



## 30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE

1100 N Orange Ave, Winter Park, FL 32789

## AVAILABLE Q4 2025

Only 30% remains  
available to lease

### PROPERTY HIGHLIGHTS

- Class A design and finishes throughout
- Shell Delivery before end of the year
- Over 68% of the project pre-leased
- First floor retail and second floor office space remain available
- Exceptional parking ratio for downtown Winter Park
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to Seven Oaks Park with direct balcony visibility to the park



#### 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



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For More Information: [HarbertRealty.com](http://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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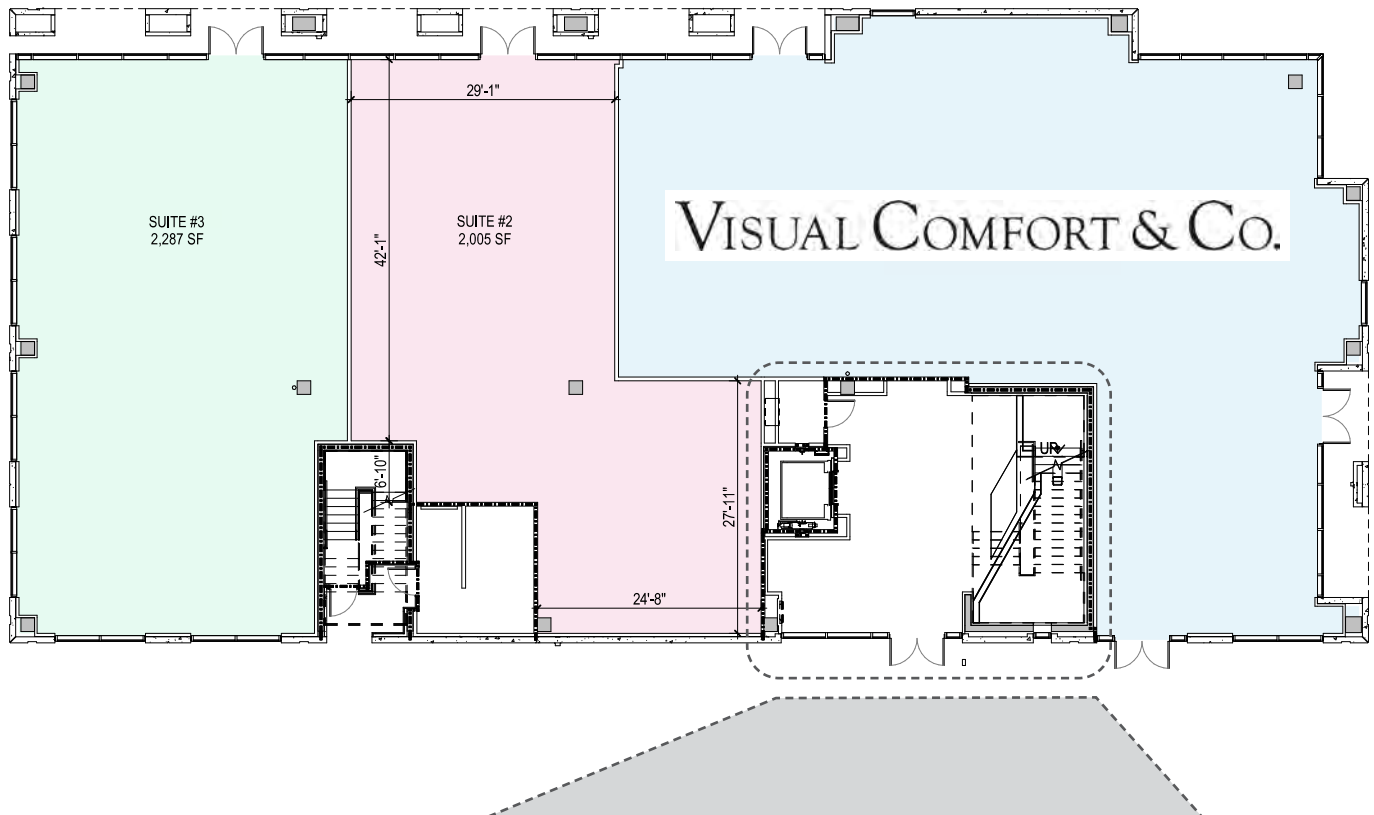


# CLASS "A" OFFICE & RETAIL FOR LEASE

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FIRST FLOOR RETAIL

**Available:**  
**2,005–4,292 ± rsf**



LOBBY FINISH RENDERINGS



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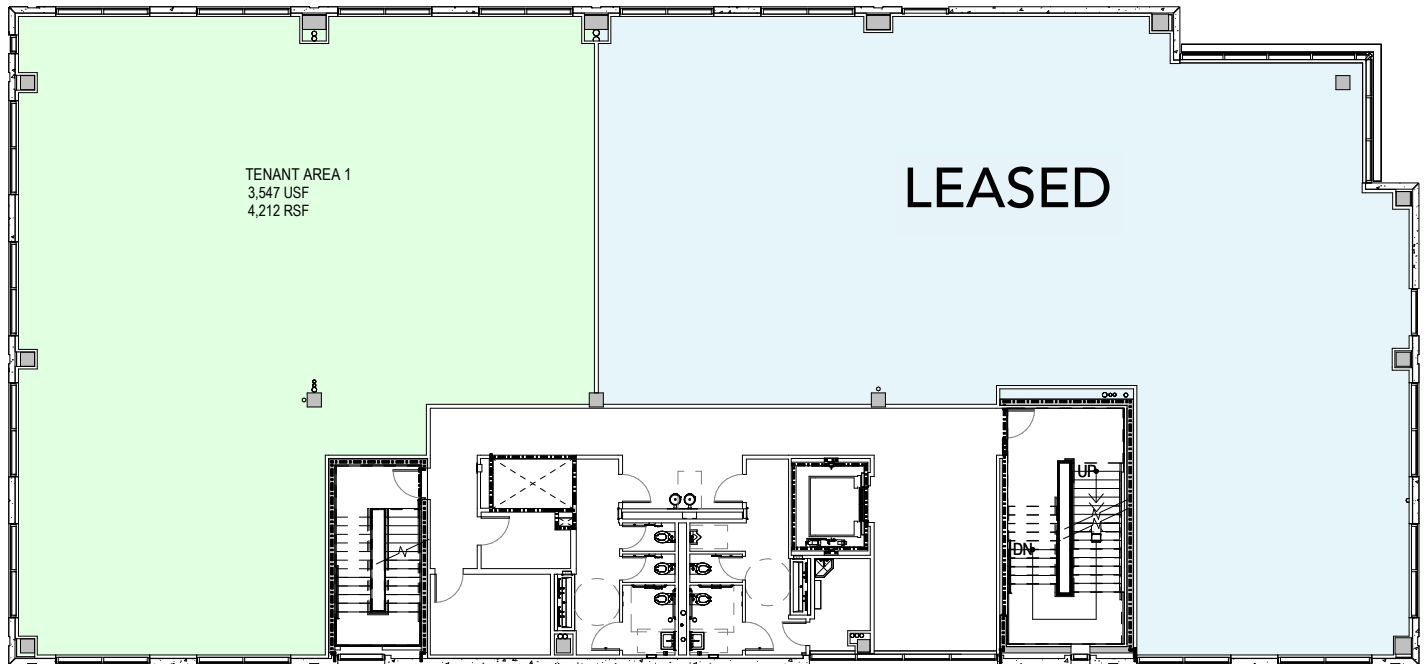


# CLASS "A" OFFICE & RETAIL FOR LEASE

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SECOND FLOOR  
OFFICE

**Available:**  
**4,212± rsf**



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# CLASS "A" OFFICE & RETAIL FOR LEASE

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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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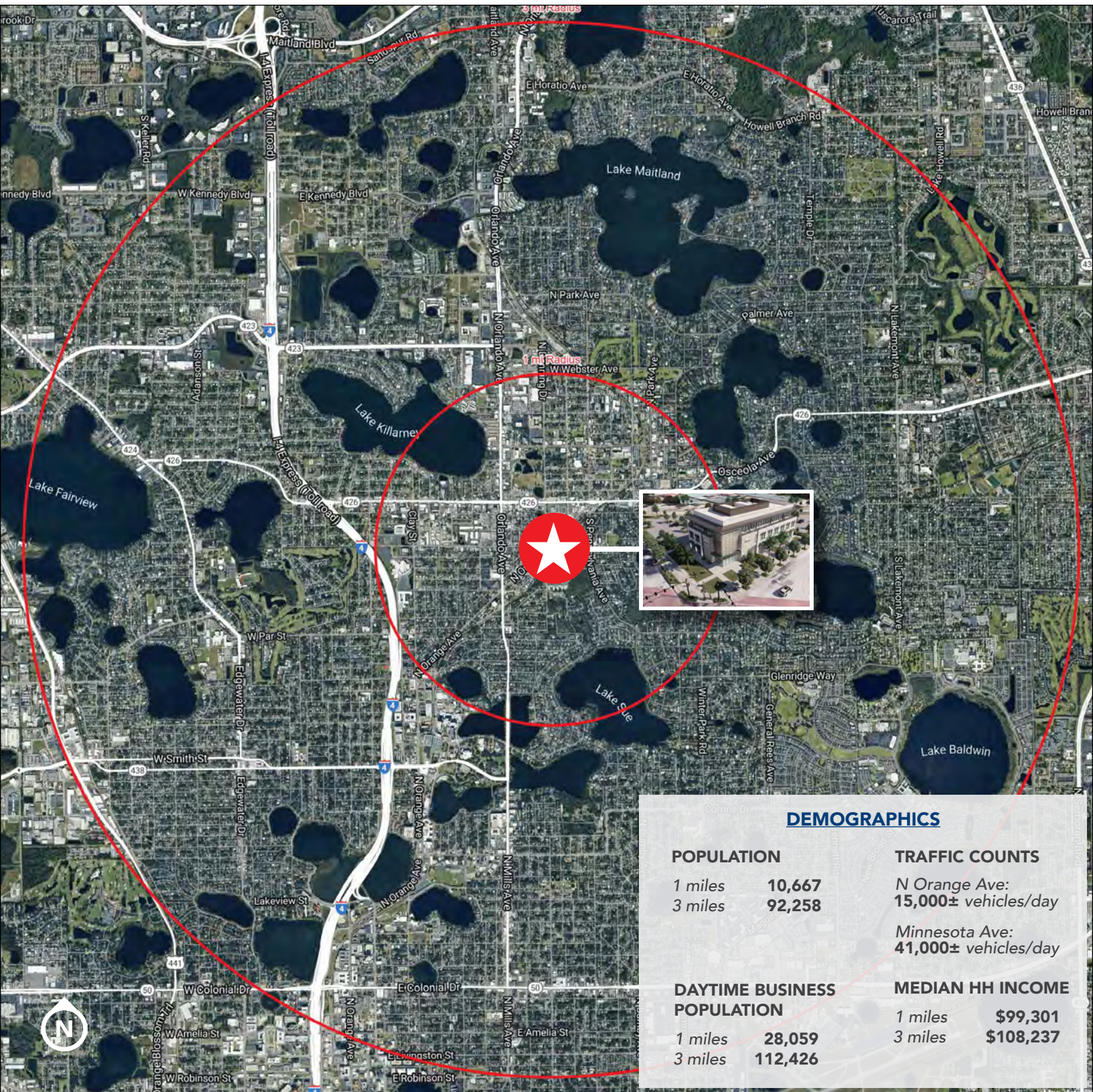
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## DEMOGRAPHICS



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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 |



H A R B E R T  
REALTY SERVICES

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