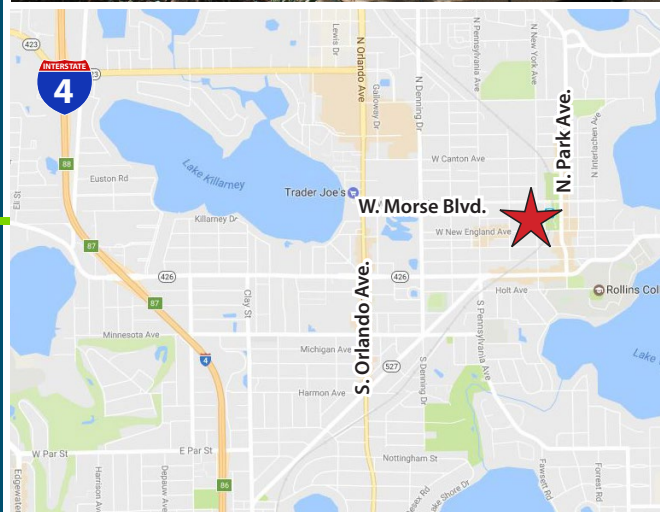


Office Space Available For Lease



Prime Winter Park Office Space 222 S. New York Ave. | Winter Park, FL 32789

- 4,128 SF available in a Class A, 2-story office building
- Space can be divided into two suites of approximately 1,900 SF and 2,200 SF
- High visibility, located on New York Avenue between New England and West Welbourne Avenue
- Situated in the heart of Downtown Winter Park and steps away from Park Avenue shops and restaurants, Sun Rail, banking and surface parking
- Easy access to S. Orlando Avenue (US 17-92), Fairbanks Avenue, I-4 and downtown Orlando
- **Asking \$22.00 psf Modified Gross**

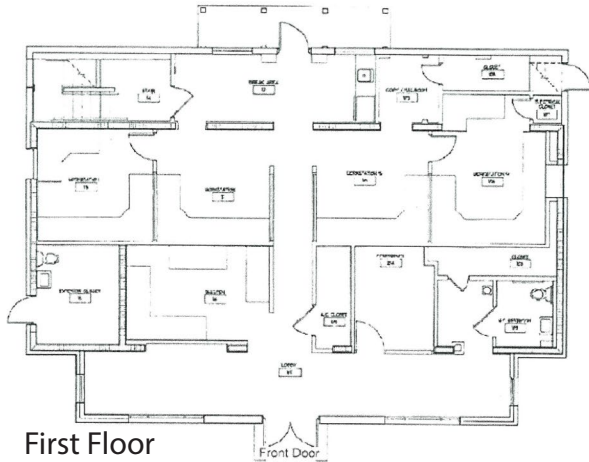


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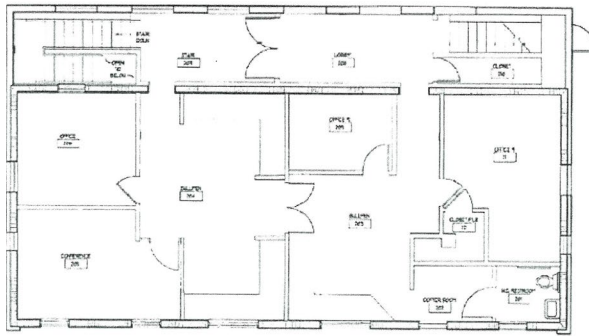
ALEX ROWLINSON
T: 407-691-0505
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FLOOR PLANS



First Floor

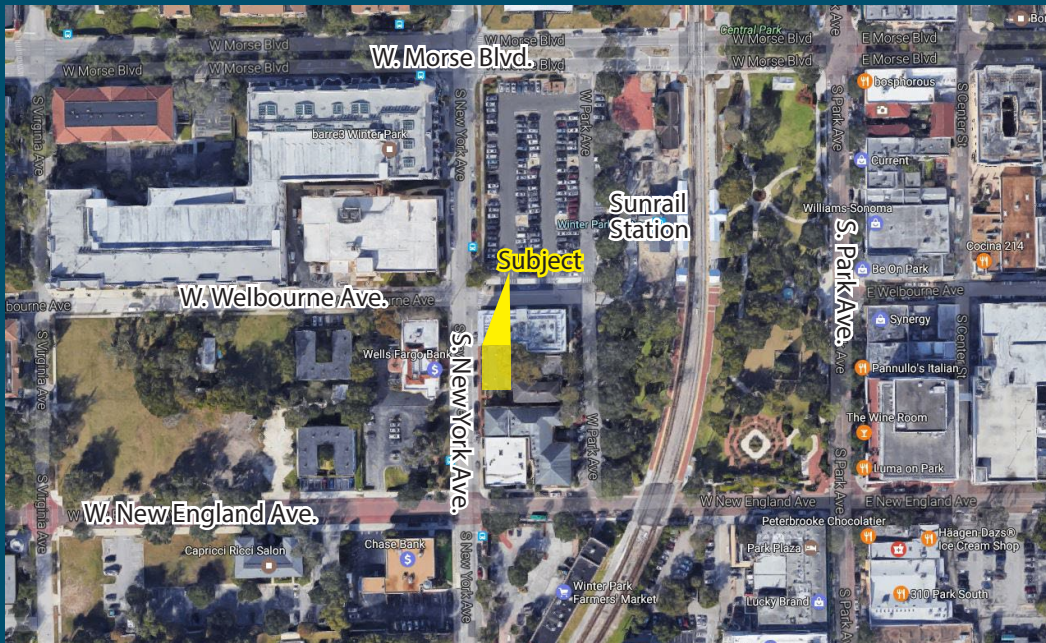


Second Floor

DEMOGRAPHICS

2015	1-Mile	3-Mile	5-Mile
Total Population	8,742	88,793	249,786
Total Households	3,815	38,178	107,926
Male Population	4,018	43,007	123,912
Female Population	4,724	45,786	125,874
% Population Change 2000-15	8.01%	12.83%	9.48%
% Household Change 2000-15	3.28%	11.09%	8.56%
Median Age	44	41	38
Median Household Income	\$49,266	\$51,831	\$46,155
Average Household Income	\$91,344	\$83,563	\$68,992
Per Capita Income	\$46,958	\$37,081	\$30,520

AERIAL



FOR MORE INFORMATION:



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