



# Winter Park Executive C

1950 LEE RD, WINTER PARK, FL 32789

## Property Highlights

- Close Proximity to 17-92
- Convenient Access to I-4
- Great Co-Tenancy
- Additional amenities include 24-hour access, a bus line, controlled access, and signage.
- Within 3 miles of Winter Park Village which is a lively, high-end shopping center and minutes away from Downtown Winter Park.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)

PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

[Brigand@millenia-partners.com](mailto:Brigand@millenia-partners.com)

**ALEX POOLE**

407.370.3211

[apoole@millenia-partners.com](mailto:apoole@millenia-partners.com)

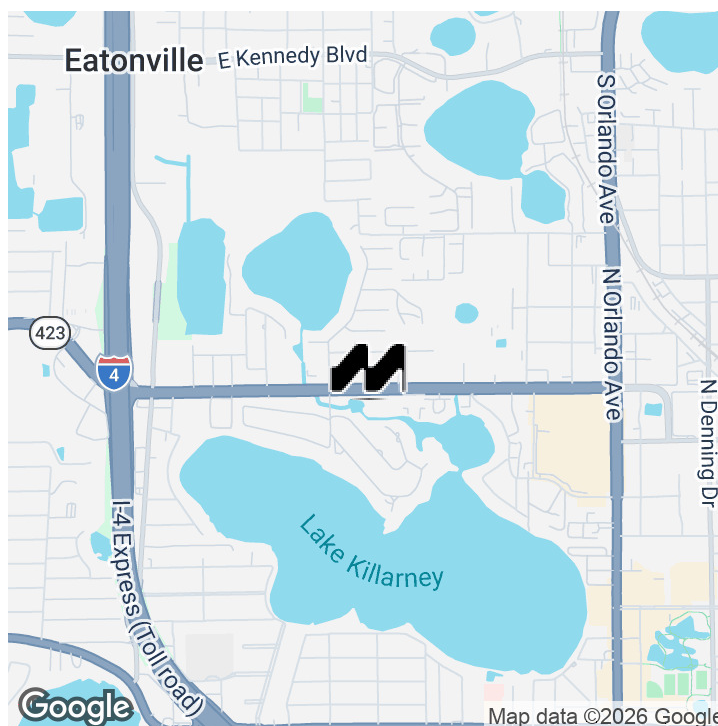




## EXECUTIVE SUMMARY

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Ce



### Lease Rate

**\$560 - 1,995 PER MONTH**

### OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Building Size: | 30,406 SF    |
| Available SF:  | 268 - 957 SF |
| Lot Size:      | 2.22 Acres   |
| Zoning:        | O-1          |
| Market:        | Winter Park  |

### PROPERTY OVERVIEW

Fantastic professional co-tenancy featuring full-service leases.

The Center offers 2 move-in ready suites, both with standard office buildouts that are sure to fit any business/professional service.

Winter Park is an elegant city that continues to gain more residents very quickly. Between 2017 and 2018 the population of Winter Park, FL grew from 29,922 to 30,189, a 0.892% increase.

| SPACES     | LEASE RATE        | SPACE SIZE |
|------------|-------------------|------------|
| Suite 217  | \$1,003 per month | 481 SF     |
| Suite 109  | \$560 per month   | 268 SF     |
| Suite 120  | \$911 per month   | 437 SF     |
| Suite 201  | \$819 per month   | 393 SF     |
| Suite 204B | \$1,995 per month | 957 SF     |

PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

Briang@millenia-partners.com

**ALEX POOLE**

407.370.3211

apoole@millenia-partners.com

OFFICE BUILDING

## For Lease



ADDITIONAL PHOTOS

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Ce



PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

[Briang@millenia-partners.com](mailto:Briang@millenia-partners.com)

**ALEX POOLE**

407.370.3211

[apoole@millenia-partners.com](mailto:apoole@millenia-partners.com)

OFFICE BUILDING

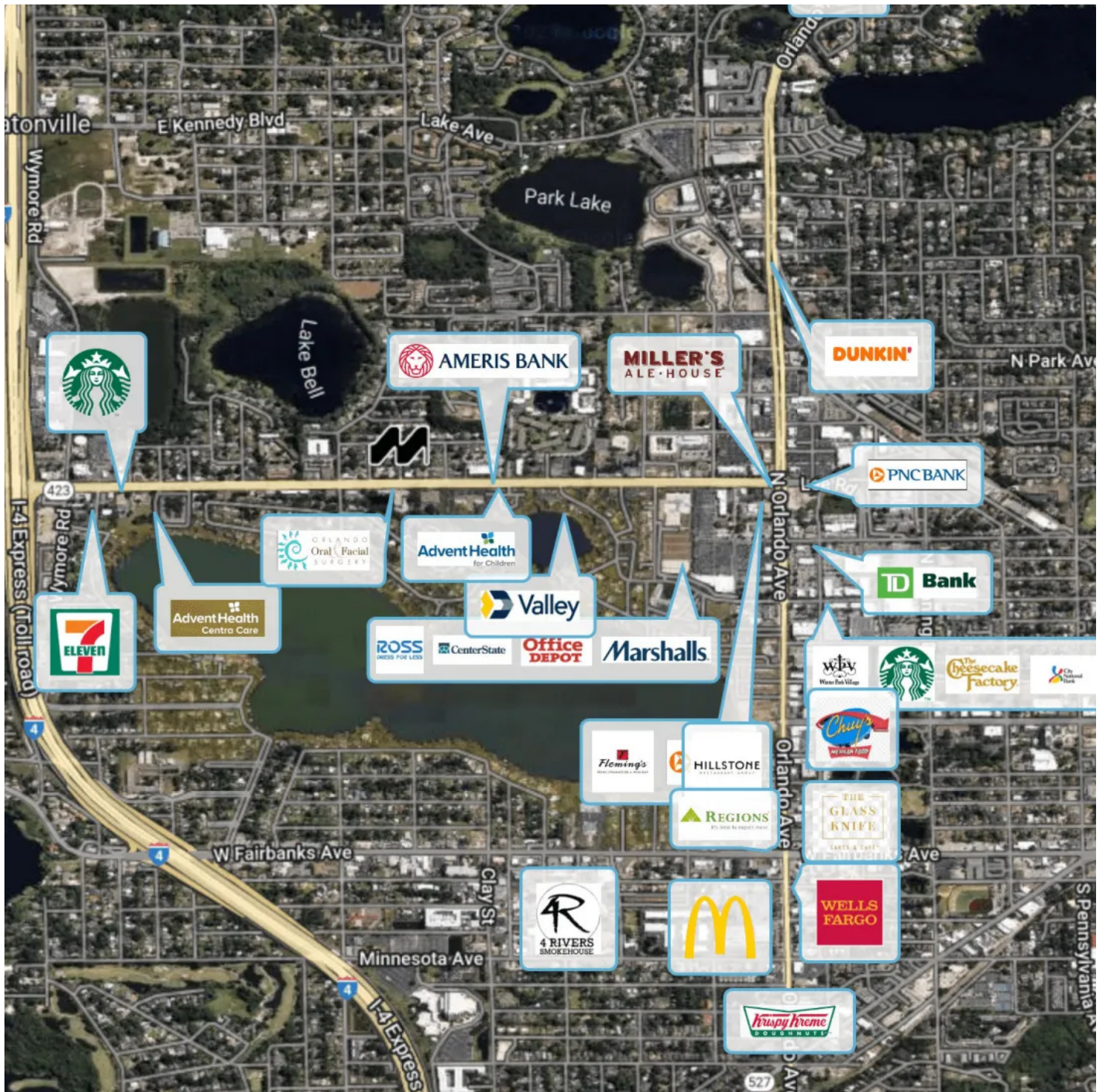
## For Lease



## ADDITIONAL PHOTOS

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Ce



PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

Briang@millenia-partners.com

**ALEX POOLE**

407.370.3211

apoole@millenia-partners.com

OFFICE BUILDING

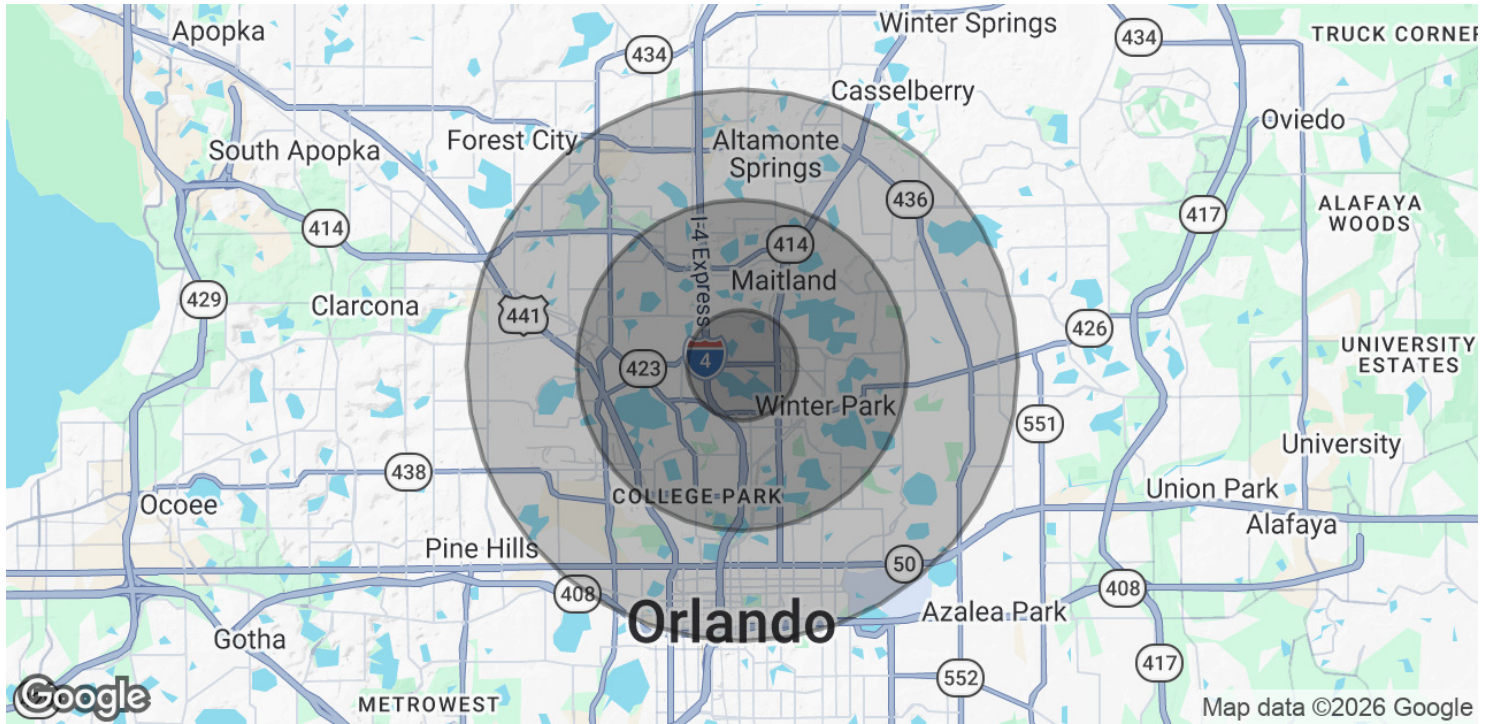
## For Lease



## DEMOGRAPHICS MAP & REPORT

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Ce



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,916  | 74,629  | 241,011 |
| Average Age          | 39.3   | 38.9    | 37.5    |
| Average Age (Male)   | 39.2   | 37.8    | 35.8    |
| Average Age (Female) | 41.6   | 40.3    | 39.2    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,468     | 31,474    | 102,261   |
| # of Persons per HH | 2.6       | 2.4       | 2.4       |
| Average HH Income   | \$64,984  | \$93,598  | \$73,879  |
| Average House Value | \$285,534 | \$392,538 | \$322,395 |

2020 American Community Survey (ACS)

PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

Briang@millenia-partners.com

**ALEX POOLE**

407.370.3211

apoole@millenia-partners.com

OFFICE BUILDING

## For Lease