



Orlando, FL

**PRIME CORNER
AVAILABLE!**

716 W Winter Park Street
Signalized Intersection in the Heart of College Park
Rare Ground Lease Opportunity



College Park is a vibrant neighborhood located just outside of Downtown Orlando where you can experience urban living with a small town feel. This community is made up of some of the finest local retailers, award-winning restaurants and small businesses found in Central Florida. College Park's wide selection of services, bungalow-style homes, brick tree-lined streets and many parks and lakes create a vibrant lifestyle and a comfortable place for residents to call home.

KEY FEATURES:

- 0.54 Acre Ground Lease Opportunity
- Signalized Corner in Downtown College Park
- High Traffic Retail & Transportation Corridor
- Edgewater Avenue-Hub for Events and Local Retailers
- Nearby Affluent Residential Population with Corresponding Demographics
- Location Near Job Growth and Entertainment within Rapidly Expanding Orlando Metro

Demographics	1 Mile	3 Miles	5 Miles
2017 Est. Population	10,941	83,352	267,512
2017 Est. Households	5,328	40,092	124,194
2017 Est. Avg. HH Income	\$103,516	\$77,217	\$74,464
2017 Est. Med. HH Income	\$75,645	\$58,215	\$57,437

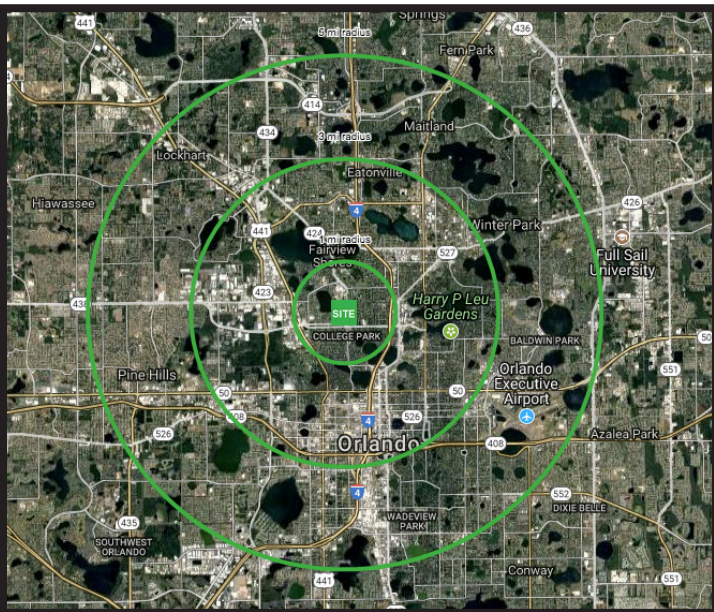
Traffic Count: 15,300 AADT



Orlando, FL

**PRIME CORNER
AVAILABLE!**

716 W Winter Park Street
Signalized Intersection in the Heart of College Park
Rare Ground Lease Opportunity



James T. Gendreau

Ryan Beerbower

jgendreau@twdre.com
PH: 407-620-2106

rbeerbower@twdre.com
PH- 321-363-4955