

CITY PLACE

1100 S. Orlando Avenue, Winter Park, FL 32789

RETAIL FOR LEASE



DEMOGRAPHICS

POPULATION



1 Mile	9,489
3 Mile	92,339
5 Mile	269,794

HOUSEHOLDS



1 Mile	4,060
3 Mile	40,977
5 Mile	120,150

DAYTIME POPULATION



1 Mile	10,288
3 Mile	128,315
5 Mile	291,331

AVE. HOUSEHOLD INCOME



1 Mile	\$106,963
3 Mile	\$103,123
5 Mile	\$87,819

DISTANCE/DRIVE TIME



I-4	1.5 miles/4 min
Downtown	3.2 miles/10 min
Park Ave.	1.3 miles/6 min

CLASS A REDEVELOPMENT OVERVIEW

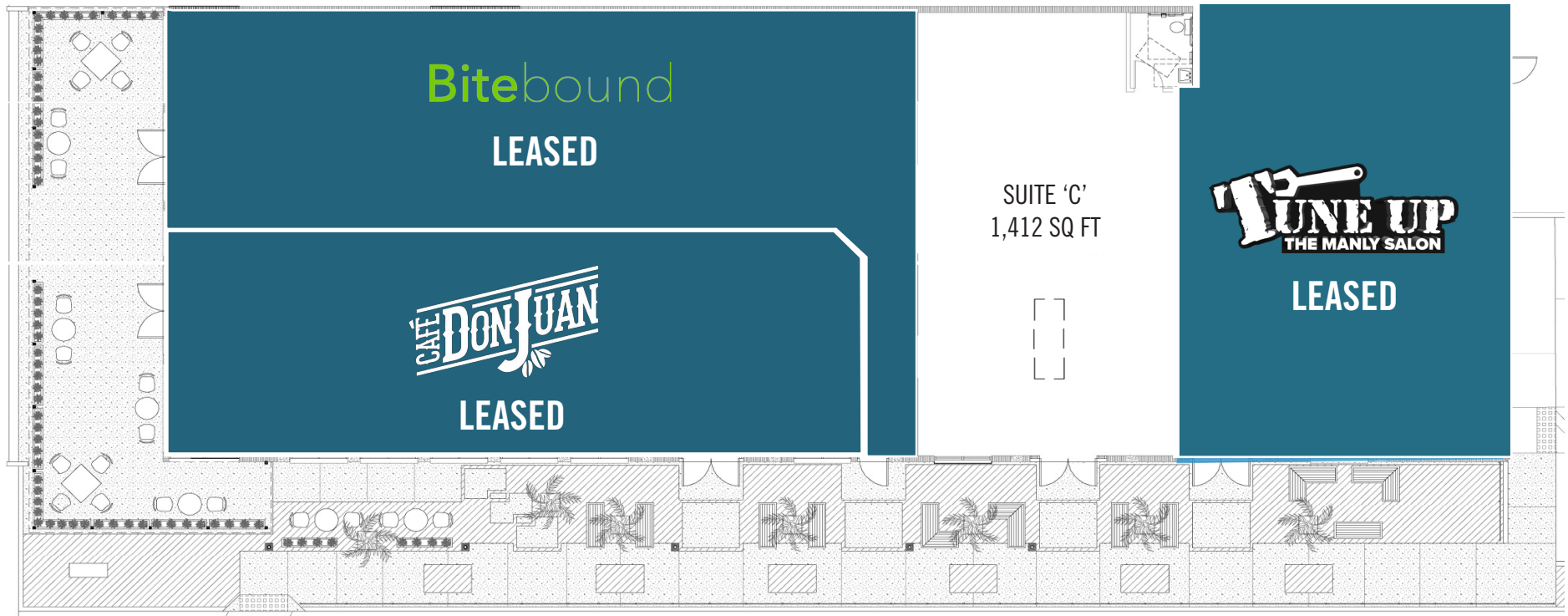
LAST SPACE REMAINING: 1,412 SF

JOIN BITEBOUND, CAFE DON JUAN, AND TUNE UP: A MANLY SALON

- 50' of frontage along US 17-92/S. Orlando Ave. (53,500+ VPD)
- Located in one of the most affluent retail areas in Central FL
- Monument signage and 40+ exclusive parking spaces
- Significantly increased walkability with new city-approved US 17-92 sidewalk expansion
- Perfect site for medical, fitness, med spa, juice/smoothie bar, ice cream/donuts/cakes, and dry goods

CONFIGURATION PLAN



US 17-92 (S. Orlando Ave.)
53,500+ VPD







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Michael's
ROSS
 DRESS FOR LESS
HomeGoods
five BELOW
DSW **GNC**
 LIVE WELL.
petco
Great Clips
LA FITNESS
ZOËS KITCHEN **BLAZE PIZZA**

MILLER'S ALE-HOUSE **PNC**
Fleming's
Wawa **D Bank**
CVS pharmacy **BUTTER CUP STEAK HOUSE**
CAFE **Olive Garden** **CHASE**
BB&T
Planet Smoothie **Starbucks**
TRADER JOE'S
SHAKE SHACK
JoJo's
HILLSTONE

BULLA
SIXTY VINES
Chuy's **THE GLASS KNIFE**

The Cheesecake Factory
KREI **Publix**
WHITE HOUSE | BLACK MARKET
JOS. A. BANK **STARBUCKS COFFEE**
LOFT **ULTA BEAUTY**
J.Jill **Soma**
BRIO **Florida Blue**
P.F. CHANG'S CHINA BISTRO

Fairbanks Ave.

Orlando Ave. / US Hwy 17-92

McLaren
 AUTOMOTIVE

SITE

ORLANDO HEALTH

1,000 employees