

AVAILABLE

# Prime Retail Space at Winter Park Terrace

415 N Orlando Avenue | Winter Park, FL



**FULLY LEASED**

## Overview

LEASE RATE

Contact Broker



## Description

- Located directly across from Winter Park Village
- Excellent visibility on 17-92 and convenient access at the traffic light
- Co-tenants include Planet Smoothie, Nothing Bundt Cakes, Cool Sculpting and South Beach Tanning
- Winter Park Village tenants include: Regal Cinemas, Publix, The Cheesecake Factory, P.F. Chang's China Bistro, Ruth's Chris Steak House, Bar Louie and Brio Tuscan Grille
- Located across from the first Central Florida REI
- Just south of new Whole Foods and Nordstrom Rack

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,851	81,150	268,421
2021 Growth	2.10%	1.73%	1.55%
Median HH Income	\$46,492	\$62,124	\$50,228
Daytime Population	29,487	143,536	413,074

Year: 2018 | Source: ESRI

## Contact

**ALEX BISBEE**

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## Traffic Counts

17-92

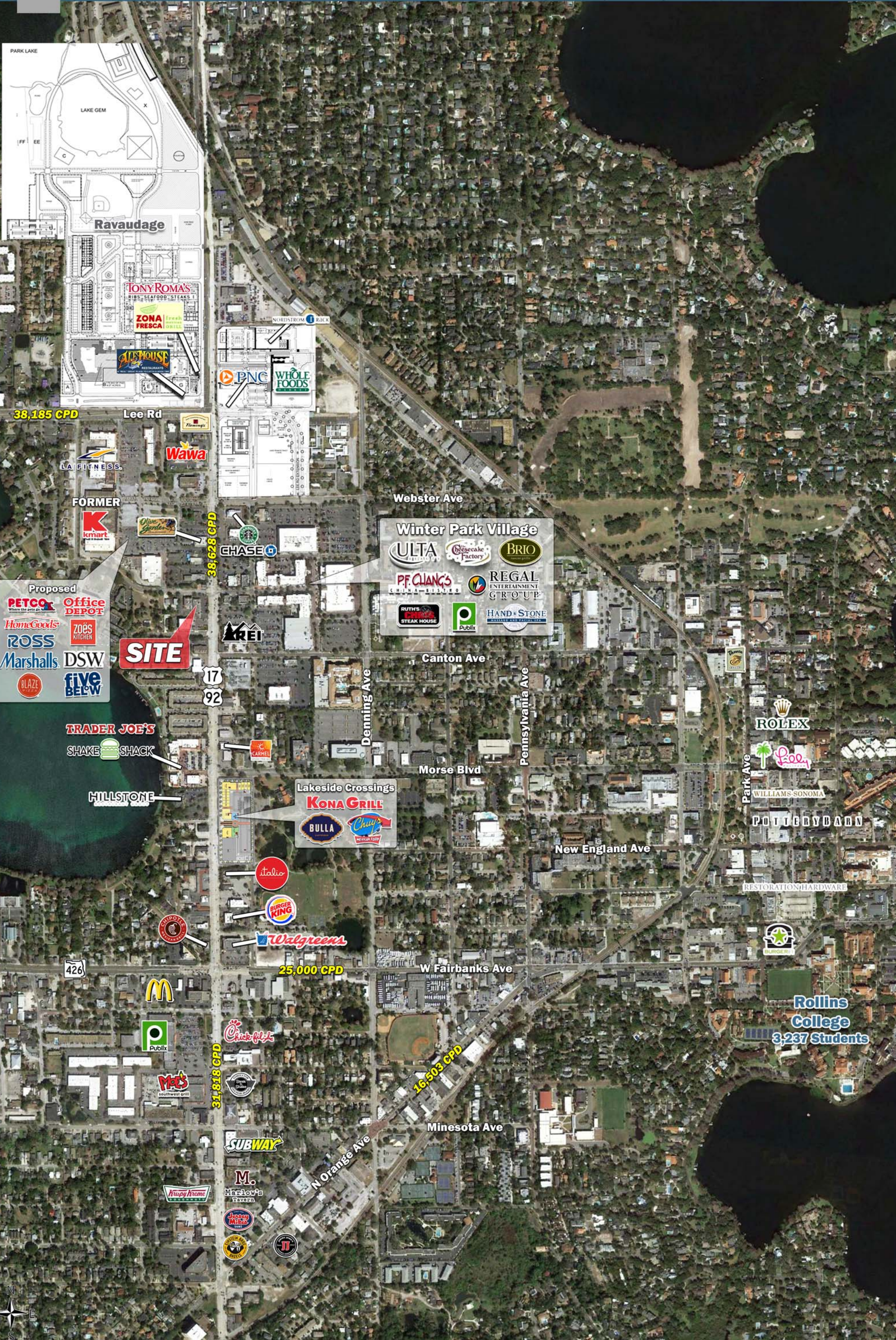
38,628 VPD

Year: 2017 | Source: FDOT

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**Winter Park Village**

- ULTA
- Chickadee Factory
- BRIO
- P.F. Chang's
- REGAL ENTERTAINMENT GROUP
- RUTH'S CRISP STEAK HOUSE
- Publix
- HAND + STONE

**Proposed**

- PETCO
- Office DEPOT
- HomeGoods
- ZOË'S KITCHEN
- ROSS
- Marshall's
- DSW
- five BELOW
- BLAZE

**SITE**

**Lakeside Crossings**

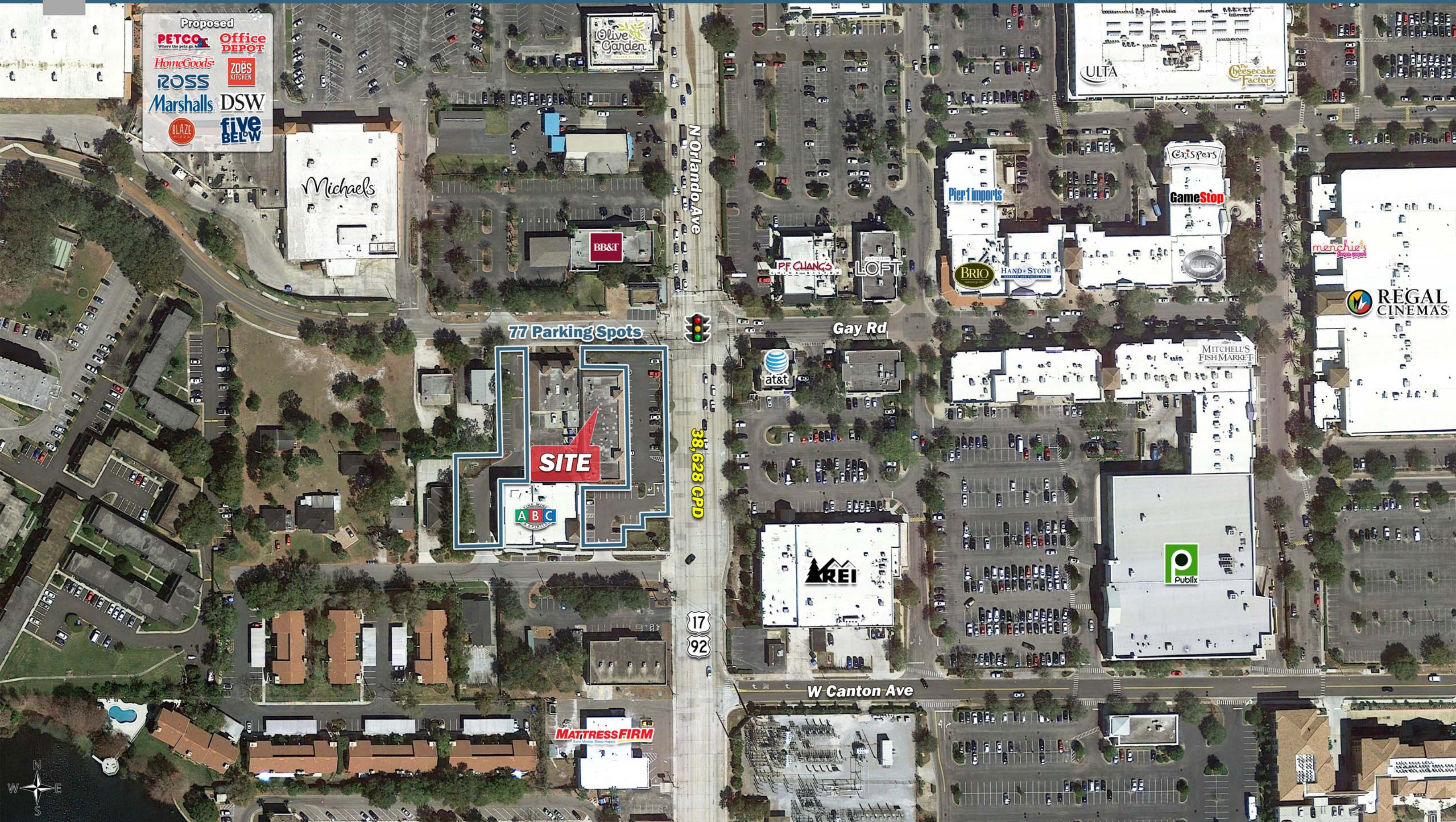
- KONA GRILL
- BULLA
- Chuy's

- ROLEX
- Peeley
- WILLIAMS-SONOMA
- POTTERYDARN

- RESTORATION HARDWARE
- BURGER KING

**Rollins College**  
3,237 Students





Proposed

**PETCO**  
Where the pets go.

**Office DEPOT**

**HomeGoods**

**ZOE'S KITCHEN**

**ROSS**

**Marshalls**

**DSW**

**BLAZE**

**five BELOW**

**77 Parking Spots**

**SITE**

**ABC**

N Orlando Ave



38,628 CPD



Gay Rd

W Canton Ave

# Executive Summary

415 N Orlando Avenue | Winter Park, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2017 Population	9,851	81,150	268,421
2000 Population	9,277	72,928	235,348
2010 Population	8,534	71,859	240,143
2022 Population	10,931	88,432	289,900
2000-2010 Annual Rate	-0.83%	-0.15%	0.20%
2010-2016 Annual Rate	2.00%	1.69%	1.55%
2016-2021 Annual Rate	2.10%	1.73%	1.55%
2017 Median Age	43.9	42.8	37.9
<b>Households</b>			
2000 Households	4,348	31,565	102,596
2010 Households	4,159	31,622	107,525
2017 Total Households	4,816	35,459	119,649
2022 Total Households	5,354	38,582	129,134
2000-2010 Annual Rate	-0.44%	0.02%	0.47%
2010-2016 Annual Rate	2.04%	1.59%	1.48%
2016-2021 Annual Rate	2.14%	1.70%	1.54%
2017 Average Household Size	2.00	2.22	2.19
<b>Housing Units</b>			
2017 Total Housing Units	5,744	39,355	134,357
2017 Owner Occupied Housing Units	1,999	20,357	53,027
2017 Renter Occupied Housing Units	2,818	15,102	66,623
2017 Vacant Housing Units	928	3,896	14,708
<b>Race and Ethnicity</b>			
2017 White Alone	68.0%	79.7%	69.3%
2017 Black Alone	23.6%	11.9%	18.4%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2017 Asian Alone	2.5%	3.2%	3.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	11.7%	11.3%	20.0%
<b>Income</b>			
2017 Median Household Income	\$46,492	\$62,124	\$50,228
2017 Average Household Income	\$71,360	\$100,088	\$76,922
Per Capita Income	\$35,618	\$44,696	\$34,840
<b>2017 Population 25+ by Educational Attainment</b>			
Total	7,414	59,020	190,957
High School Graduate	18.3%	14.9%	18.8%
GED/Alternative Credential	2.6%	2.4%	3.6%
Some College, No Degree	15.7%	16.4%	19.0%
Associate Degree	8.9%	8.3%	10.3%
Bachelor's Degree	27.4%	31.5%	26.2%
Graduate/Professional Degree	17.9%	21.0%	14.8%
<b>Data for all businesses in area</b>			
Total Businesses:	2,213	6,614	18,998
Total Employees:	22,290	93,504	262,831
Total Residential Population:	9,851	81,150	268,421
Employee/Residential Population Ratio:	2.26:1	1.15:1	0.98:1
2017 Total Daytime Population	29,487	143,536	413,074
Workers	24,391	103,715	283,882
Residents	5,096	39,821	129,192

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