

Office Building For Sale



DAVGAR / Pebbles Building

601 N. New York Avenue
Winter Park, FL 32789

MARTIN FORSTER, CCIM
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301 S. New York Ave. | Suite 200
Winter Park, FL 32789

www.holdthyssen.com

PROPERTY HIGHLIGHTS

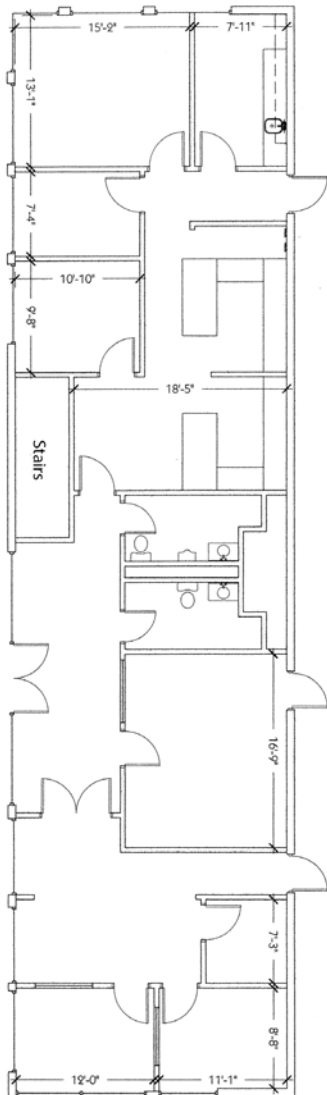
- 8,609 SF office building located in beautiful downtown Winter Park
- Situated on the corner of N. New York Ave. and Swoope Ave. directly next to the Winter Park Golf Course
- Within walking distance to Park Ave. shops and restaurants
- Sun Rail located just down the street
- Within minutes of I-4, Fairbanks Ave., 17-92 and other major thoroughfares
- Contact Martin Forster, CCIM for details: 321-299-4164



DEMOGRAPHICS

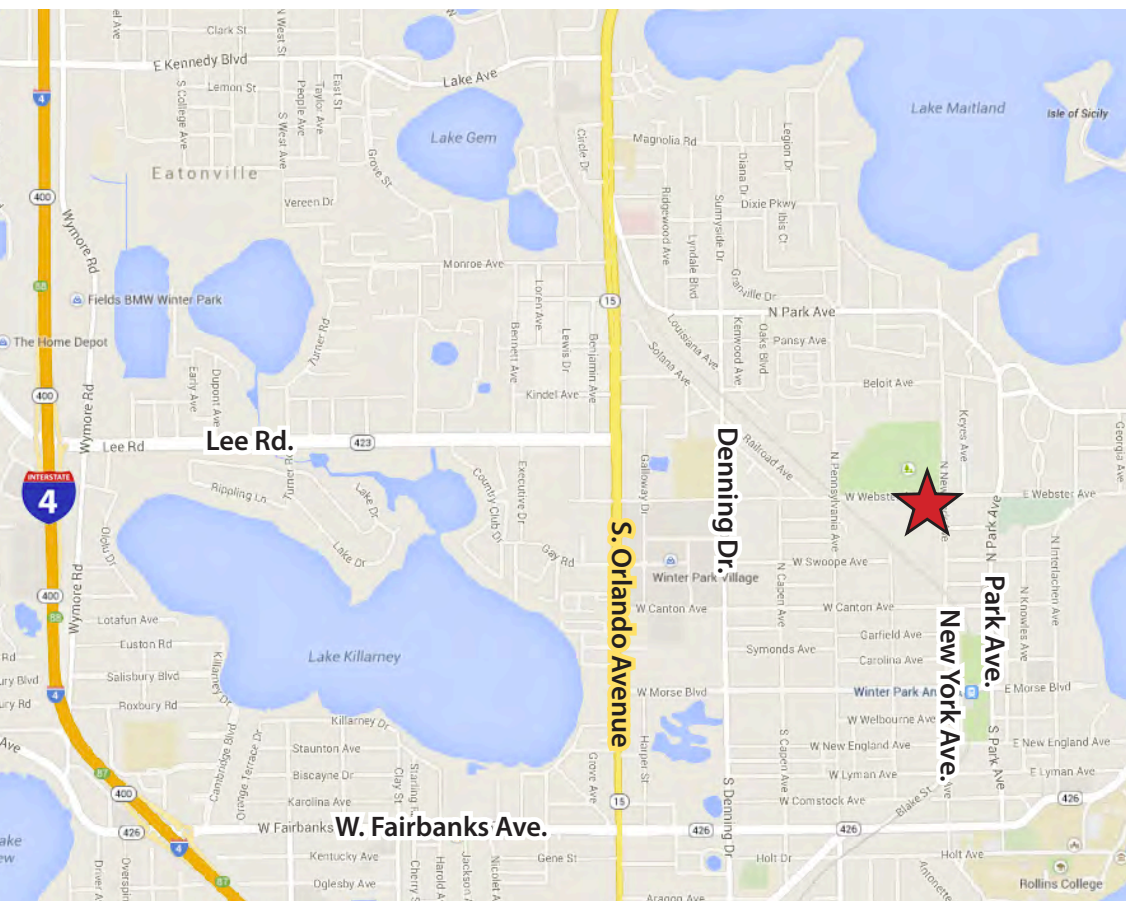
	1-mile	3-mile	5-mile
Population			
2013 Total Population	9,136	84,322	244,217
2000-2013 % Population Change	3.94%	6.86%	4.41%
2013 Median Age	43	40	37
2013 Households	3,975	36,725	106,350
2000-2013 % Household Change	-0.60%	6.38%	4.67%
Income			
2013 Median HH Income	\$44,234	\$55,818	\$48,082
2013 Average HH Income	\$79,655	\$78,454	\$66,568
2013 Per Capita Income	\$40,682	\$35,317	\$29,709

Source: Loopnet 2014



2nd Floor
6,301 SF





FOR MORE INFORMATION:



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