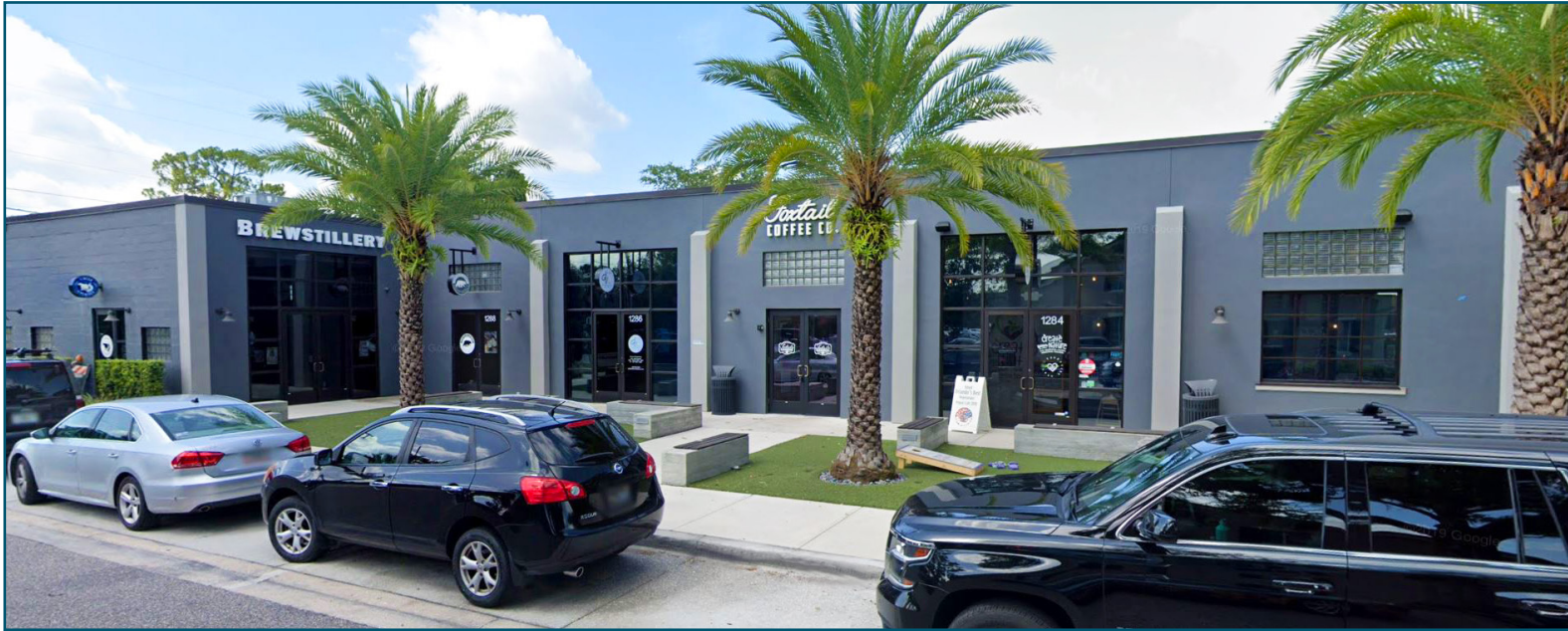


1280 N. ORANGE AVENUE

Winter Park, FL 32789

RETAIL FOR LEASE



PROPERTY HIGHLIGHTS

AVAILABLE SPACE: 3,000 - 4,200 SF

JOIN TENANTS: FOXTAIL COFFEE, CREATE YOUR NATURE, AND DOLCE VITA SALON

- Second generation brewstillery
- Redeveloped in 2016
- Located in one of the most affluent retail areas in Central FL
- Pristine outdoor common courtyard
- Located just off of US 17-92/S. Orlando Avenue (53,500 AADT)
- One mile from Park Ave. and three miles from Downtown Orlando

DEMOGRAPHICS

POPULATION



1 Mile	10,363
3 Mile	86,985
5 Mile	278,553

HOUSEHOLDS



1 Mile	5,223
3 Mile	41,557
5 Mile	125,981

DAYTIME POPULATION



1 Mile	42,081
3 Mile	141,858
5 Mile	396,805

AVE. HOUSEHOLD INCOME



1 Mile	\$108,035
3 Mile	\$123,044
5 Mile	\$88,872

TRAFFIC COUNTS



US 17-92	53,500 AADT
Orange Ave.	18,900 AADT

SITE PLAN





