

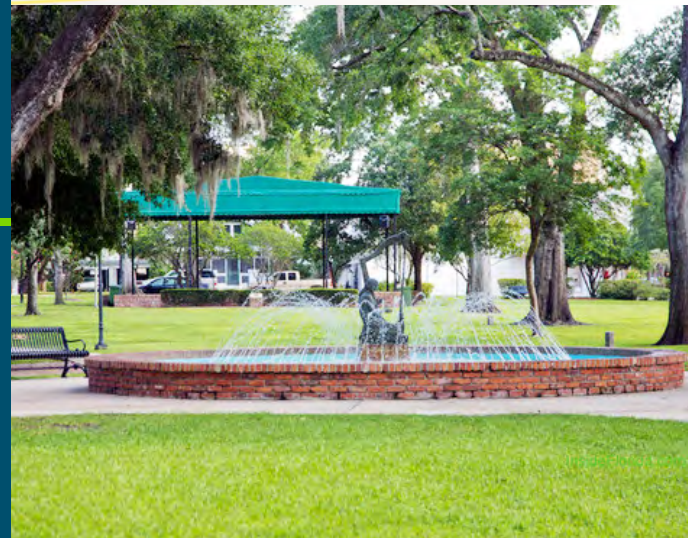
# Office Space Available For Lease



## Winter Park Office Space

243 W. Park Avenue | Winter Park, FL 32789

- 4,335 RSF available in 2-story Winter Park office building
- High visibility, located on the corner of New York Avenue and New England Avenue with additional street frontage on W. Park Avenue
- Located in the heart of Downtown Winter Park, adjacent to Central Park and steps away from Park Avenue shops and dining
- **Asking \$27.00/SF; Modified Gross**



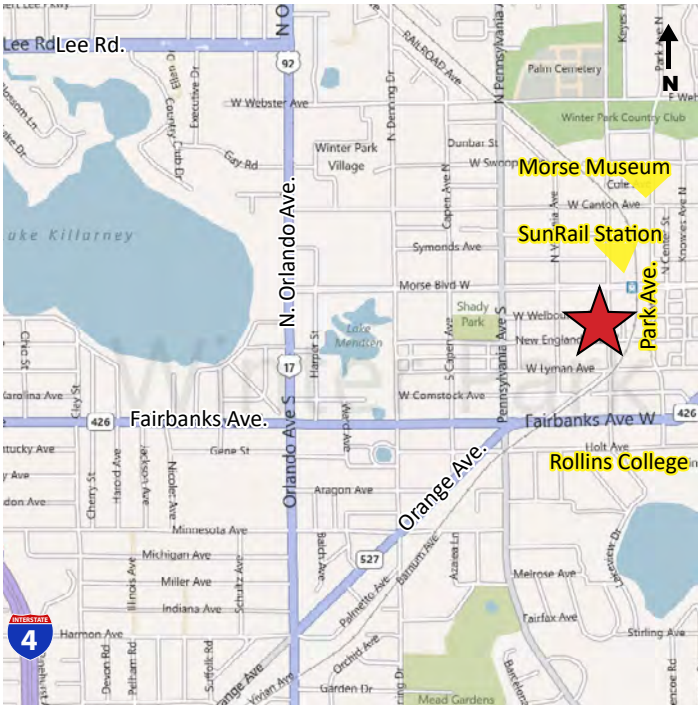
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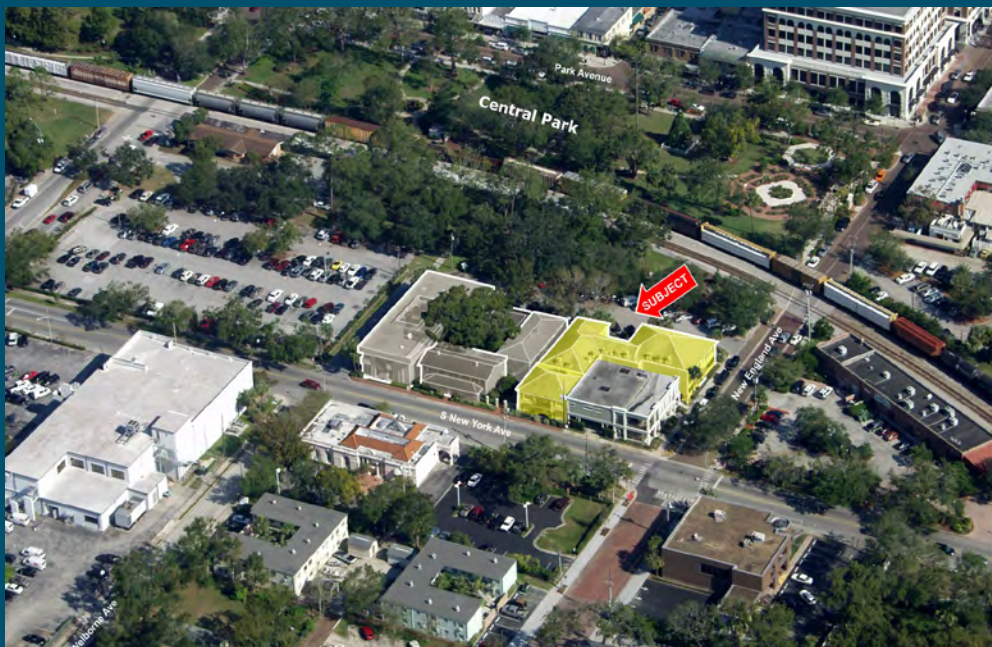
## LOCATION



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2018 Population Estimate	7,980	94,706	263,187
2023 Proj. Population	8,685	103,792	286,479
Pop. Growth 2018-2023	8.83%	9.59%	8.85%
Pop. Growth 2010-2018	7.29%	12.62%	10.85%
2018 Households Estimate	3,401	42,225	116,766
2023 Proj. Households	3,698	46,228	127,033
HH Growth 2018-2023	8.73%	9.48%	8.79%
HH Growth 2010-2018	4.55%	11.42%	10.22%
Avg. Household Income	\$94,168	\$93,195	\$76,080
Med. Household Income	\$53,496	\$62,171	\$53,306

## AERIAL



FOR MORE INFORMATION:

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