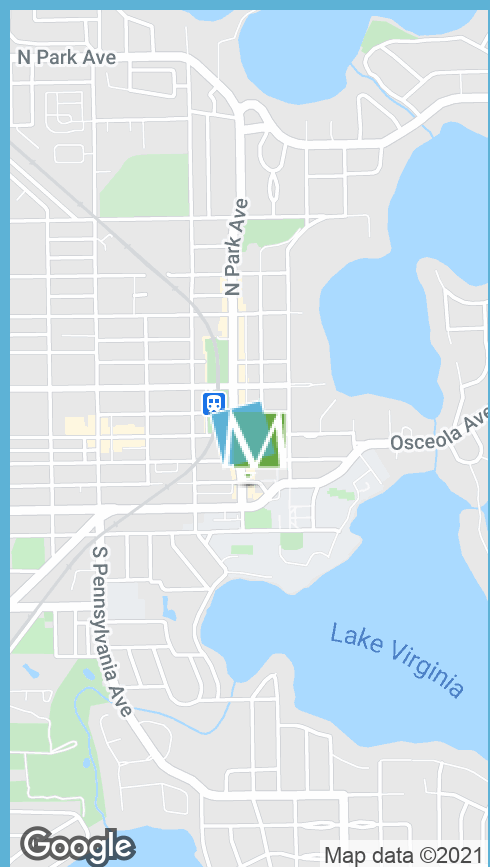




# Restaurant Space For Lease

500 S PARK AVE, WINTER PARK, FL 32789



## Location Overview

This iconic location offers tenants terrific frontage and visibility to the historic Park Avenue. This infill corridor, originally built to complement the affluent residents of Winter Park, is known for its bricked street and high end retail shops.

The centerpiece of a lavish winter retreat since 1887, Park Avenue has long been the place for a relaxing stroll in elegant surroundings. Experience a unique destination for fine dining, fashion, and art in one of Florida's most unique and flourishing communities. Bordered by a shady park that plays host to concerts and art festivals, Park Avenue is home to one-of-a-kind boutiques and well-known shops, sidewalk cafes and fine dining restaurants, as well as world-renowned art collections in the area's museums.



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](http://MILLENIA-PARTNERS.COM)

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Google

Map data ©2021

## EXECUTIVE SUMMARY

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



### OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	21,971 SF
Available SF:	3,669- 5000 SF
Year Built:	1939
Zoning:	C-2
Parking:	22 Spaces
Approved Seats:	150

### LOCATION OVERVIEW

The Avenue is experiencing a dramatic resurgence with the development of new residential townhomes/condominiums, offices and the Alford hotel, reshaping the area into a vibrant 24/7, year-round community. The urban center boasts one of Florida's highest walkability rankings, with a score of 95 out of 100 points, making it a pedestrian's paradise.

Park Avenue's eateries offer something to suit every taste, especially foodies! This culinary utopia is home to over 40 restaurants, including everything from yogurt shops to award-winning fine dining. It also boasts a variety of gourmet food stores where you can find everything from savory spices to sweet treats.



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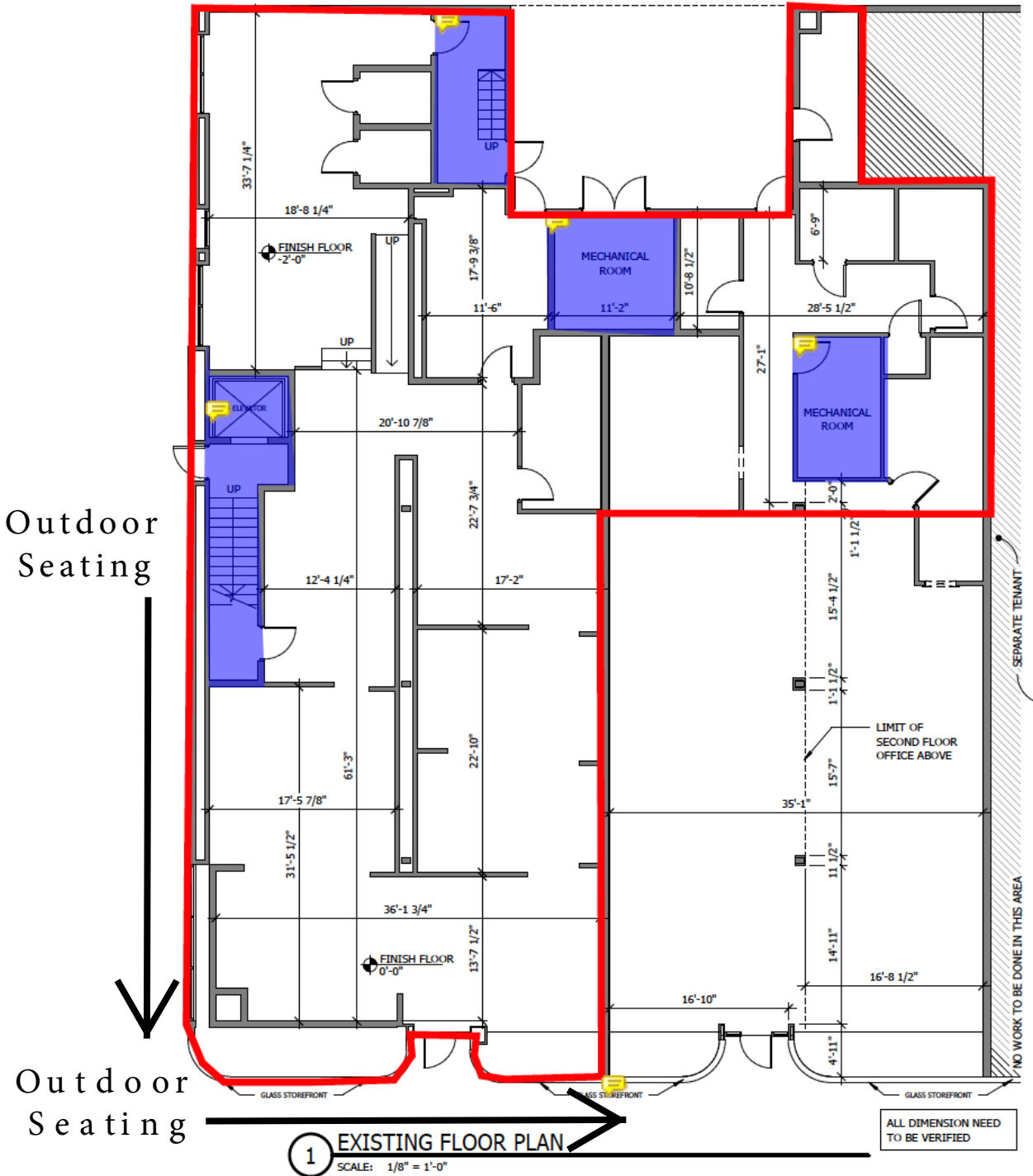
RETAIL PROPERTY

# For Lease

# FLOOR PLAN

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



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MARKET AERIAL

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



- Site
- Parking
- Available
- Other



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ADDITIONAL PHOTOS

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



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POTENTIAL RESTAURANT ALTERATIONS

500 S PARK AVE, WINTER PARK, FL 32789

500 S Park Ave



# Owner Would Consider Recessed Storefront Similar To Burger Fi



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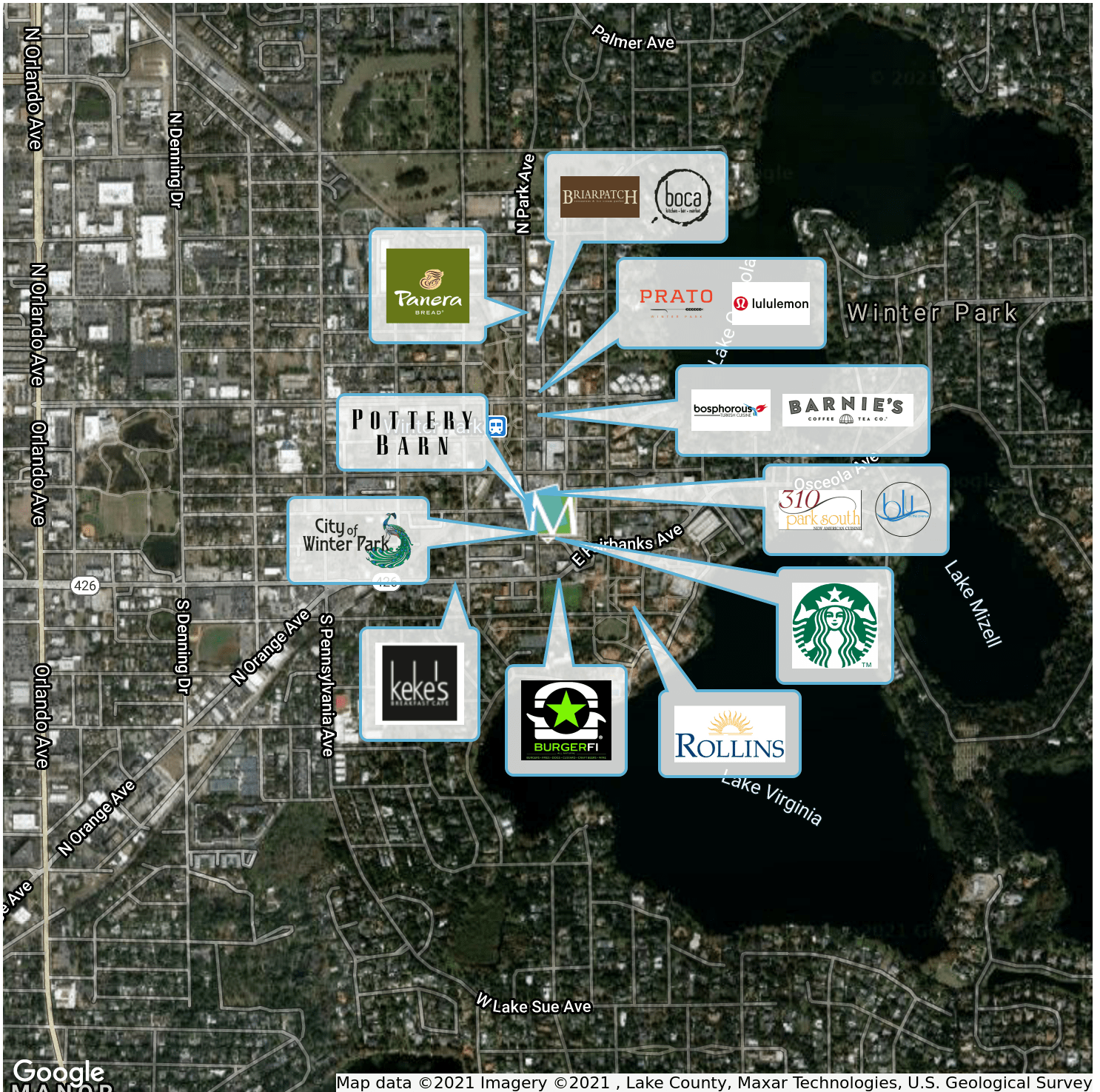
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# For Lease

# LOCATION MAP

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



Google  
MAPS

Map data ©2021 Imagery ©2021, Lake County, Maxar Technologies, U.S. Geological Survey

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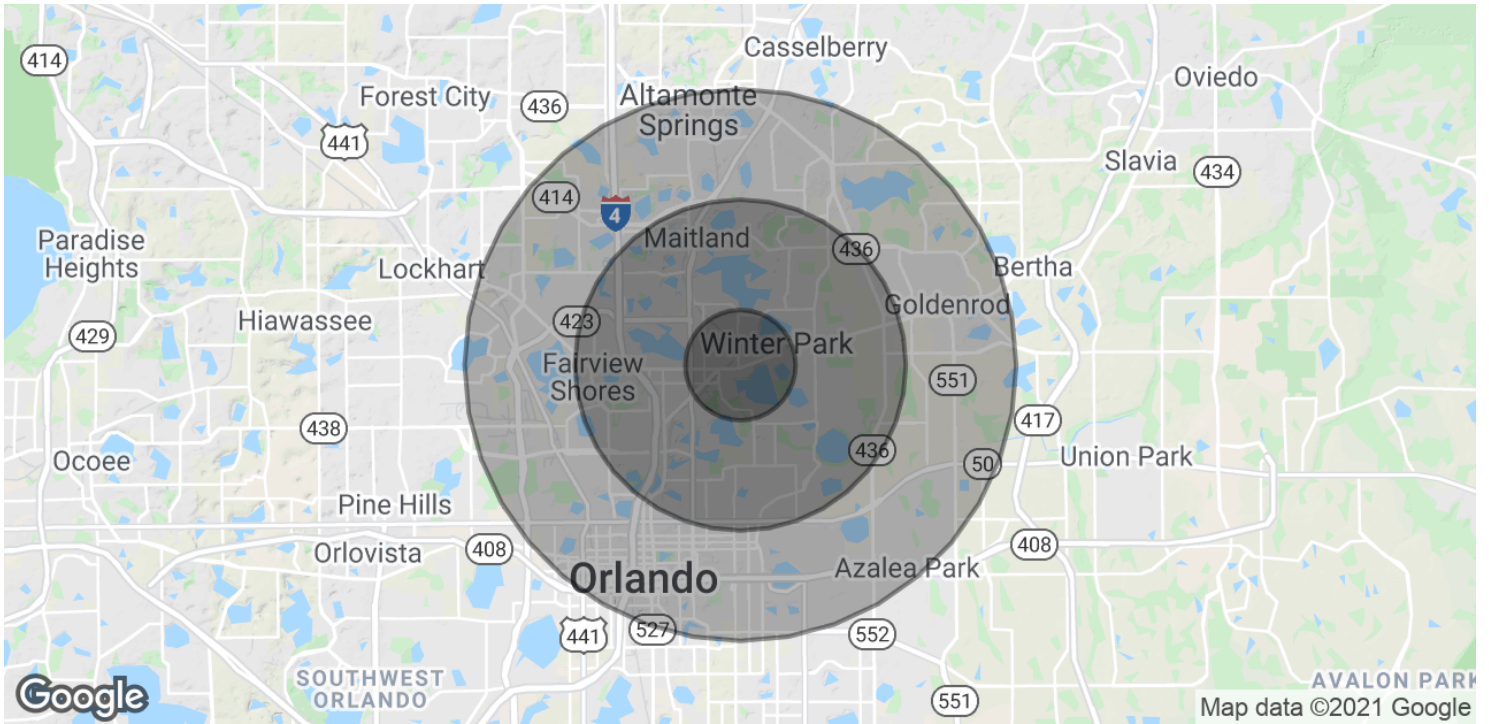
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# For Lease

# DEMOGRAPHICS MAP & REPORT

500 S PARK AVE, WINTER PARK, FL 32789

# 500 S Park Ave



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,280	83,958	243,367
Average age	39.3	39.7	37.8
Average age (Male)	37.5	38.3	36.3
Average age (Female)	41.7	41.5	39.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,564	36,186	103,956
# of persons per HH	2.3	2.3	2.3
Average HH income	\$111,665	\$94,473	\$74,071
Average house value	\$579,765	\$399,591	\$331,737

\* Demographic data derived from 2010 US Census

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