



# MINNESOTA ROW

WINTER PARK

RETAIL / MEDICAL / PREMIER OFFICE / FOOD & BEVERAGE

AVAILABLE FOR LEASE

# WINTER PARK BY THE NUMBERS



Combining historic charm and brick-lined streets with a famous reputation for retail, Winter Park stands out as the cool place to be in a red-hot Central Florida.

80  
WALK SCORE

44  
MEDIAN AGE

8  
SPRING FED LAKES

\$108,081  
AVERAGE HH  
INCOME (3 MI.)

87,287  
POPULATION  
(3 MI.)

140  
BOUTIQUES, CAFES,  
RESTAURANTS, AND  
MUSEUMS

32789





# WINTER PARK

## RETAIL HIGHLIGHTS

Winter Park is an established historic community, but also known as a retail destination. Park Avenue provides an idyllic small-town main street surrounded by 140 high-end boutiques, cafés, fine restaurants, and museums.





The multi-million dollar renovation will include façade, landscaping, and greenspace improvements throughout, the addition of a central pedestrian gathering place in the heart of the project, as well as delivering dynamic restaurant, retail and office space.

## PROPERTY HIGHLIGHTS

- 75K SF of Office (Creative & Medical) and Showroom
- 40K SF of Retail and Restaurants
- Single-Story Layout Providing Maximum Signage & Visibility
- 3.5/1,000 Parking
- Delivering Summer 2026

# MINNESOTA ROW

## WINTER PARK

Formerly known as Winter Park Business Center, Minnesota Row is undergoing a significant transformation into a walkable, 18-hour mixed-use destination delivering Summer 2026.





KEY

OFFICE

RETAIL

LEASED



# SITE PLAN

OFFICE & RETAIL



# MEET OUR RETAILERS



## BARRY'S

Founded in West Hollywood in 1998, Barry's is a global boutique fitness brand known for its signature high-intensity interval training (HIIT) classes that combine cardio and strength in an electric atmosphere for 60 minute sessions.



## O-Ku

O Ku Sushi is a contemporary Japanese restaurant from Indigo Road, dedicated to celebrating authentic flavors—think pristine nigiri, sashimi, makimono, inventive small plates, and seasonal hot dishes—crafted with both traditional techniques and unique ingredients. O-Ku delivers an elevated, yet welcoming modern Japanese experience.



## Aloha AESTHETICS

Aloha Aesthetics offers a calm, caring med-spa including a range of non-surgical treatments tailored to each client.





# LOCATION





# WE CREATE DESTINATIONS



ASANA  
PARTNERS

## ABOUT US

Asana Partners is a vertically integrated real estate investment firm creating value in dynamic and vibrant mixed-use neighborhoods.



## WE BELIEVE IN IRREPLACABLE NEIGHBORHOODS



SOUTH END  
Charlotte, NC



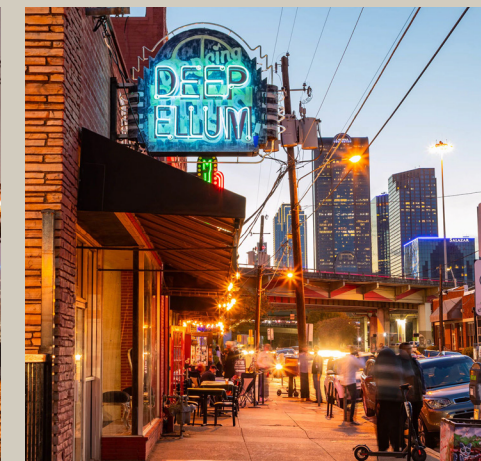
FULTON MARKET  
Chicago, IL



CARLSBAD  
San Diego, CA



WILLIAMSBURG  
New York City, NY



DEEP ELLUM  
Dallas, TX



SUNSET HARBOUR  
Miami, FL



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WINTER PARK



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