



FOUNDRY  
COMMERCIAL

# HERITAGE PARK

941 WEST MORSE BLVD.

±1,682 - 1,865 RSF AVAILABLE FOR LEASE



**CLASS-A BUILDING IN WINTER PARK**

**DESCRIPTION**

Located in Winter Park, Heritage Park offers a wide selection of restaurants, retail shops, parks, and businesses offering a live-work-play environment.

SUITE	RSF
130	1,682
150	1,865

**PROPERTY FEATURES**

- State-of-the-art and energy efficient building system
- 4/1,000 RSF parking ratio
- On-site property management
- Walkable to Trader Joe’s, Sixty Vines, and Winter Park Library & Events Center

FOR MORE INFORMATION, PLEASE CONTACT:

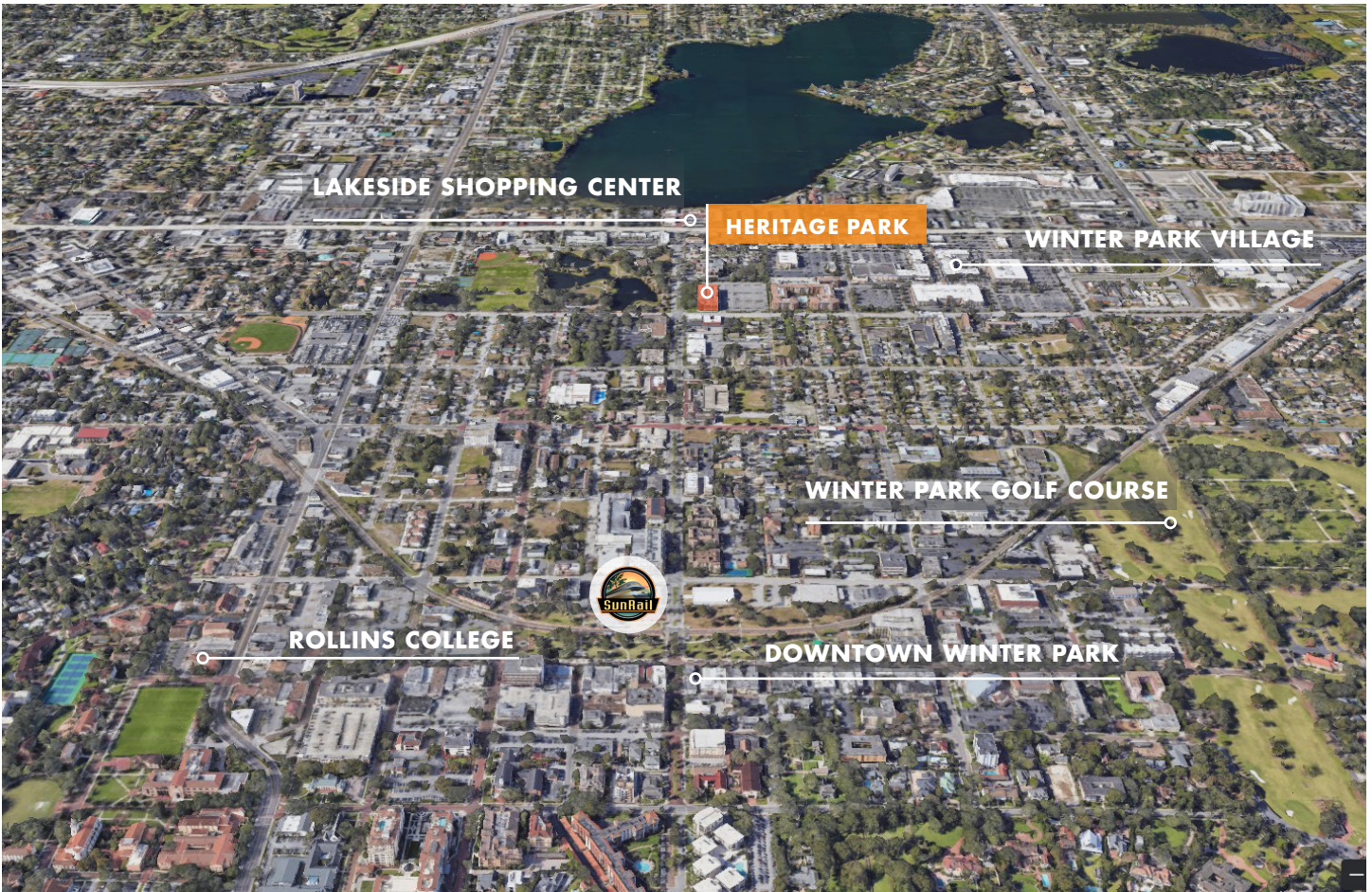
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### WINTER PARK LOCATION


Situated in a corporate campus setting, Heritage Park is located within walking distance to Park Avenue, Trader Joe’s, and the SunRail station. Winter Park Village is adjacent to the property with plenty of dining options.

### NEARBY DINING

- » Sixty Vines
- » Chuy’s
- » The Glass Knife
- » Hillstone
- » Shake Shack
- » Nektar Juice Bar
- » Bulla Gastrobar
- » Another Broken Egg
- » P.F. Chang’s
- » The Cheesecake Factory

### DEMOGRAPHICS

5 MI. RADIUS

 **287,890**  
ESTIMATED POPULATION 2024

 **38**  
AVERAGE AGE

 **\$447,475**  
MEDIAN HOME VALUE 2024

 **245,290**  
TOTAL EMPLOYEES

 **33,151**  
TOTAL BUSINESSES

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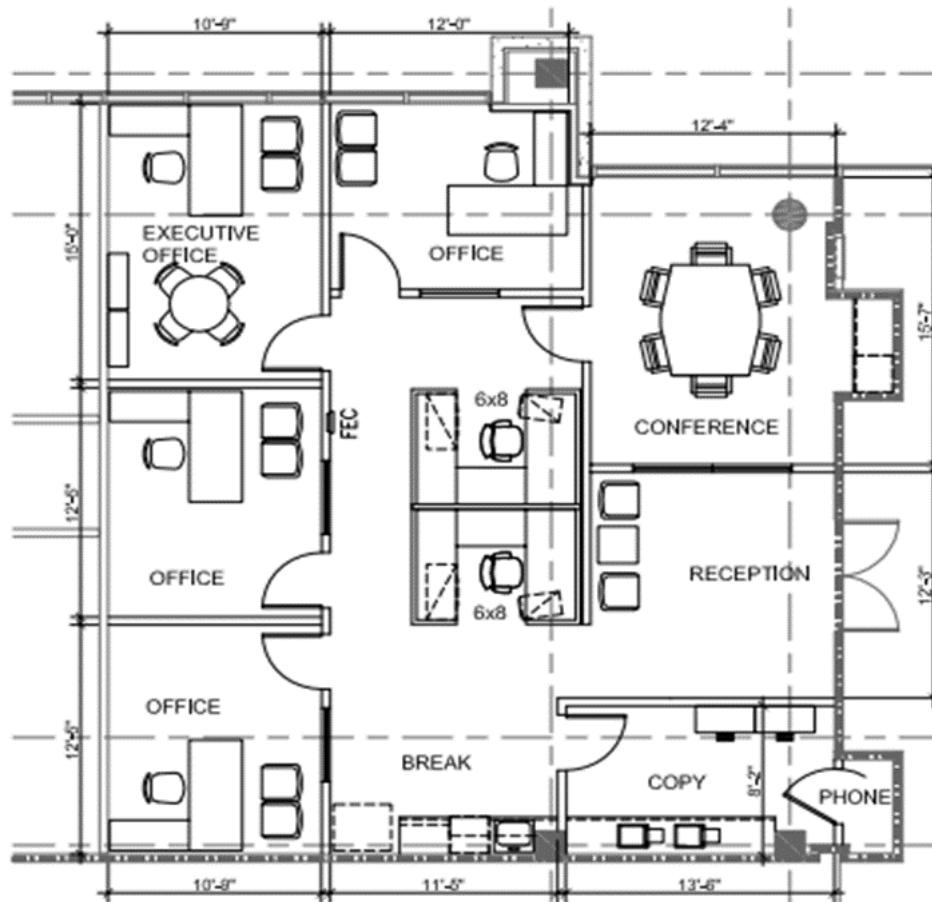


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## FLOOR PLAN

SUITE 130

1,682 SF AVAILABLE 10/1/2026



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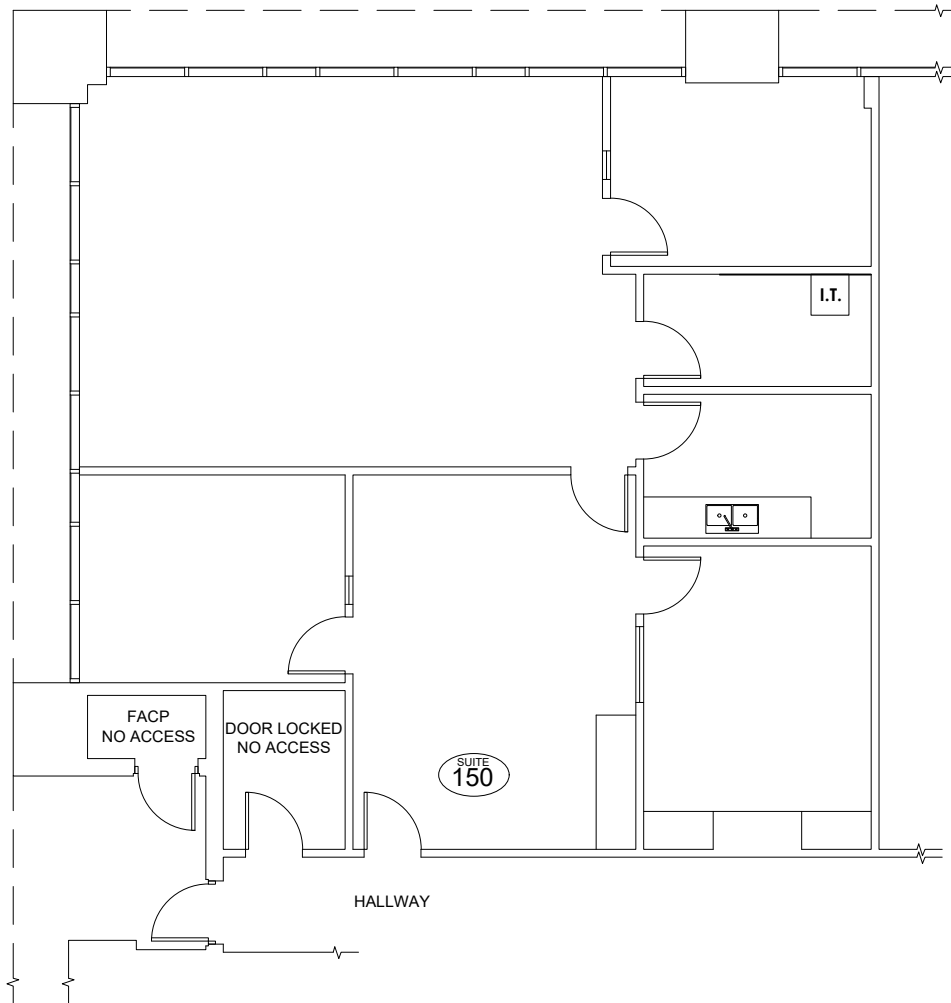
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## FLOOR PLAN

SUITE 150

1,865 SF AVAILABLE

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## PHOTOS



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