

FOR LEASE

EXCLUSIVE RESTAURANT SPACE
IN UPSCALE WINTER PARK

558 W NEW ENGLAND AVE
WINTER PARK, FL 32789

FOUNDRY
COMMERCIAL



THE OFFERING

Foundry Commercial is now accepting offers for these two exclusive restaurant opportunities in upscale Winter Park. The opportunity includes one full service restaurant space in the former Dexters location, as well as additional restaurant space on the opposite end cap.

PROPERTY FEATURES

SUITE 100

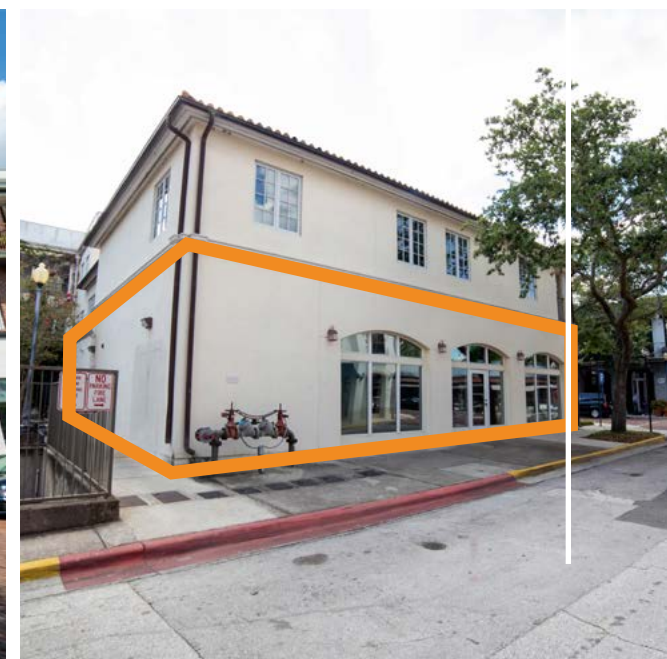
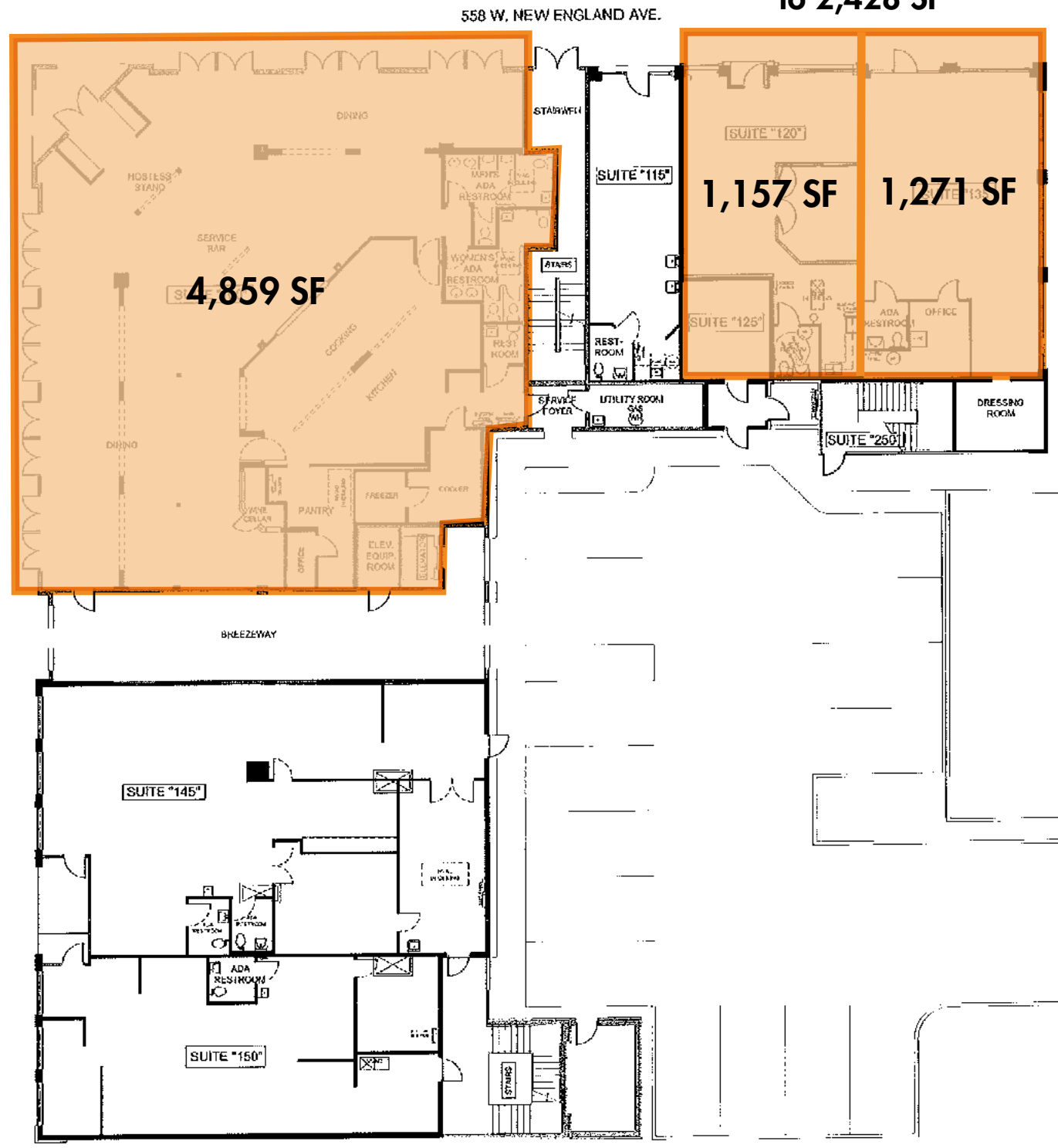
- 4,859 SF former restaurant space and room for patio
- 2nd generation restaurant end cap space available
- Prime location in the heart of Winter Park's Hannibal Square located on New England Ave. and S. Pennsylvania Ave.
- Ample on-site parking and garage parking
- Three blocks to Winter Park's Park Ave. retail shops
- Tenant Improvement Allowance available

SUITE 135, 120, 125

- 2,428 SF available for restaurant with room for patio
- Highly visible end cap space available on New England Ave. and E. Hannibal Square
- Ample on site parking and garage parking
- Three block to Winter Park's Park Ave. retail shops
- Tenant Improvement Allowance Available.

SITE SURVEY

Note: Can be combined to 2,428 SF





H&R BLOCK
Olive Garden
Michaels
GNC
Fleming's
Tomerind
BLAZE PIZZA
ABC
CVS pharmacy
Wawa
LA FITNESS
Office DEPOT
Yogurtland
ZOES KITCHEN
tropical CAFE

Pier 1 imports
BRIO
Crispers
J.P.S. A. BANK
Junior Center
Edible
P.F. Chang's
LOFT
Sprint
WHITE|BLACK
HOUSE MARKET
GameStop
Starbucks
Public
Beesecake Factory
ULTA

TRADER JOE'S
SHAKE SHACK
Orangetheory FITNESS

KONA GRILL

Chuy's

BURGER KING

CHIPOTLE

Walgreens

McDonald's

WELLS FARGO

TACO BELL
POPEYES

Chick-fil-A

Public

Bank of America

Meat's

Steak Shake

Krudy Kreme

Fortal

CLUB PILATES

UNSTEIN BEER

JJ

VALENCIA COLLEGE



SITE

RESTAURANTS & RETAIL
PARK AVENUE

sushi pop
POTTERY BARN
lululemon
PRATO
BURGER FI
boca
Starbucks
Armando's
BRIARPATCH
Panera
JOHN CRAIG
Wine Room
LUMA
COCINA 214

S DENNING DR 25,000 VPD

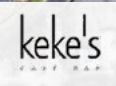
N ORANGE AVE 38,000 VPD

S ORLANDO AVE 53,500 VPD

ROLLINS BASEBALL FIELD



FIDDLERS IRISH PUB

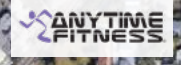


W FAIRBANKS AVE 39,500 VPD

ETHOS VEGAN KITCHEN



WINTER PARK 9TH GRADE CENTER








WINTER PARK TENNIS CENTER

RETAIL MAP

AREA DEMOGRAPHICS

1 MILE RADIUS

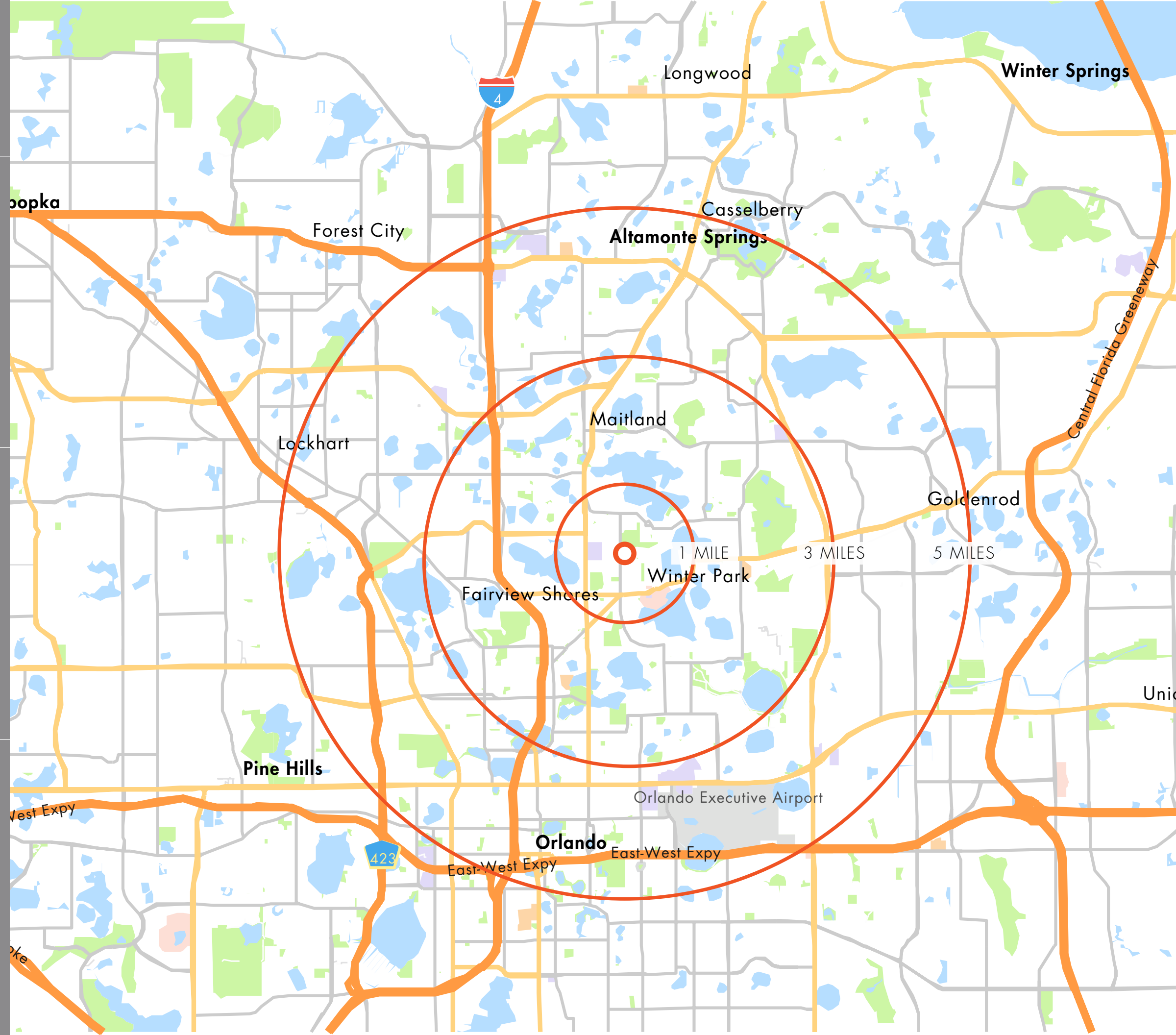
 9,583 ESTIMATED POPULATION 2018	 42.9 AVERAGE AGE
 \$371,045 MEDIAN HOME VALUE 2012	 8,215 TOTAL EMPLOYEES
 \$86,980 AVG HOUSEHOLD INCOME	

3 MILE RADIUS

 88,832 ESTIMATED POPULATION 2018	 40.1 AVERAGE AGE
 \$327,278 MEDIAN HOME VALUE 2012	 42,736 TOTAL EMPLOYEES
 \$109,933 AVG HOUSEHOLD INCOME	

5 MILE RADIUS

 267,833 ESTIMATED POPULATION 2018	 38.0 AVERAGE AGE
 \$260,033 MEDIAN HOME VALUE 2012	 143,198 TOTAL EMPLOYEES
 \$81,275 AVG HOUSEHOLD INCOME	





LOCATION OVERVIEW

Located just a few miles north of Orlando and one of Florida's finest cities, Winter Park is famous for its stately trees, abundant parks, brick-lined streets, spectacular homes, and vibrant lakes.

Winter Park is a growing city of almost 28,500 residents that lies just north of Orlando. The town's population growth exploded in 1880 with the introduction of the railroad, when Winter Park became known as a winter resort. The town continues to develop, with emerging upscale shopping districts containing high-end retail and restaurants, coupled with increasing job growth.

Winter Park is a high end paradise for those looking to buy homes. In the last year the median home value has increased more than 13 percent and is expected to rise another 4.6 percent in the next year.

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