

FOR LEASE

Proposed New Development

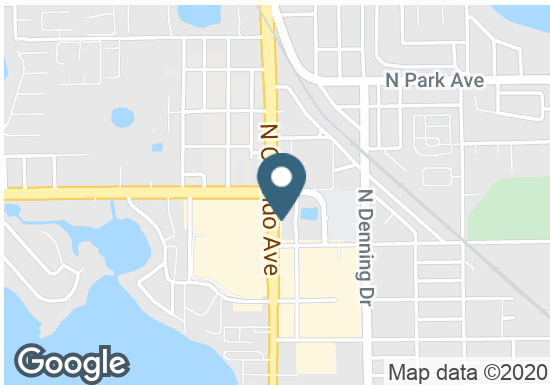
SEC Lee Rd & N Orlando Ave | Winter Park, FL



Overview

AVAILABLE SF 2,000 - 20,000 SF

LEASE RATE Call For Rates



Description

- Proposed New Development at Winter Park Square
- Located at the SEC of Lee Rd & N Orlando Ave in north Winter Park, an emerging upscale shopping area supported by affluent demographics
- Nearby retailers include: Whole Foods Market, Nordstrom Rack, REI, Trader Joe's, Publix, Ulta Beauty, Hillstone Restaurant, The Cheesecake Factory, P.F. Chang's and more

Nearby Retailers



SEPHORA

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	10,889	84,580	274,450
2024 Growth	2.32%	2.15%	1.71%
Median Household Income	\$52,370	\$68,262	\$55,943
Daytime Population	21,661	150,872	419,559

Year: 2020 | Source: ESRI

Contact

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Traffic Counts

Lee Rd	38,185 VPD
N Orlando Ave 17-92)	40,000 VPD

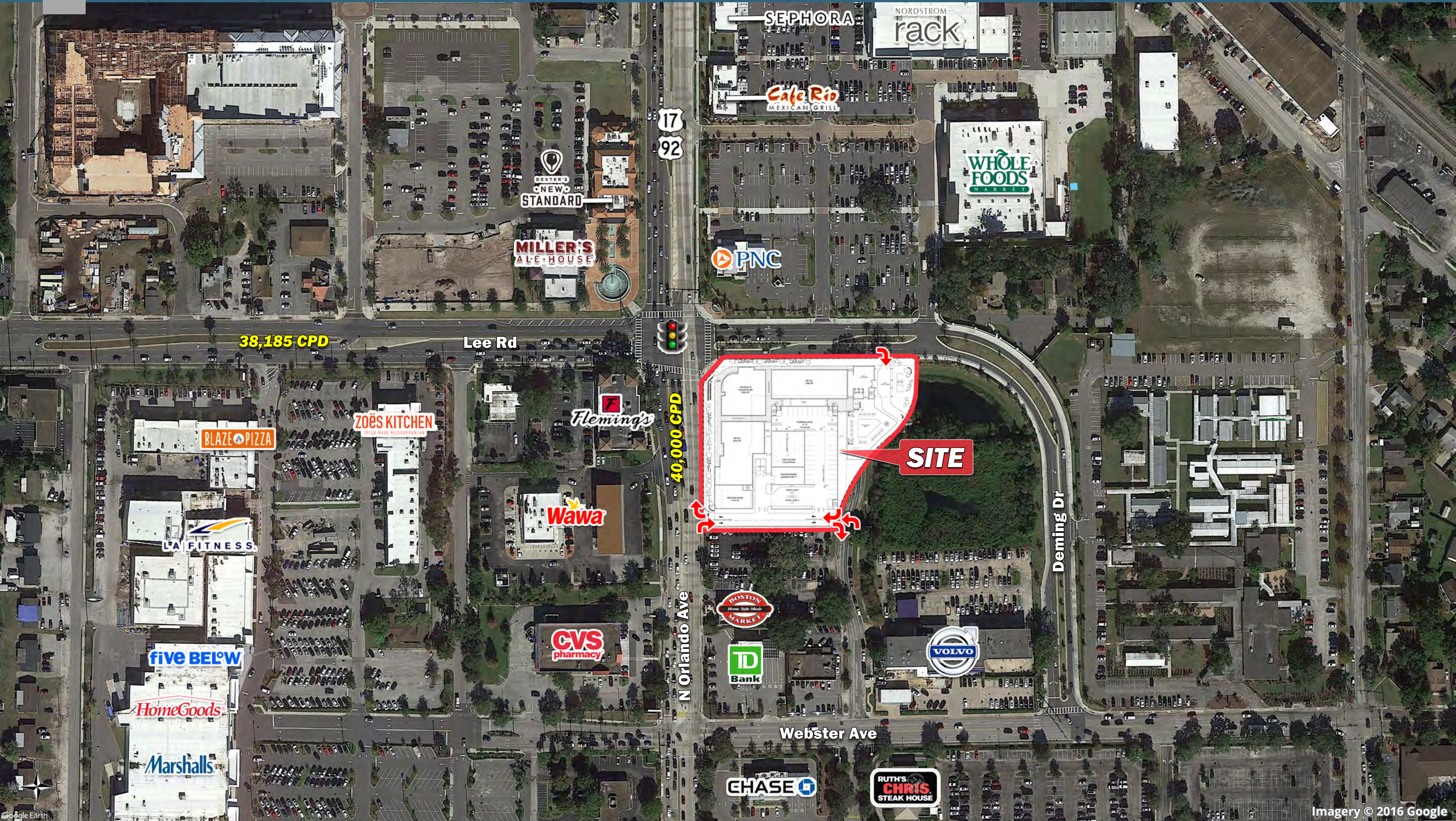
Year: 2019 | Source: FDOT

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SRSRE.COM





38,185 CPD

Lee Rd

17
92

40,000 CPD

N Orlando Ave

Webster Ave

Deming Dr

SITE

Executive Summary

SEC Lee Rd & N Orlando Ave | Winter Park, FL



	1 mile	3 miles	5 miles
Population			
2019 Population	10,889	84,580	274,450
2000 Population	9,651	76,772	233,267
2010 Population	8,742	74,344	240,377
2024 Population	12,215	94,059	298,671
2000-2010 Annual Rate	-0.98%	-0.32%	0.30%
2010-2019 Population: Annual Growth Rate	2.40%	1.40%	1.44%
2019-2024 Population: Annual Growth Rate	2.32%	2.15%	1.71%
2019 Median Age	44.0	43.3	38.2
Households			
2000 Households	4,400	32,558	101,352
2010 Households	4,111	32,218	107,488
2019 Total Households	5,131	36,519	122,441
2024 Total Households	5,775	40,667	133,325
2000-2010 Annual Rate	-0.68%	-0.10%	0.59%
2010-2019 Households: Annual Growth Rate	2.42%	1.36%	1.42%
2019-2024 Households: Annual Growth Rate	2.39%	2.18%	1.72%
2019 Average Household Size	2.08	2.25	2.20
Housing Units			
2019 Total Housing Units	6,421	40,696	136,708
2019 Owner Occupied Housing Units	2,278	20,573	54,137
2019 Renter Occupied Housing Units	2,852	15,946	68,304
2019 Vacant Housing Units	1,290	4,177	14,267
Race and Ethnicity			
2019 White Alone	63.1%	77.2%	69.4%
2019 Black Alone	27.8%	13.6%	17.5%
2019 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2019 Asian Alone	2.5%	3.1%	3.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Hispanic Origin (Any Race)	13.6%	13.6%	21.9%
Income			
2019 Median Household Income	\$52,370	\$68,262	\$55,943
2019 Average Household Income	\$87,272	\$109,286	\$85,305
Per Capita Income	\$40,265	\$47,413	\$37,985
2019 Population 25+ by Educational Attainment			
Total	8,110	61,660	197,774
High School Graduate	18.1%	15.2%	17.9%
GED/Alternative Credential	1.8%	2.2%	3.1%
Some College, No Degree	17.7%	15.8%	18.0%
Associate Degree	8.5%	9.2%	12.2%
Bachelor's Degree	27.9%	31.1%	27.0%
Graduate/Professional Degree	18.6%	21.3%	15.5%
Data for all businesses in area			
Total Businesses:	1,681	8,028	23,680
Total Employees:	14,085	96,215	253,652
Total Residential Population:	10,889	84,580	274,450
Employee/Residential Population Ratio:	1.29:1	1.14:1	0.92:1
2019 Total Daytime Population	21,661	150,872	419,559
Workers	16,039	109,183	291,524
Residents	5,622	41,689	128,035

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