## 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



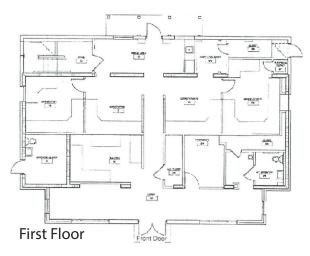


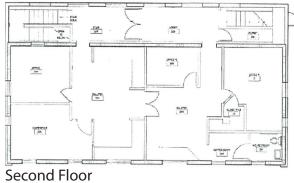


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## **FLOOR PLANS**





## 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



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thyssen, Inc. is a licensed real estate broker.

## FOR MORE INFORMATION:



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