

2nd Gen
Nail Studio
for
LEASE

1,500 sf

\$45 PSF NNN

- + bulding: 34,725 SF
- + built: 2016 SF
- + zoning: Retail A2-A4
- + parking: ample
- + signge: building


**MOVE-IN
READY**

the space



**WINTER PARK
SQUARE**

1040 n orlando ave
ste 104
winter park, fl 32789

buffy gillette
broker associate
(407) 734.7205
buffy@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE

WINTER PARK SQUARE



highlights

- Located at the intersection of 17-92 & Lee Rd with over 80,000 cars driving by the site daily.
- Within a 3 mile radius, there are almost 85,000 residents with an average income of \$120,000.

A second-generation nail salon available for lease on North Orlando Avenue in Winter Park. The space is already outfitted with the necessary infrastructure, saving time and money on renovations or construction. Located in a vibrant, high-traffic area, it offers excellent visibility and access to both locals and visitors, drawing foot traffic from surrounding neighborhoods and businesses. The established reputation of the space can further attract loyal customers, creating an ideal environment for a new culinary venture to thrive. Its prime location, combined with the cost-effective benefit of inheriting a fully functional restaurant setup, makes it an attractive option for entrepreneurs seeking to enter the Winter Park dining scene.

- New to Market in Desirable Winter Park Square
- Nail Salon/Boutique Space - Move in Ready
- 1,500 Square Foot Store Front
- High ceilings, updated finishes, full laundry & kitchenette
- Whole Foods/Nordstrom Anchor tenants
- Equipment Available for purchase
- Building & Monument Signage Available.



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Orlando, FL 32801
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

notable tenants

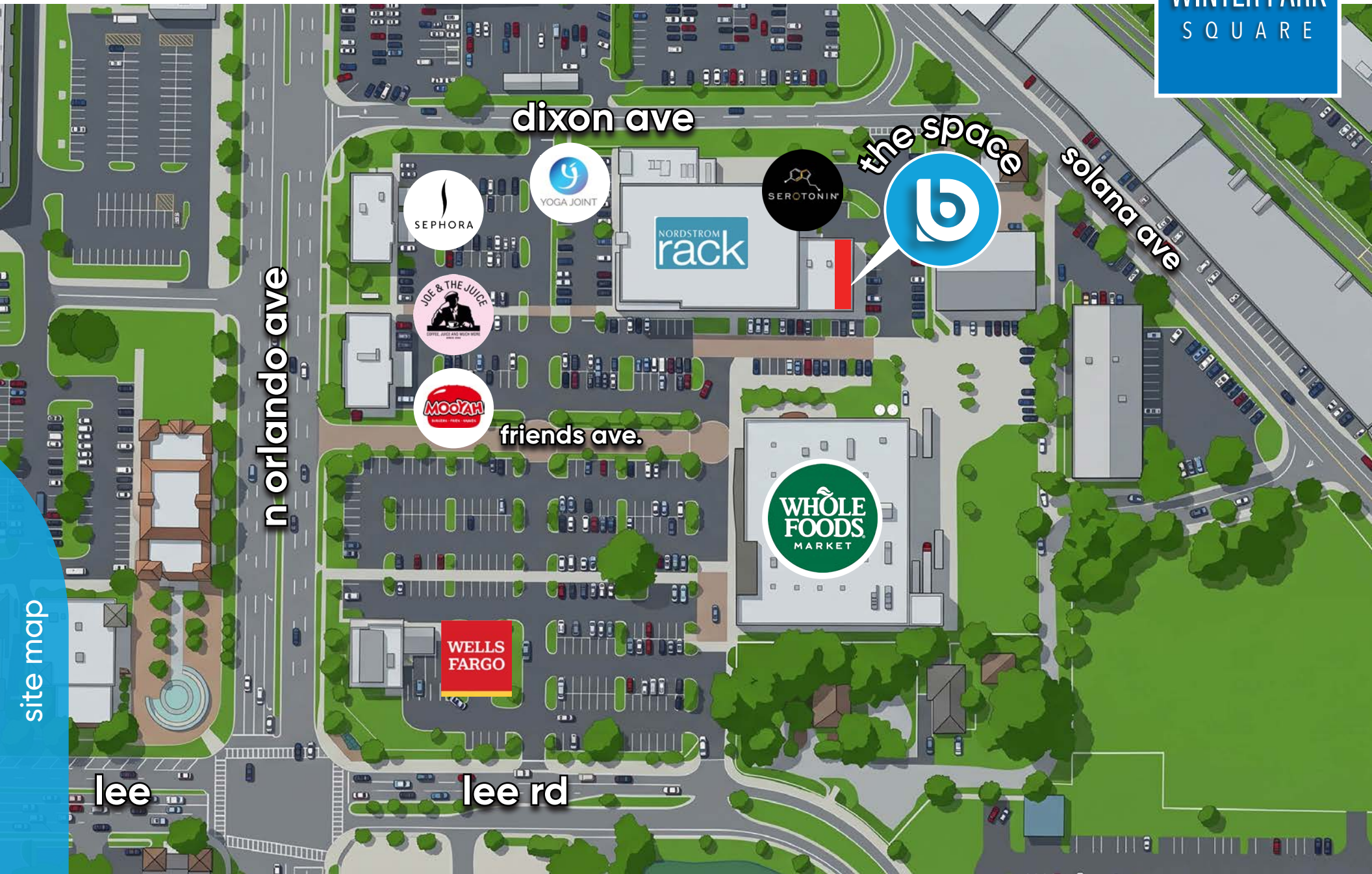


tenants



winter park square site map

WINTER PARK
SQUARE



site map



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front elevation



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interiors



interiors



interiors



interiors





PARK AVENUE
More than 140
Boutiques, Sidewalk
Cafes and Museums

**ROLLINS
COLLEGE**

**WINTER PARK
VILLAGE**
\$50M Mixed-Use
Re-development

**LAKESIDE
CROSSING**
Shops & Restaurants
w/Parking Garage

**WINTER PARK
SQUARE**
Whole Foods
Anchored

PALM HILLS
Retail Center

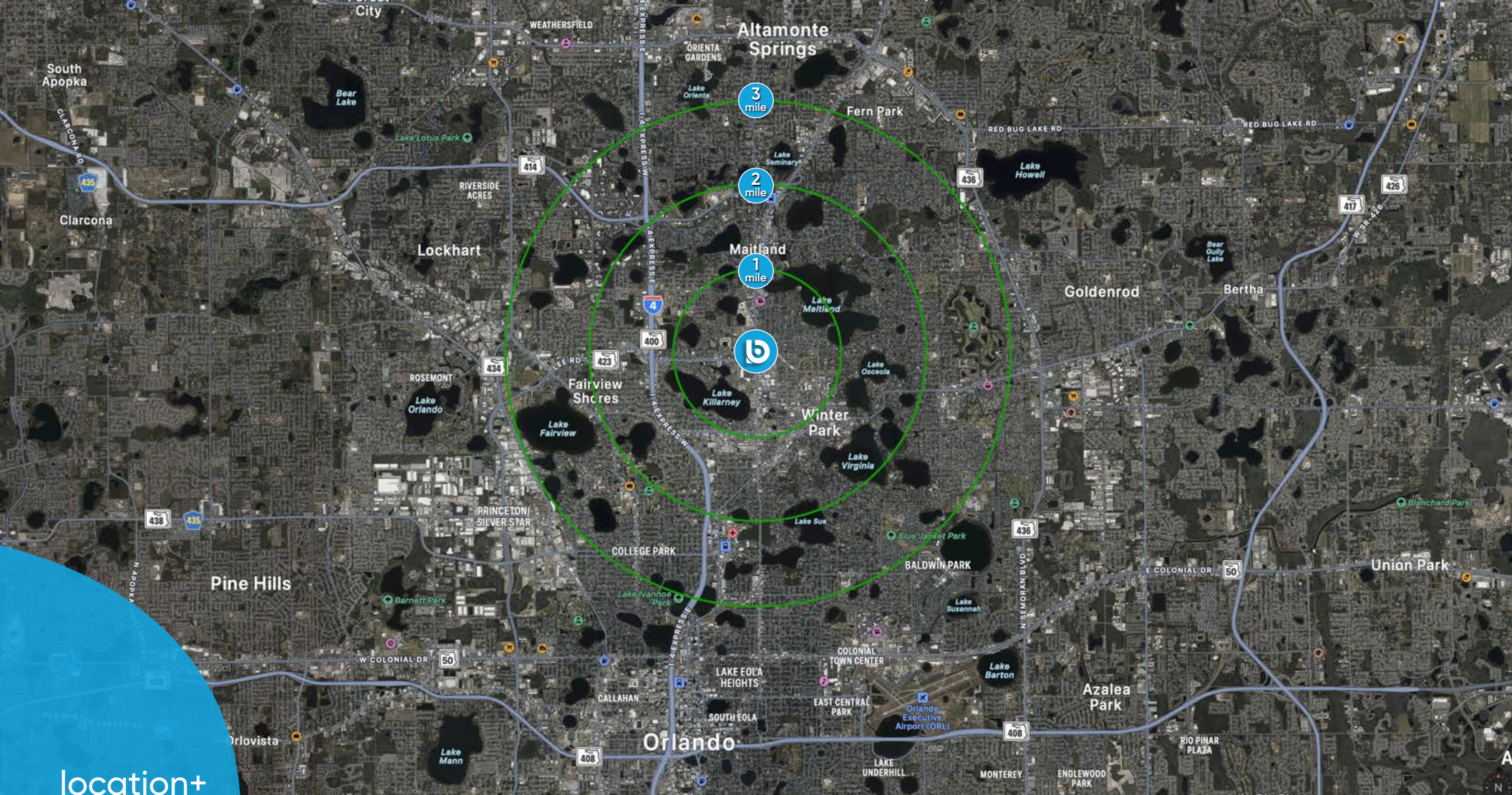


RAVAUDAGE
Retail & Office

**CENTER OF
WINTER PARK**
Over 35 Retail
Shops & Restaurants

winter park retail





location+
demos



demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,341	\$89,447	2,382	15,650
2-Mile	33,869	\$110,756	6,244	45,176
3-Mile	83,206	\$111,001	12,983	102,151



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