

Retail | For Sublease

CBRE

Winter Park Corners

Located in a dense residential area at signalized hard corner

1905-1999 Aloma Avenue
Winter Park, FL 32792
www.cbre.com/orlando

1,016 SF Available



Retail | For Sublease

Property Overview

- + 1,016 SF available for sublease
- + Sublease expires 11/30/2029
- + Located along Aloma Ave at the corner of N. Lakemont Ave
- + Adjacent to the 422-bed AdventHealth Winter Park Hospital
- + Trade area serves surrounding affluent Winter Park neighborhoods
- + Situated 1.41 miles east of Park Avenue in Winter Park
- + Neighboring retailers – Publix, Sprouts Farmers Market, Bolay, Outback Steakhouse, Cold Stone Creamery, Jersey Mike's Subs, F&D Wood Fire Italian Kitchen, Pet Supermarket, Mellow Mushroom, Dunkn', McDonald's, Panera Bread, Starbucks, CVS, First Watch



Traffic Counts

40,500

AADT on Aloma Ave

18,000

AADT on N. Lakemont Ave



3 Mile Radius

\$141,895

Average Household Income



134,149

Daytime Population



38.4

Median Age

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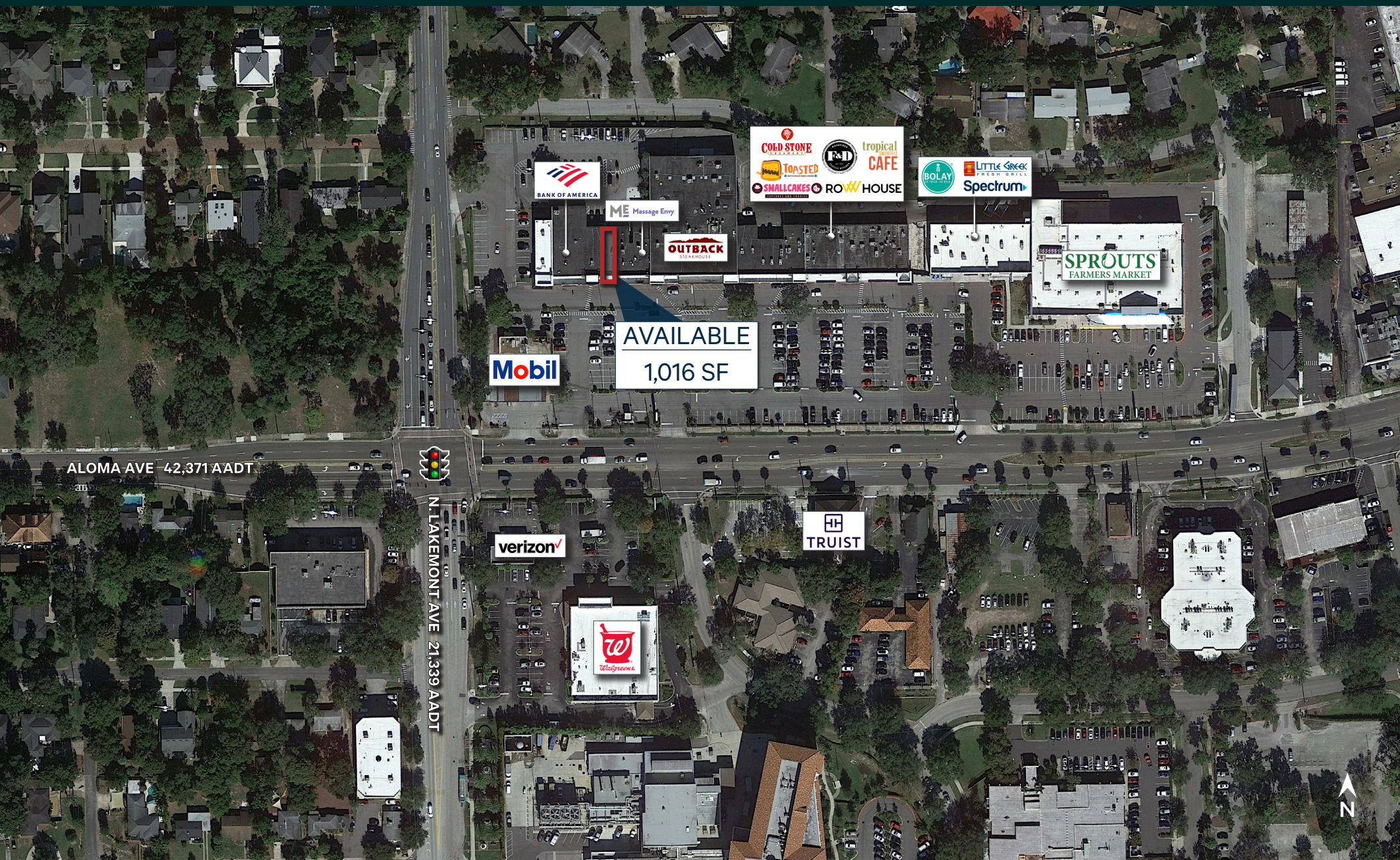
Aerial | Macro



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Aerial | Micro



2025 Estimated Demographics

1 Mile Radius

Population	10,466
Median Age	44.1
Daytime Population	12,880
Average Household Income	\$192,348

3 Mile Radius

Population	111,984
Median Age	38.4
Daytime Population	134,149
Average Household Income	\$141,895

5 Mile Radius

Population	289,974
Median Age	38.4
Daytime Population	350,471
Average Household Income	\$126,918

7 Mile Radius

Population	558,954
Median Age	38.4
Daytime Population	720,939
Average Household Income	\$114,293

For more
information
please contact:

Russell Mays

Senior Associate

+1 407 304 8538

russell.mays@cbre.com

Colin Morrison

First Vice President

+1 407 404 5104

colin.morrison1@cbre.com

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