

FOR LEASE

Available Auto Service Building

2701 Lee Road | Winter Park, FL 32789



Overview

AVAILABLE

5,988 SF

2 Buildings

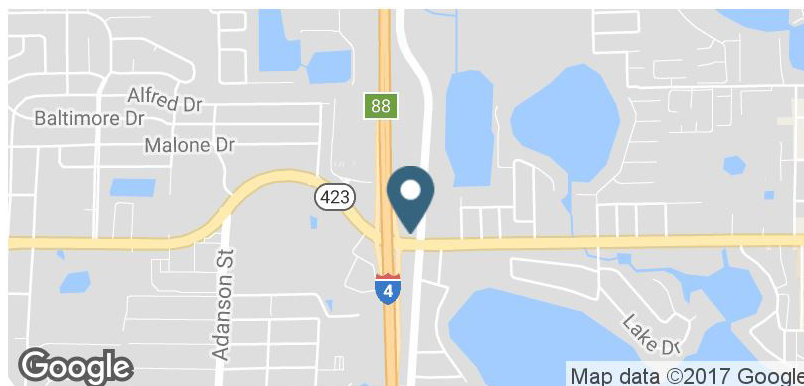
0.93 Acres

Call For Rates

LEASE RATE

Description

- Interstate frontage
- Located at the NWC of Lee Road & Wymore Road
- Close proximity to Winter Park Village, upscale residential areas and an abundance of amenities
- Easy access to I-4, US 17-92, East/West Expressway (SR 408), Orlando International Airport and Downtown Orlando
- 2 ingress/egress points
- Ample Parking
- Zoned C-3
- Surrounding retailers include Denny's, Chevron, Home Depot and Fields BMW



Demographics

	1 MILE	2 MILE	3 MILE
Total Population	9,636	79,283	276,670
2021 Growth	1.74%	1.81%	1.52%
Median HH Income	\$48,632	\$54,228	\$50,796
Daytime Employees	8,667	103,362	251,782

Year: 2017 | Source: Esri

Traffic Counts

Lee Road	37,000 CPD
I-4	185,000 CPD

Year: 2016 | Source: FDOT

Contact

ADAM GERRY

407.284.6686 | adam.gerry@srsre.com

JASON B. KAISER, CCIM

407.310.3001 | jason.kaiser@srsre.com

SRS REAL ESTATE PARTNERS | 200 S. Orange Ave., Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

Available Auto Service Building

2701 Lee Road | Winter Park, FL 32789

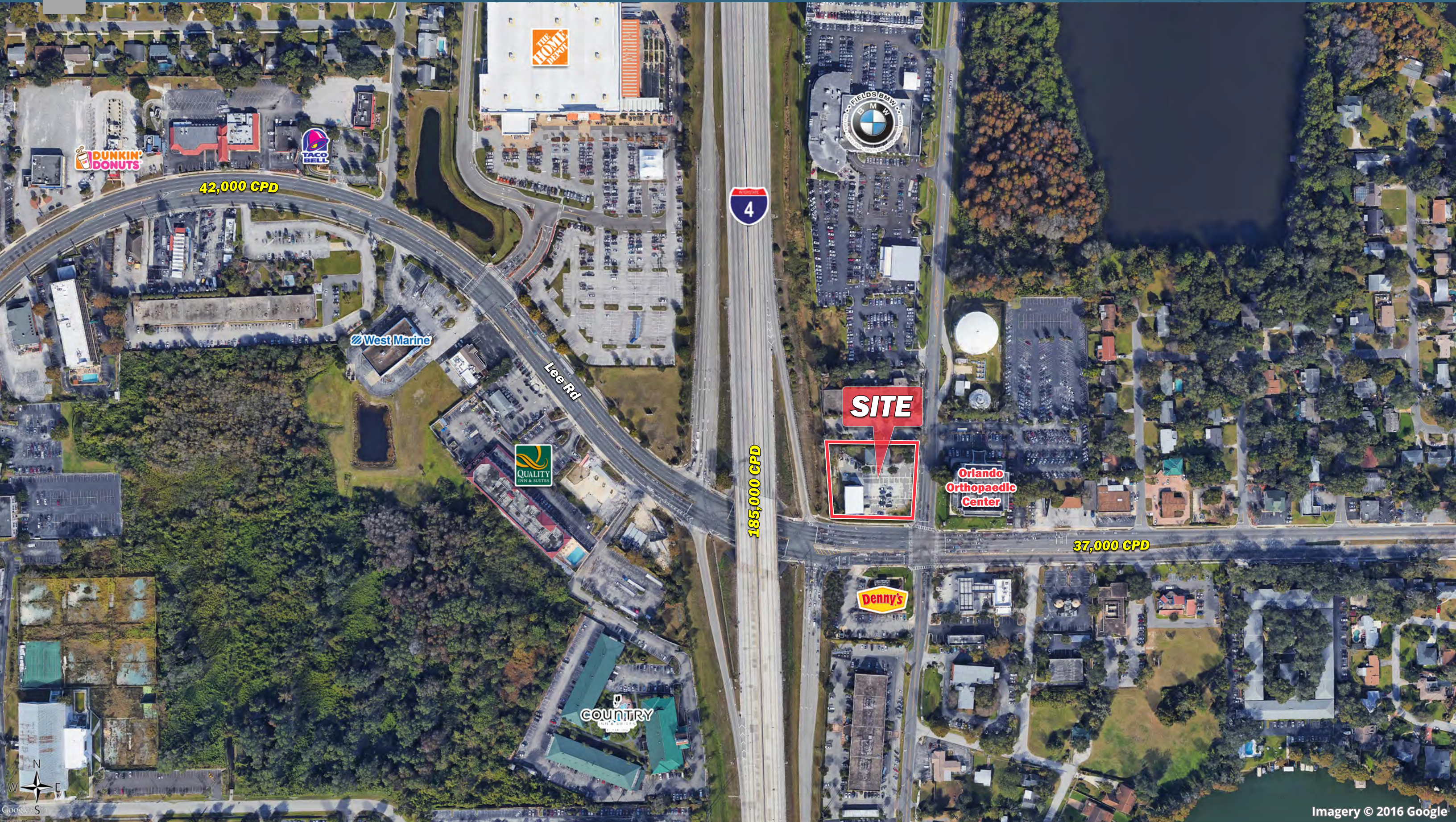


SRS REAL ESTATE PARTNERS | 200 South Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM





Executive Summary

2701 Lee Road | Winter Park, FL 32789



	1 mile	3 miles	5 miles
Population			
2017 Population	9,636	79,283	276,670
2000 Population	9,298	72,116	243,661
2010 Population	8,501	69,975	248,767
2022 Population	10,504	86,734	298,298
2000-2010 Annual Rate	-0.89%	-0.30%	0.21%
2010-2016 Annual Rate	1.74%	1.74%	1.48%
2016-2021 Annual Rate	1.74%	1.81%	1.52%
2017 Median Age	39.8	39.6	37.9
Households			
2000 Households	3,689	30,399	102,217
2010 Households	3,439	30,519	107,447
2017 Total Households	3,856	34,348	118,859
2022 Total Households	4,195	37,518	128,022
2000-2010 Annual Rate	-0.70%	0.04%	0.50%
2010-2016 Annual Rate	1.59%	1.64%	1.40%
2016-2021 Annual Rate	1.70%	1.78%	1.50%
2017 Average Household Size	2.38	2.24	2.28
Housing Units			
2017 Total Housing Units	4,399	39,342	134,229
2017 Owner Occupied Housing Units	1,854	17,059	54,858
2017 Renter Occupied Housing Units	2,002	17,288	64,001
2017 Vacant Housing Units	543	4,994	15,370
Race and Ethnicity			
2017 White Alone	57.9%	68.9%	63.8%
2017 Black Alone	30.2%	20.6%	24.4%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2017 Asian Alone	3.7%	3.1%	3.4%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	15.3%	15.2%	18.5%
Income			
2017 Median Household Income	\$48,632	\$54,228	\$50,796
2017 Average Household Income	\$63,635	\$85,513	\$77,475
Per Capita Income	\$27,374	\$37,764	\$33,907
2017 Population 25+ by Educational Attainment			
Total	6,868	55,918	195,341
High School Graduate	25.5%	17.2%	19.5%
GED/Alternative Credential	2.8%	3.0%	3.8%
Some College, No Degree	17.7%	18.2%	18.8%
Associate Degree	11.0%	9.3%	9.9%
Bachelor's Degree	23.2%	28.1%	25.3%
Graduate/Professional Degree	8.4%	16.7%	14.1%
Data for all businesses in area			
Total Businesses:	776	6,838	18,534
Total Employees:	8,667	103,362	251,782
Total Residential Population:	9,636	79,283	276,670
Employee/Residential Population Ratio:	0.9:1	1.3:1	0.91:1
2017 Total Daytime Population	14,553	152,220	412,399
Workers	9,617	113,893	277,401
Residents	4,936	38,327	134,998