

**FOR LEASE**

# WINTER PARK OFFICE SPACE

243 W Park Ave | Winter Park, FL 32789

<b>PROPERTY</b>	Class "A" Office
<b>SF AVAILABLE</b>	1,023 SF, First Floor
<b>BUILDING SIZE</b>	15, 524 SF
<b>LEASING RATE</b>	\$28.00/SF, modified gross



## PROPERTY HIGHLIGHTS

- > 1,023 RSF available on second floor of Winter Park office building with private exit to public balcony
- > High visibility, located on the corner of New York Avenue and New England Avenue with additional street frontage on W. Park Avenue
- > Located in the heart of Downtown Winter Park, adjacent to Central Park and steps away from Park Avenue shops and dining
- > Leasing rate: \$28.00/SF, modified gross



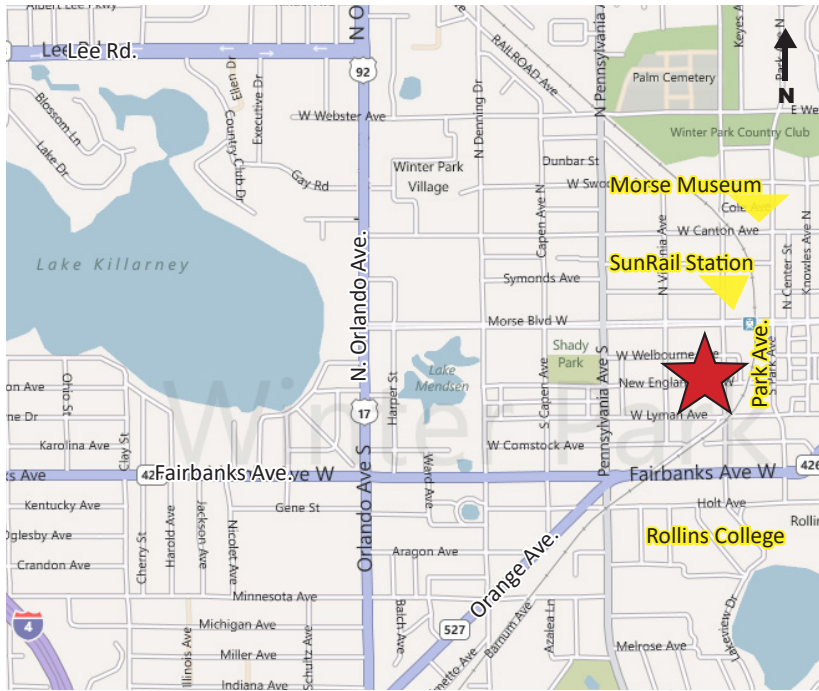
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## LOCATION



## MARKET DEMOGRAPHICS



### POPULATION

	1-MILE	3-MILE	5-MILE
2025 Projection	9,559	106,682	292,328
2020 Estimate	8,793	98,264	271,053
Growth 2010-2020	1.7%	1.7%	1.4%
Growth 2020-2025	1.7%	1.7%	1.6%
Median Age	37.5	39.5	38.4



### HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2025 Projection	4,069	47,037	128,812
2020 Estimate	3,762	43,487	119,980
Growth 2010-2020	-0.1%	0.6%	0.6%
Growth 2020-2025	1.6%	1.6%	1.5%



### INCOME

	1-MILE	3-MILE	5-MILE
2020 Average Household Income	\$103,214	\$104,329	\$84,688
2020 Median Household Income	\$63,363	\$73,260	\$61,248



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