CONFIDENTIAL LISTING   DO NOT DISTURB OPERATING TENANT

Overview

GROUND LEASE RATE	Contact Broker
BUILDING SIZE	1,879 SF
LOT SIZE	0.62 Acres

Description

- DO NOT DISTURB OPERATING TENANT
- Current tenant has short term lease
- Excellent location on high traffic corner in Winter Park
- Hard corner of Fairbanks and Orlando Ave
- Drive thru
- 36 parking spaces

Nearby Retailers

Walgreens   **Publix**   **Chick-fil-A**

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	10,150	85,756	268,901
2023 Growth	1.80%	2.33%	1.73%
Median Household Income	$50,831	$64,565	$51,737
Daytime Population	30,304	150,067	459,716

Year: 2019 | Source: ESRI

Contact

JOHN ARTOPE
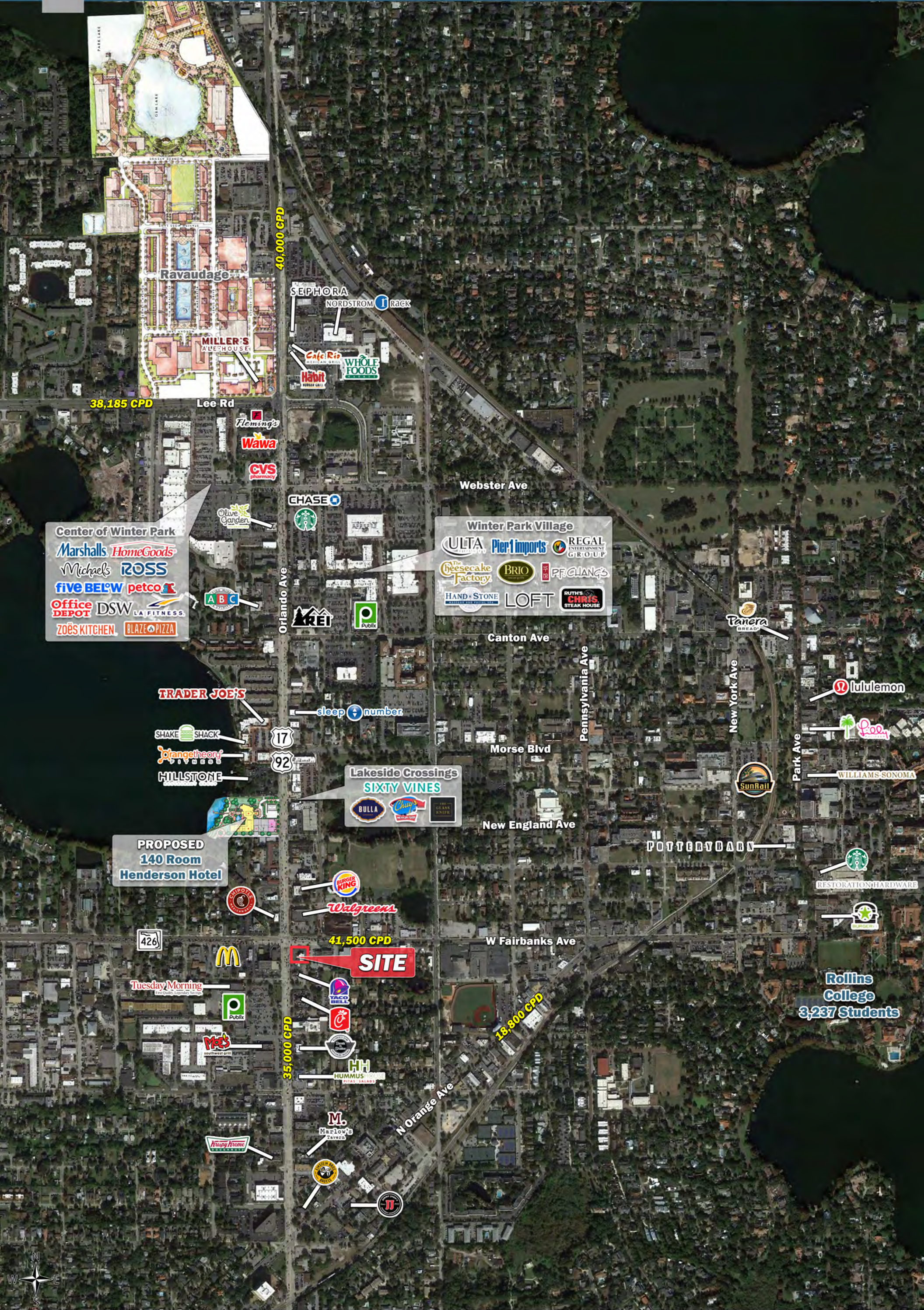407.902.2621 | john.artope@srsre.com

Traffic Counts

W Fairbanks Ave	41,500 VPD
Orlando Ave	35,000 VPD

Year: 2019 | Source: FDOT

Lake Killarney

PARK LAKE

Ravaudage

SEPHORA
NORDSTROM Rack

MILLER'S ALE HOUSE

40,000 CPD

Café Rio
Habit BURGER GRILL
WHOLE FOODS

38,185 CPD

Lee Rd

Fleming's
Wawa
CVS pharmacy

CHASE

Webster Ave

Olive Garden
Starbucks

Center of Winter Park
Marshalls HomeGoods
Michaels ROSS
five BEL°W petco
Office Depot DSW LA FITNESS
ZOëS KITCHEN BLAZE PIZZA

ABC

Orlando Ave

REI
Publix

Winter Park Village
ULTA Pier 1 imports REGAL ENTERTAINMENT GROUP
The Cheesecake Factory BRIO PF CHANG'S
HAND & STONE LOFT RUTH'S CHRIS STEAK HOUSE

Canton Ave

Panera BREAD

lululemon

TRADER JOE'S

sleep number

SHAKE SHACK
Orangetheory FITNESS
HILLSTONE

17
92

Morse Blvd

Pennsylvania Ave

New York Ave

Park Ave

WILLIAMS-SONOMA

SunRail

Lakeside Crossings
SIXTY VINES
BULLA Chuy's THE TEXAS KNIFE

New England Ave

POTTERY BARN

**PROPOSED
140 Room
Henderson Hotel**

BURGER KING

Walgreens

CHIPOTLE

426

41,500 CPD

W Fairbanks Ave

RESTORATION HARDWARE

burgerfi

McDonald's

SITE

TACO BELL

18,800 CPD

**Rollins
College
3,237 Students**

Tuesday Morning

Publix

35,000 CPD

MO' southwest grill

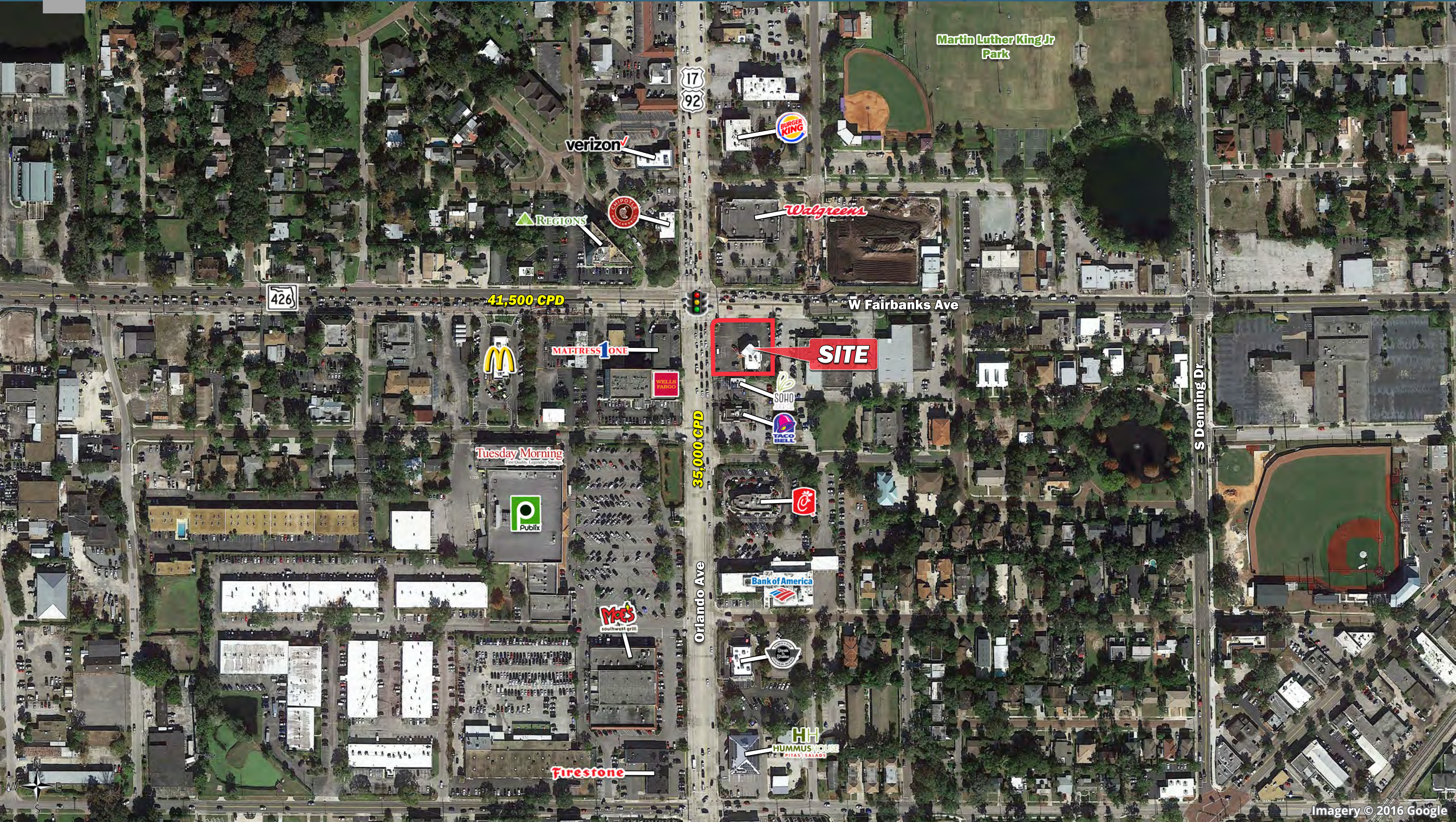HUMMUS HOUSE PITAS • SALADS

N Orange Ave

M. Marlow's Tavern

Krispy Kreme

JJ

SRS REAL ESTATE PARTNERS | 200 S Orange Ave, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however, SRS Real Estate Partners makes no guarantees, representations or warranties as to the completeness thereof.

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verizon✓

BURGER KING

Martin Luther King Jr Park

Walgreens

CHIPOTLE

REGIONS

426

41,500 CPD

W Fairbanks Ave

MATTRESS ONE

SITE

McD

WELLS FARGO

SOHO

TACO BELL

35,000 CPD

S Denning Dr

Tuesday Morning
Fine Quality. Legendary Savings.

Publix

Chili's

Orlando Ave

Bank of America

McD
southwest grill

HH
HUMMUS HOUSE
PITAS | SALADS

Firestone

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Rare Space on High Traffic Corner

600 S Orlando Avenue | Winter Park, FL

SRS

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	1 mile	3 miles	5 miles
Population			
2018 Population	10,150	85,756	268,901
2000 Population	9,831	72,256	237,569
2010 Population	8,808	74,235	240,381
2023 Population	11,099	96,222	292,969
2000-2010 Annual Rate	-1.09%	0.27%	0.12%
2010-2018 Population: Annual Growth Rate	1.73%	1.76%	1.37%
2018-2023 Population: Annual Growth Rate	1.80%	2.33%	1.73%
2018 Median Age	43.0	41.2	38.1
Households			
2000 Households	4,193	32,362	102,805
2010 Households	4,183	33,807	106,887
2018 Total Households	4,828	39,156	119,508
2023 Total Households	5,292	43,950	130,373
2000-2010 Annual Rate	-0.02%	0.44%	0.39%
2010-2018 Households: Annual Growth Rate	1.75%	1.80%	1.36%
2018-2023 Households: Annual Growth Rate	1.85%	2.34%	1.76%
2018 Average Household Size	1.96	2.13	2.20
Housing Units			
2018 Total Housing Units	5,567	44,200	134,825
2018 Owner Occupied Housing Units	1,917	20,032	51,332
2018 Renter Occupied Housing Units	2,911	19,125	68,176
2018 Vacant Housing Units	739	5,044	15,317
Race and Ethnicity			
2018 White Alone	76.6%	79.6%	67.9%
2018 Black Alone	16.2%	11.3%	19.9%
2018 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2018 Asian Alone	2.4%	3.6%	3.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Hispanic Origin (Any Race)	10.1%	12.0%	20.4%
Income			
2018 Median Household Income	$50,831	$64,565	$51,737
2018 Average Household Income	$81,985	$102,230	$79,172
Per Capita Income	$43,058	$47,307	$35,863
2018 Population 25+ by Educational Attainment			
Total	7,429	63,207	191,759
High School Graduate	14.3%	15.1%	19.2%
GED/Alternative Credential	3.7%	2.3%	3.3%
Some College, No Degree	15.7%	15.1%	17.9%
Associate Degree	9.5%	8.5%	10.4%
Bachelor's Degree	27.7%	31.8%	26.0%
Graduate/Professional Degree	20.4%	22.0%	14.9%
Data for all businesses in area			
Total Businesses:	2,094	7,565	19,610
Total Employees:	23,059	95,782	278,315
Total Residential Population:	10,150	85,756	268,901
Employee/Residential Population Ratio:	2.27:1	1.12:1	1.04:1
2018 Total Daytime Population	30,304	150,067	459,716
Workers	25,449	111,615	332,981
Residents	4,855	38,452	126,735

Source: Esri, Esri and Infogroup, U.S. Census