

**SHOPS OF WEST FAIRBANKS
2131 W FAIRBANKS AVE, WP 32789**



FOR LEASE

SHOPS OF WEST FAIRBANKS

Lease Rate	\$24.00 NNN
CAM	\$5.60 psf
Suite #2131	± 1,205 SF
Fairbanks Frontage	±33,500 cars p/day
Signage	Fascia & Door

Prime Winter Park Retail for Lease

Fairbanks is the Gateway into Winter Park

2 blocks east of I-4

Historically low CAM

Exceptional demographics

C-3 Zoning (WP) allows a multitude of uses

SUITE 2131 HIGHLIGHTS:

- Long-time stable Winter Park retail center
- Very low NNN costs vs comparable properties
- 10'+ ceiling height
- Large showroom
- Side tenant door exclusive to this suite
- Private restroom with shower
- Building fascia signage

LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



FOR LEASE



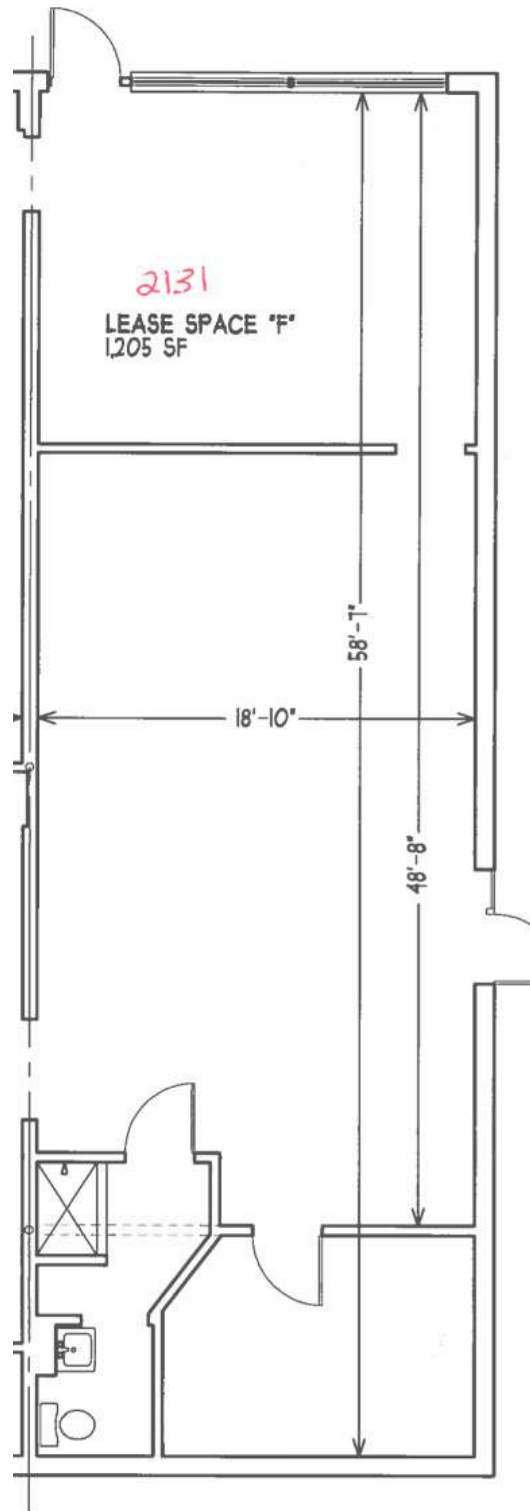
LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



FOR LEASE

Space Plan



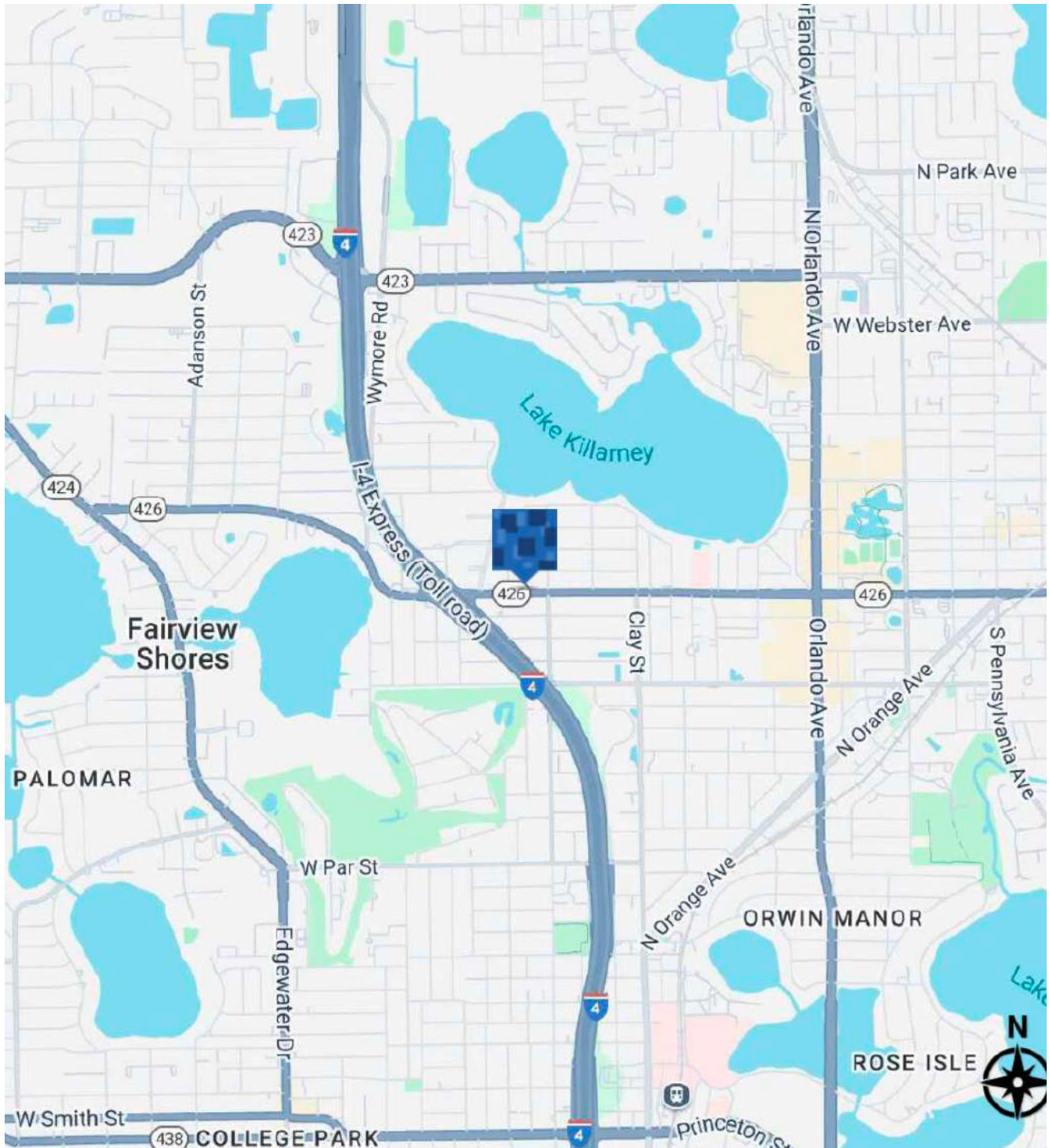
LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



FOR LEASE

Location Map



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com

