

1211

N Orange Avenue

WINTER PARK, FL



12,471
SQUARE FEET
FOR SALE

SUPREME WALKABILITY IN WINTER PARK

CBRE

EXECUTIVE SUMMARY

Located on the west side of Winter Park, 1211 N Orange Avenue is an exceptional owner user property with excellent exposure along with easy access to I-4 and significant amenities along Orange Avenue and 17-92.



PROPERTY FEATURES

- » Three-story building on .51 acres – Zoning O-1 (Office)
- » Constructed 1989
- » Per Orange County Property Appraiser - 12,471 SF Living / 13,663 SF Gross
 - First Floor: 6,502 SF
 - Second Floor: 6,874 SF
 - Bonus/Storage Third Floor: 2,110 SF
- » Parking: 2.6/1,000 SF (33 surface spaces) along with street parking and drive-through
- » New city park located across Orange Avenue with surplus parking
- » Trustco Bank is the sole tenant. The 3,953 SF lease expires December 2032 or can be terminated upon sale.
- » Asking Price: \$7,430,000

CONVENIENTLY LOCATED

WALKABLE AMENITIES

» PARKS

Seven Oaks Park, Mead Gardens, Winter Park Tennis Center, & Rollins Baseball

» RESTAURANTS

Reel Fish, Buttermilk Bakery, Foxtail Coffee, Jeff's Bagel Run, Jimmy Johns, Black Bean Deli, Einstein Brothers Bagels, Jersey Mikes, Krispy Kreme Donuts, Potbelly Sandwiches, Agave Azul (Mexican), Publix

NEARBY AMENITIES

» PARK AVENUE

Scenic, upscale shopping district with numerous sophisticated boutiques, local shops, high-end restaurants, sidewalk cafes, and a museum all on charming brick streets

» WINTER PARK VILLAGE

Large, recently renovated, open-air shopping center with restaurants, shops, and a movie theater

» ORLANDO AVENUE (HWY 17-92)

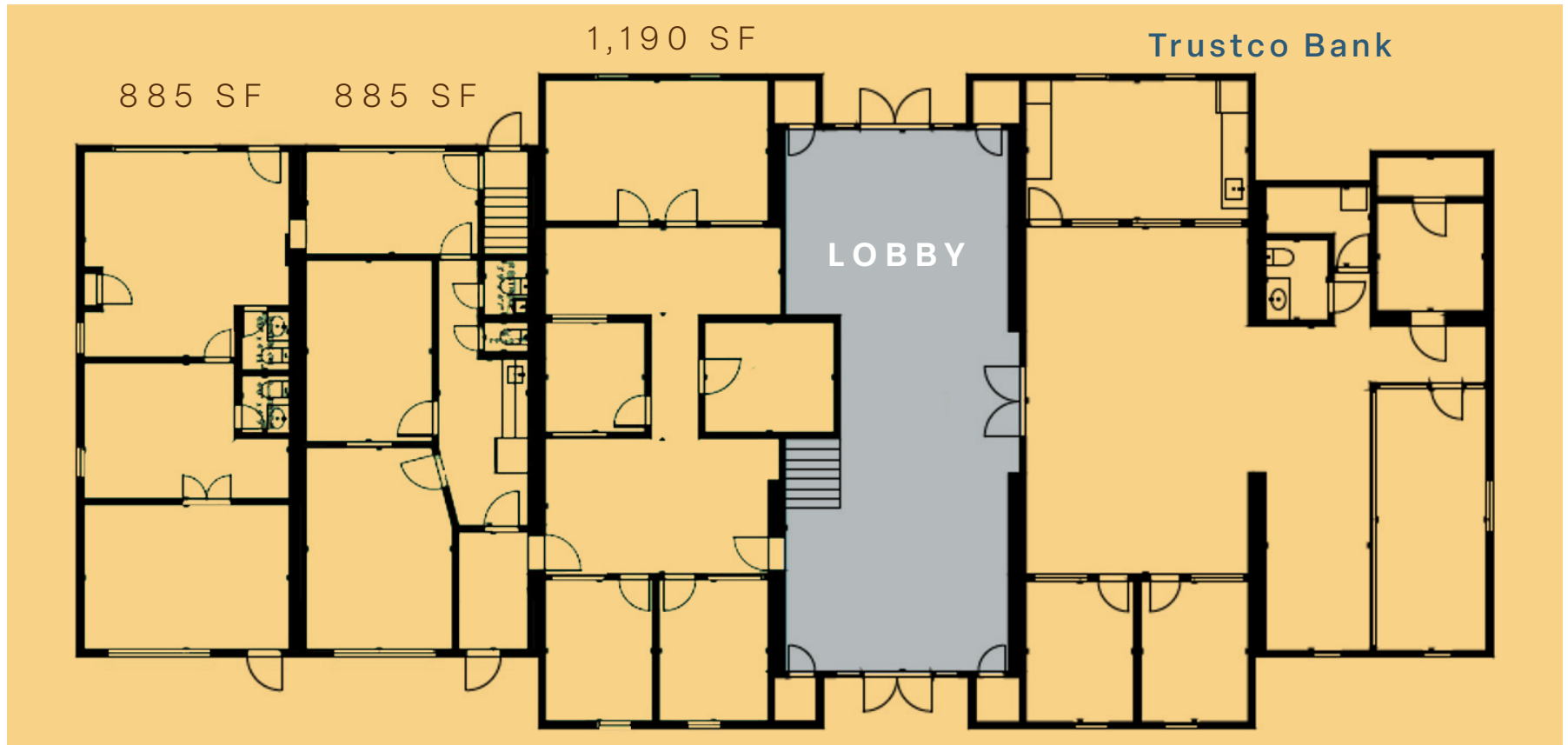
Retail district densely populated with restaurants, shops, grocery stores, hotels, and the above mentioned Winter Park Village

» ACCESS

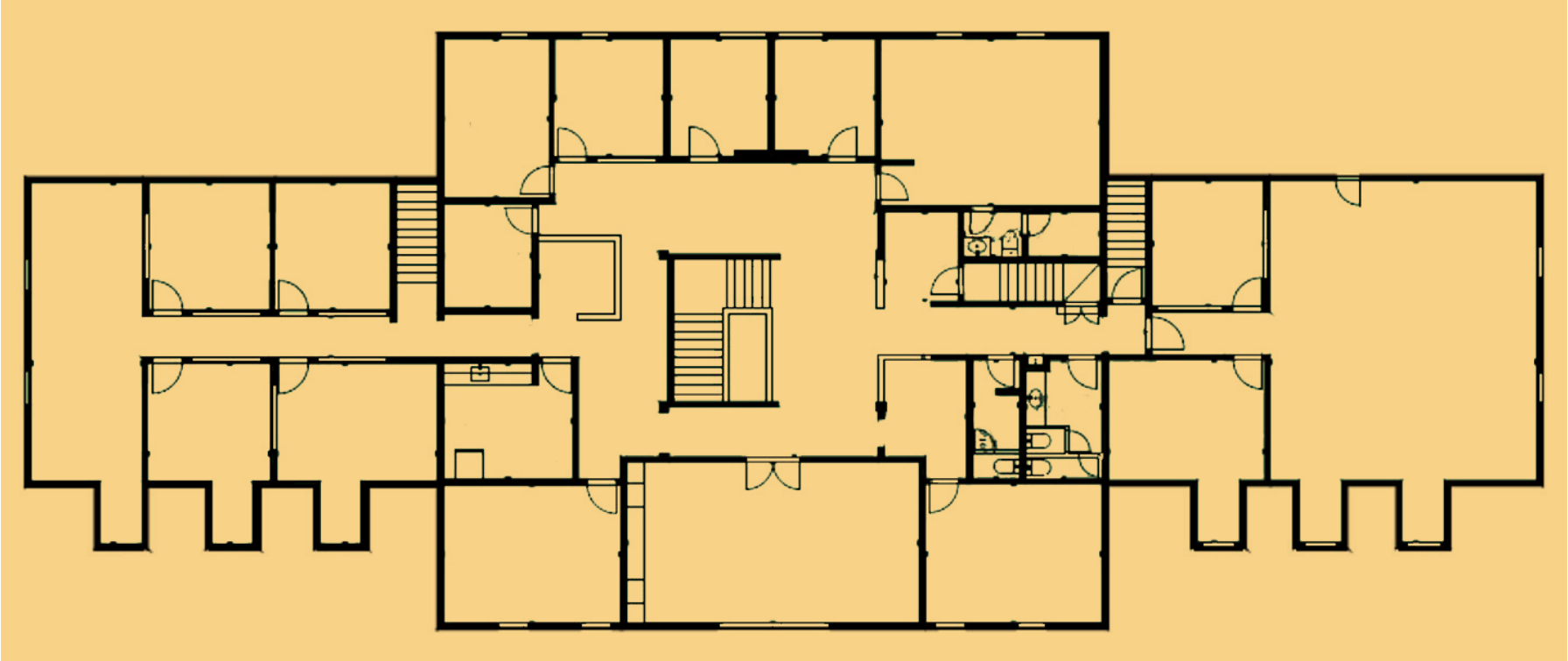
I-4, Orlando Avenue (Hwy 17-92), and Fairbanks Avenue (SR 426) are all within 5 minutes



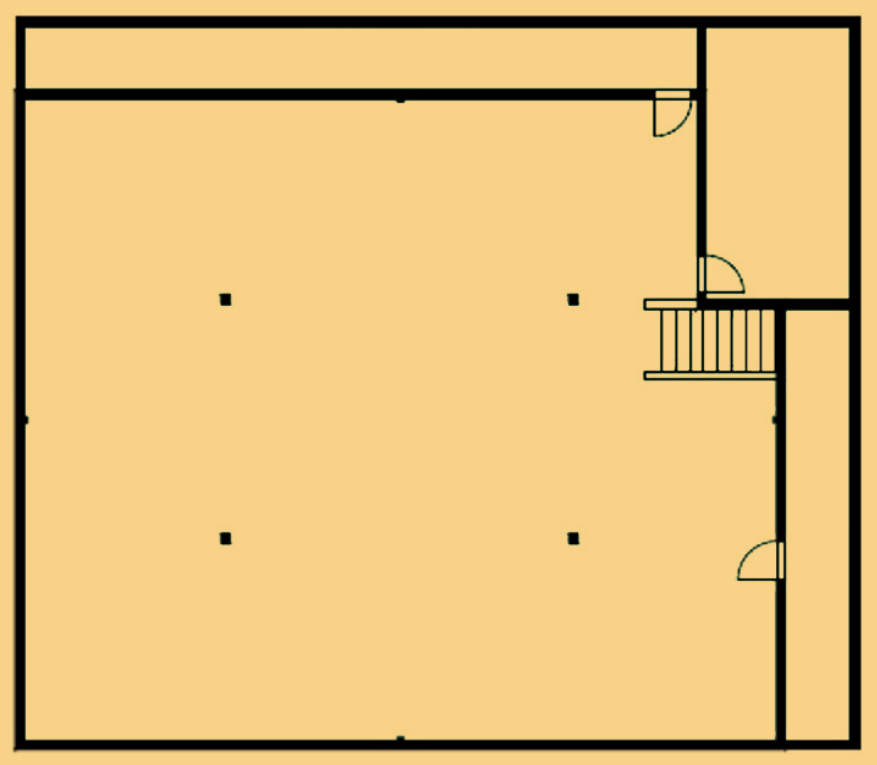
FIRST FLOOR 6,502 SF



SECOND FLOOR 7,452 SF



THIRD FLOOR (BONUS/STORAGE) 2,110 SF



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