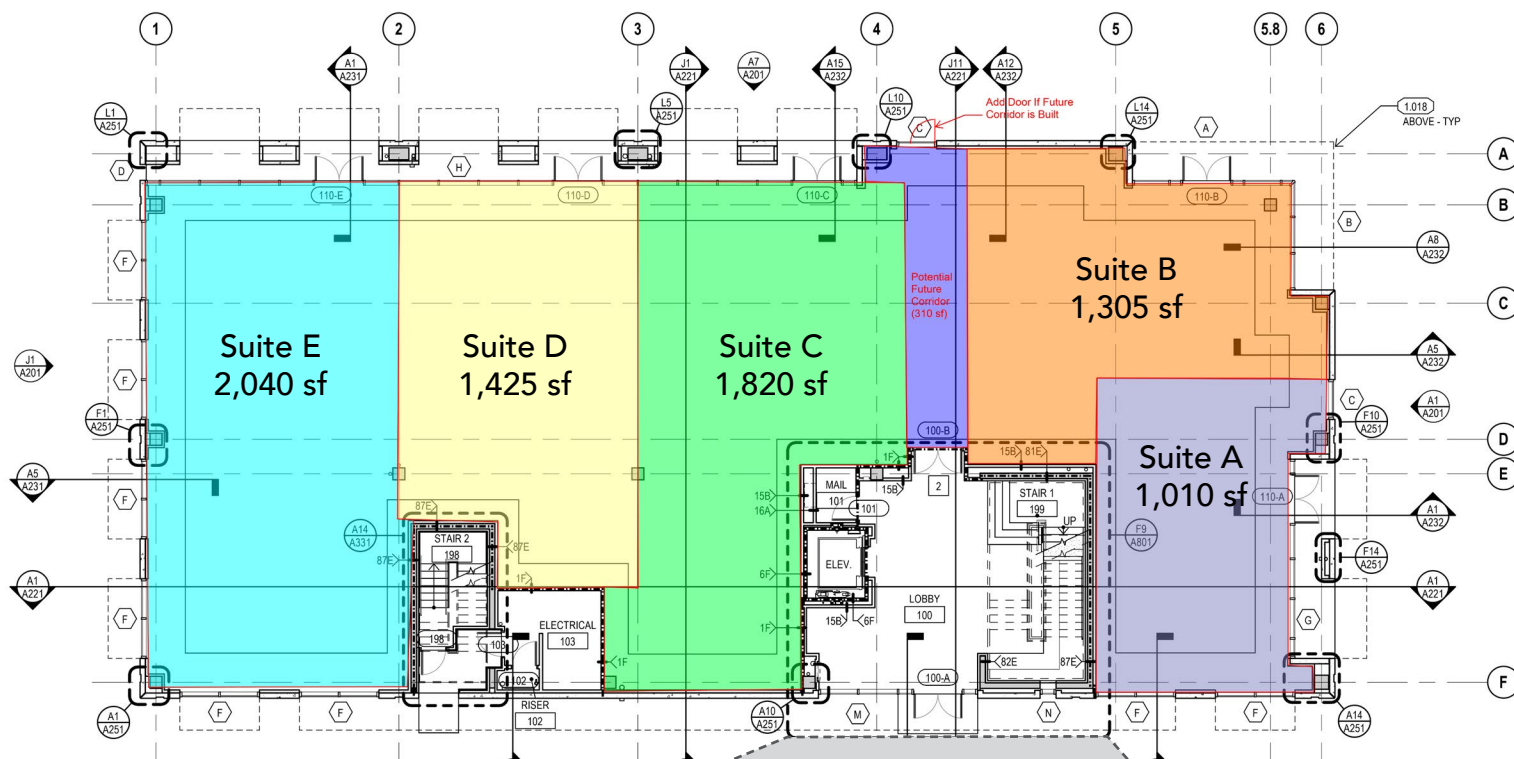
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## FIRST FLOOR RETAIL



LOBBY FINISH RENDERINGS



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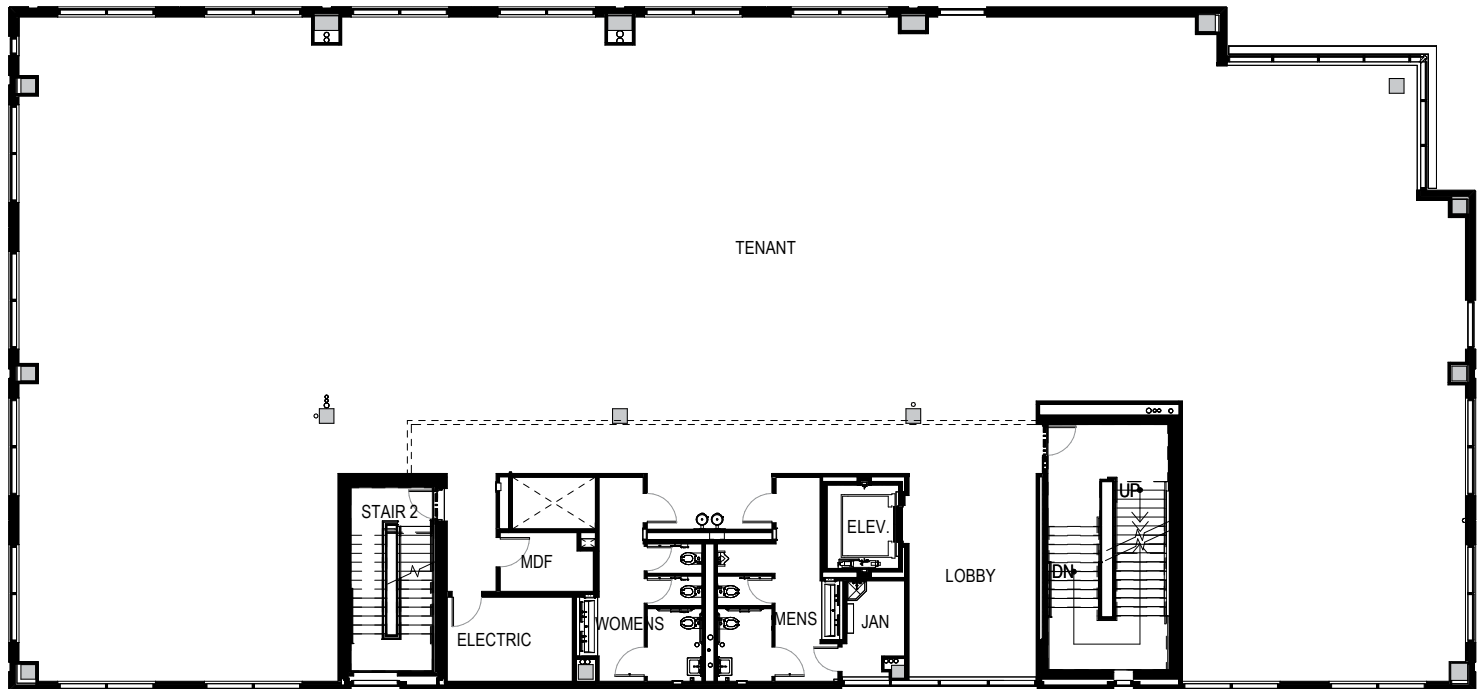
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# CLASS "A" OFFICE & RETAIL FOR LEASE

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SECOND FLOOR  
OFFICE

9,228± rsf



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## AREA OVERVIEW



### DRIVE TIMES

- 2 minutes**  
to Park Avenue
- 6 minutes**  
to Interstate 4
- 11 minutes**  
to Downtown Orlando
- 14 minutes**  
to Orlando Executive Airport
- 31 minutes**  
to Orlando International Airport



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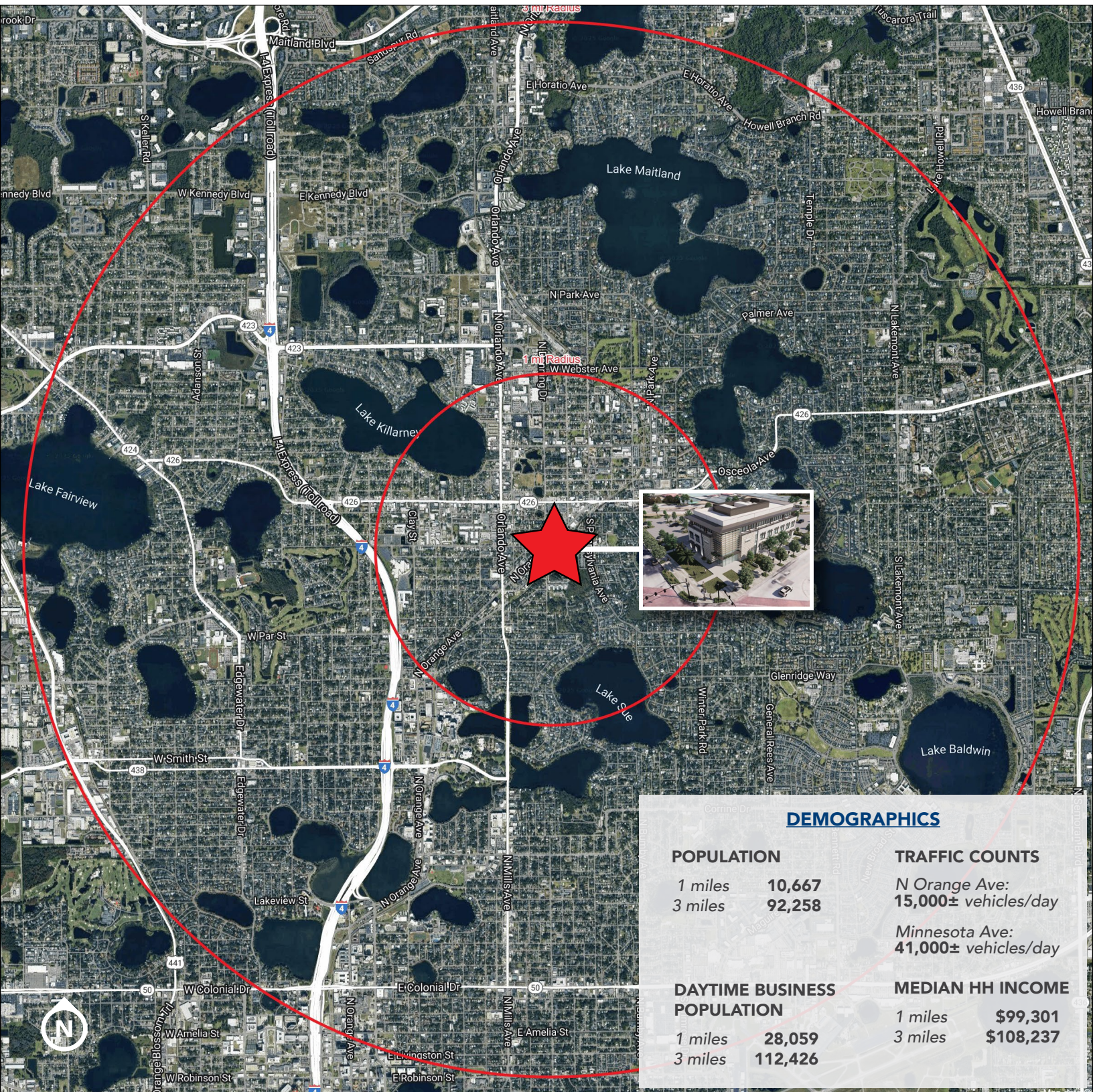
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## DEMOGRAPHICS



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#### POPULATION

1 miles 10,667  
3 miles 92,258

#### TRAFFIC COUNTS

N Orange Ave:  
15,000± vehicles/day  
Minnesota Ave:  
41,000± vehicles/day

#### DAYTIME BUSINESS POPULATION

1 miles 28,059  
3 miles 112,426

#### MEDIAN HH INCOME

1 miles \$99,301  
3 miles \$108,237



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