

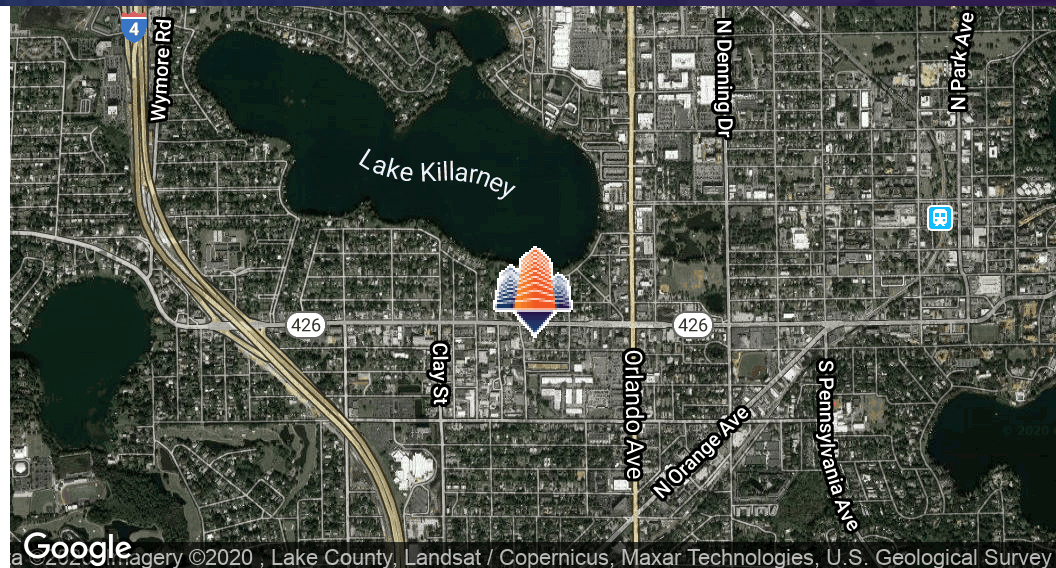
Fairbanks Redevelopment

1490 W Fairbanks Ave, Winter Park, FL 32789



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- .52 Acre Site
- Up to 9,500 SF Available
- Hard to Find Frontage on Fairbanks Ave in Desirable Winter Park
- One Mile from Park Ave and Rollins College
- 34,000+ Cars Per Day
- Left Hand Turn Access into Site
- Centrally Located Near Many National Retailers
- Close Access to I-4

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,155 - 9,500 SF
Lot Size:	0.52 Acres
Building Size:	9,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,793	33,483	100,271
Total Population	7,701	76,858	232,948
Average HH Income	\$69,801	\$95,346	\$74,492

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BUILDING RENDERING



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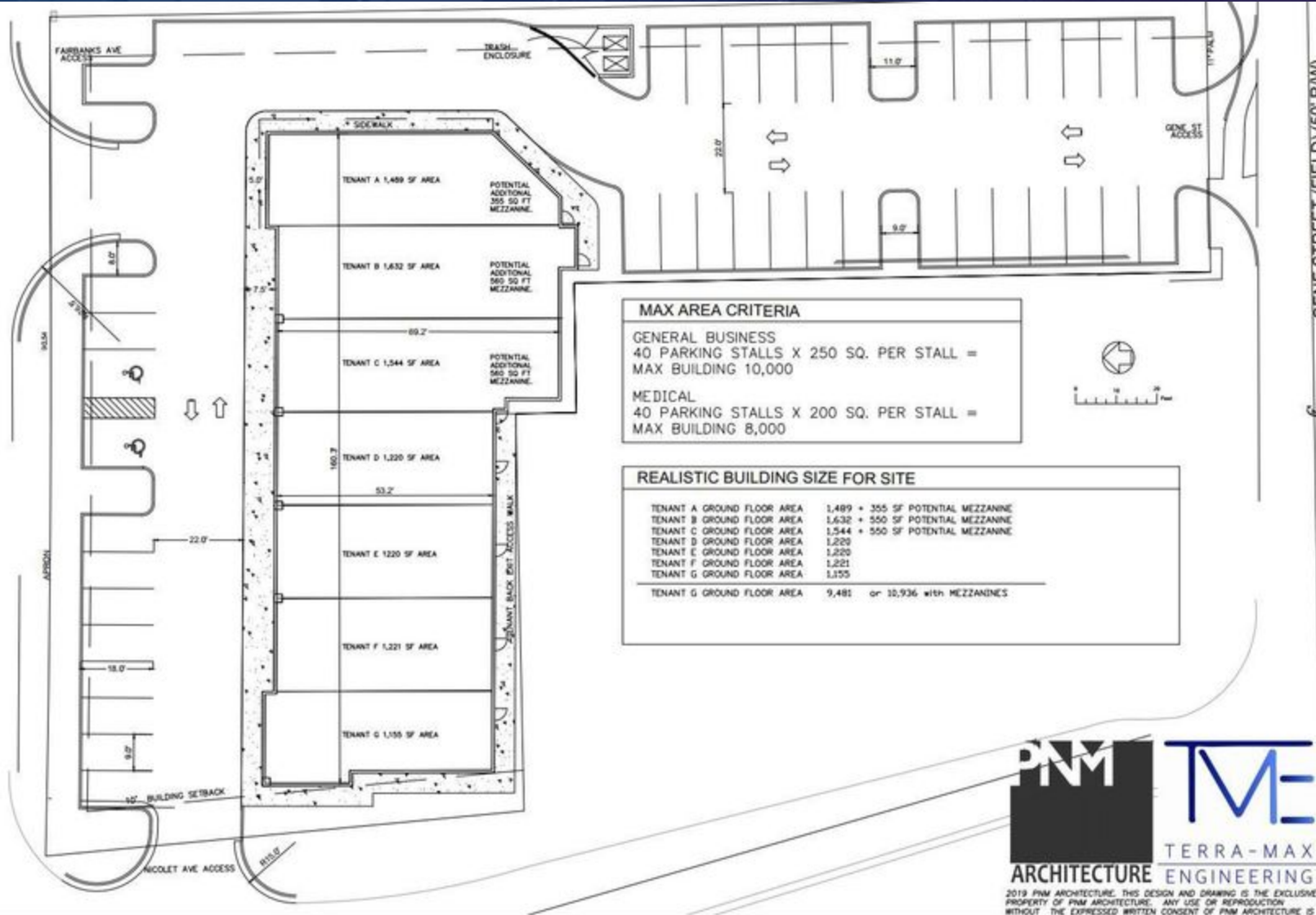
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EQUITY
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SITE PLAN



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EQUITY
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RETAILER MAP



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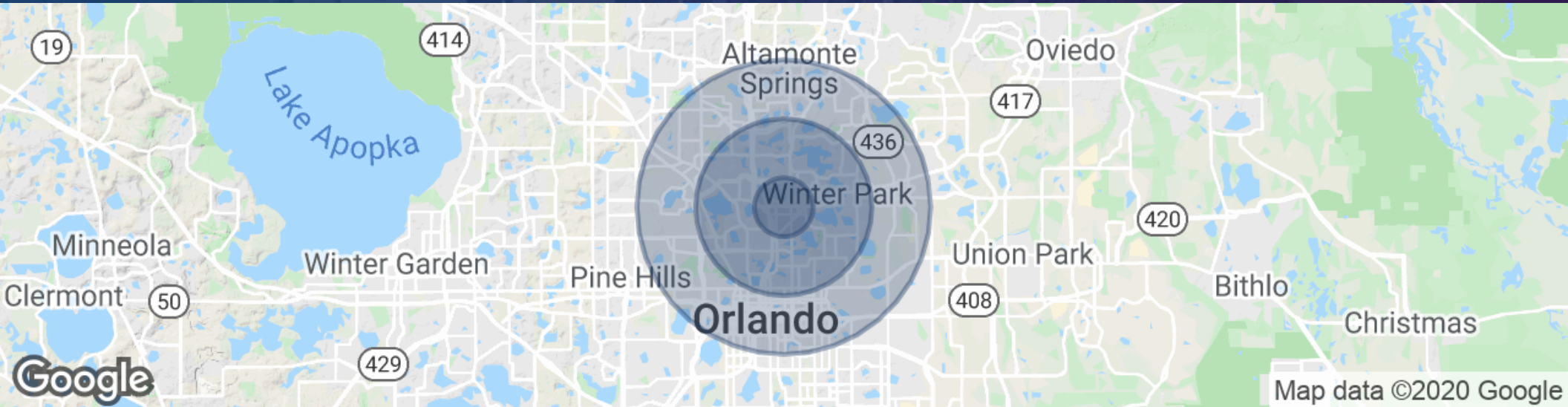
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EQUITY
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SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,701	76,858	232,948
Median age	40.3	39.2	37.8
Median age (Male)	38.1	38.3	36.2
Median age (Female)	44.7	40.5	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,793	33,483	100,271
# of persons per HH	2.0	2.3	2.3
Average HH income	\$69,801	\$95,346	\$74,492
Average house value	\$404,367	\$408,497	\$337,288

* Demographic data derived from 2010 US Census

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