



609 W FAIRBANKS AVE, WINTER PARK, FL 32789

DEVELOPMENT OPPORTUNITY

LOCATION

HIGH-TRAFFIC

AVAILABLE

**BLDG: ±980 RSF
LOT: ±0.49 AC**

ZONING

WP C-3

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01 THE PROPERTY

- **Prime development opportunity**
- Well managed and maintained standalone building in the core of Winter Park
- Access and frontage on W Fairbanks Ave
- C-3 zoning allows for a wide range of commercial uses
- At a lighted / hard corner
- Within walking distance to Hannibal Square restaurants and shopping
- Proximity to Downtown Park Avenue

TYPE	SIZE	RATE	AVAILABLE
Building	±980 SF	Contact Broker	Immediately
Lot	±0.45 AC	Contact Broker	Immediately


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02 LOCATION



	POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population		9,632	96,935	292,846
	DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Employees		26,256	95,703	266,028
	INCOME	1 MILE	3 MILES	5 MILES
2026 Estimated Average Household Income		\$199,052	\$192,403	\$139,560



TRAFFIC COUNTS

+/-21,300 vehicles/day on W Fairbanks Ave
+/-13,900 vehicles/day on Orange Ave

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03 PHOTOGRAPHY



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