

Winter Park Brand New Medical/Office Building - OCCUPY IN ± 9 MONTHS



PROPERTY OVERVIEW:

Winter Park's newest Medical/Office Development
"The Gateway" to Winter Park - Fairbanks Avenue
Located in between I-4 and 17/92 with over 41,000 VPD traffic count
Impeccable & distinctive design elements and features
20 parking spaces (5/1000 ratio)
Occupancy in approx 9 months

PROPERTY DETAILS:

- ~~4,000 SF~~ ☆ **ONLY 2,000 SF REMAINING** ☆
- Offered for lease in the mid \$30's NNN
- Contemporary glass with modern architectural design features
- Custom Build-to-Suit interior design & construction
- Highly experienced medical design/build ownership team
- Beyond generous Tenant Improvement allowance

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FOR LEASE

1470 W FAIRBANKS AVENUE | WINTER PARK, FL 32789

Renderings



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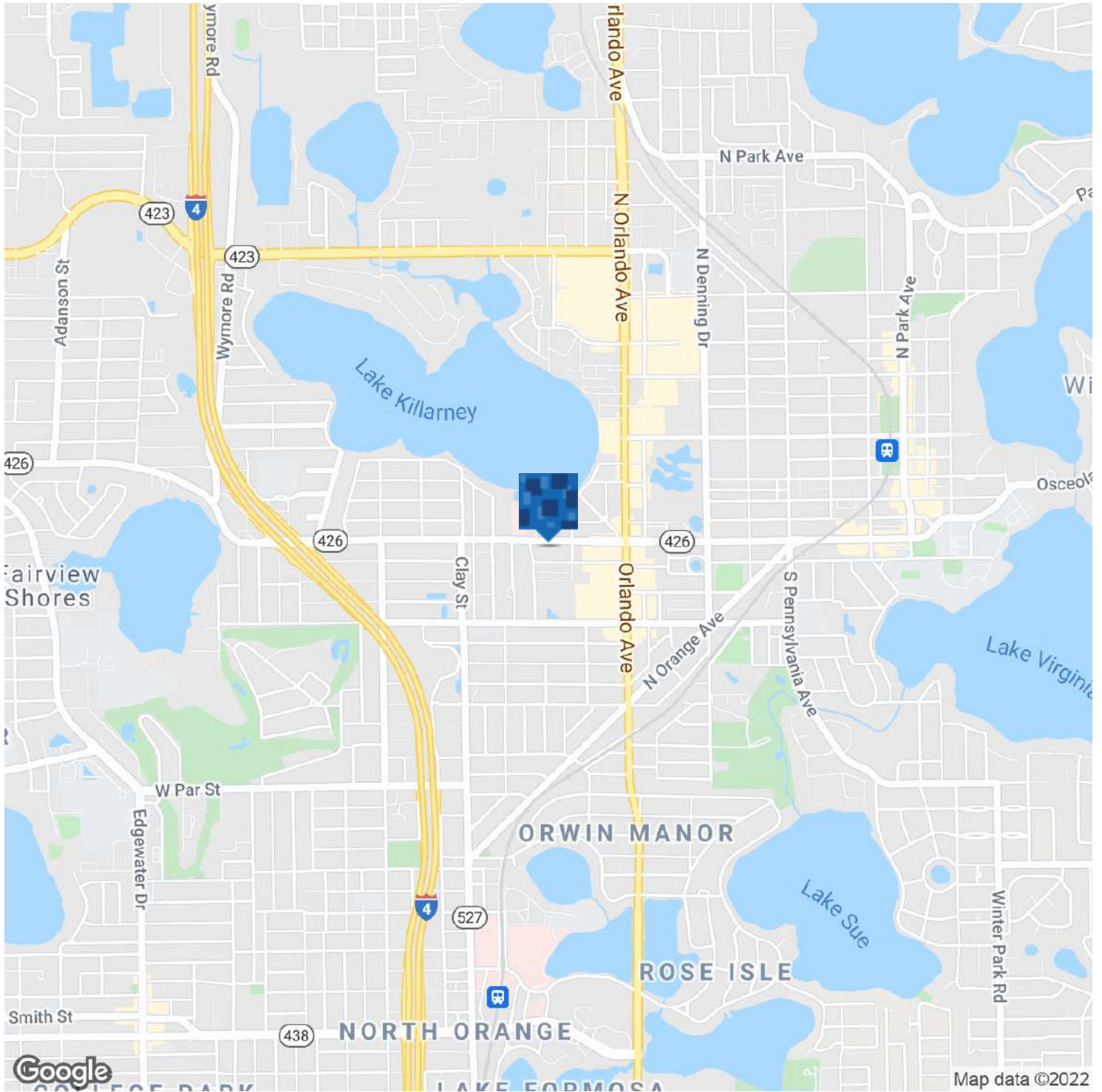
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Aerial Rendering



Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,242	89,071	269,032
Average Age	37.9	36.2	34.6
Average Age (Male)	37.0	34.4	33.1
Average Age (Female)	38.9	37.8	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	37,481	107,374
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$45,299	\$62,167	\$59,858
Average House Value	\$290,642	\$332,871	\$304,523

* Demographic data derived from 2010 US Census

