



C. BRENNER, INC.

COMMERCIAL REAL ESTATE

Prestigious Winter Park Development Opportunity

\$1,950,000

**2445 Temple Trail,
Winter Park, FL 32789**



- **Rare commercial development site in Winter Park city limits**
- **1.13 acre site has shared parking and retention already in place**
- **Previously granted full approval for a 38,000 SF office (plans included)**
- **Zoning allows Medical, Retail, Professional, Mixed Use/Residential**
- **Ideally situated between Winter Park and Maitland, two of Central Florida's most affluent communities**
- **Ideal for corporate or regional headquarters**
- **Exposure on traffic light intersection of Howell Branch Rd and Temple Tr**

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3586 Aloma Ave, Suite 5, Winter Park, FL 32792



PROPERTY SPECIFICATIONS

Parcel ID: 29-21-30-8614-00-030
Municipality: City of Winter Park
Lot Size: 49,013 square feet
Zoning: C-1
Traffic Count: 30,000/day (Howell Branch Rd)
Utilities: Available at site
Retention: Off-site

MARKET PROFILE

1/2 mile population: 5,850
1/2 mile Avg HH income: \$127,367

1 mile population: 17,376
1 mile Avg HH income: \$98,082

3 mile population: 121,010
3 mile Avg HH income: \$76,808



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