

SHOPS OF WEST FAIRBANKS



OFFERING SUMMARY

Lease Rate:	\$19.50 NNN
Suite Sizes:	± 2,265 SF available
	± 2,111 SF available
	± 3,600 SF on June 1
Local Ownership	Local Management

PROPERTY OVERVIEW

Prime Winter Park retail location
Fairbanks is the Gateway into Winter Park
2 blocks east of I-4
Exceptional demographics
AADT ± 35,000 vehicles per day

PROPERTY HIGHLIGHTS

- Three suites available
- Very low NNN costs vs comparable properties
- 10'+ ceiling height
- Multiple entry doors
- Building fascia signage
- Rare pole sign available
- C-3 Zoning (WP) allows a multitude of uses

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FOR LEASE

2123-2131 W FAIRBANKS AVE | WINTER PARK, FL 32789

SUITE 2123



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FOR LEASE

2123-2131 W FAIRBANKS AVE | WINTER PARK, FL 32789

SUITE 2125/2127



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FOR LEASE

2123-2131 W FAIRBANKS AVE | WINTER PARK, FL 32789

Suite 2129-2131

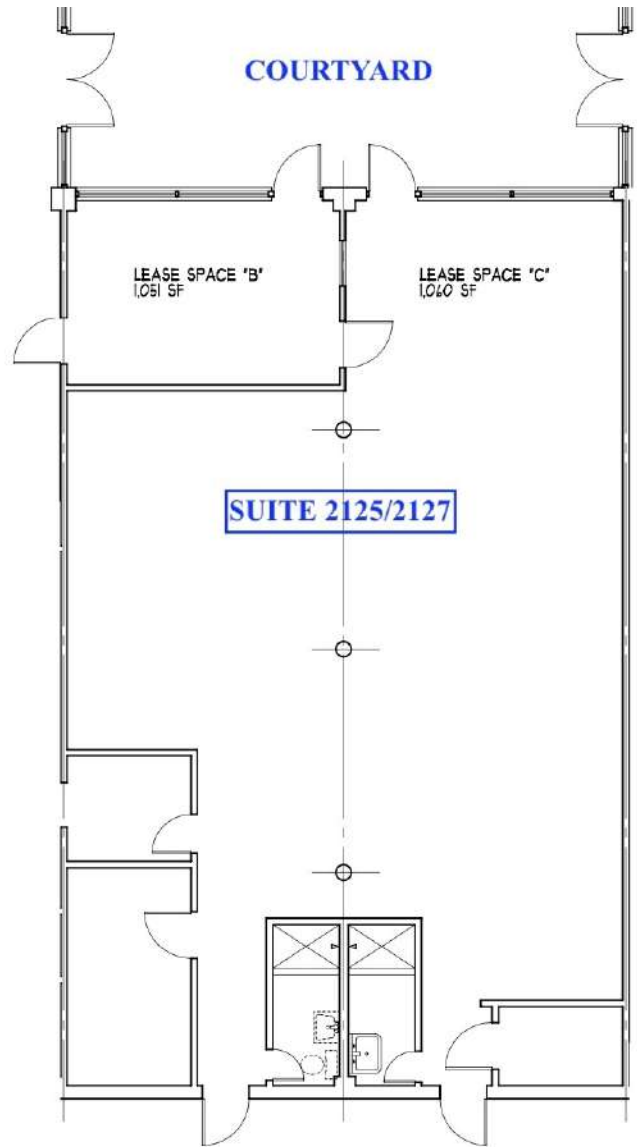
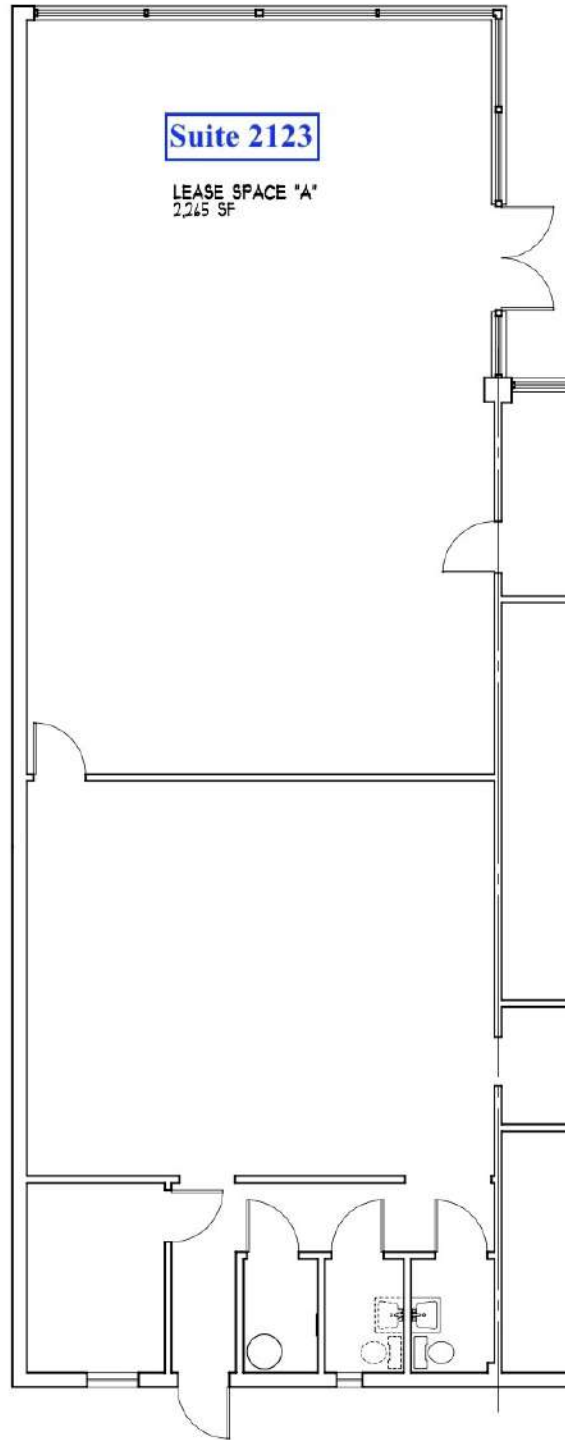


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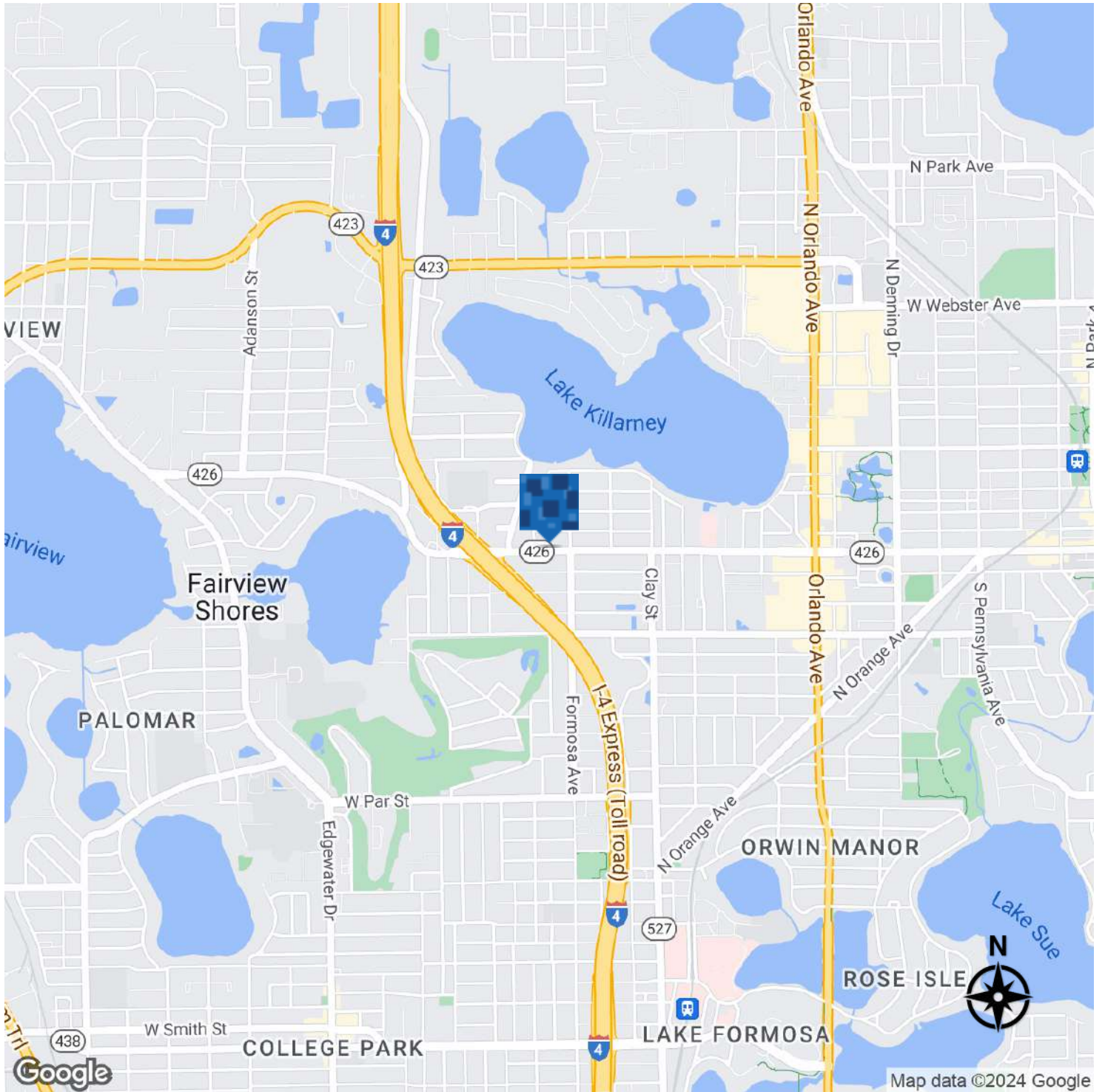
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SPACE PLANS



Location Map

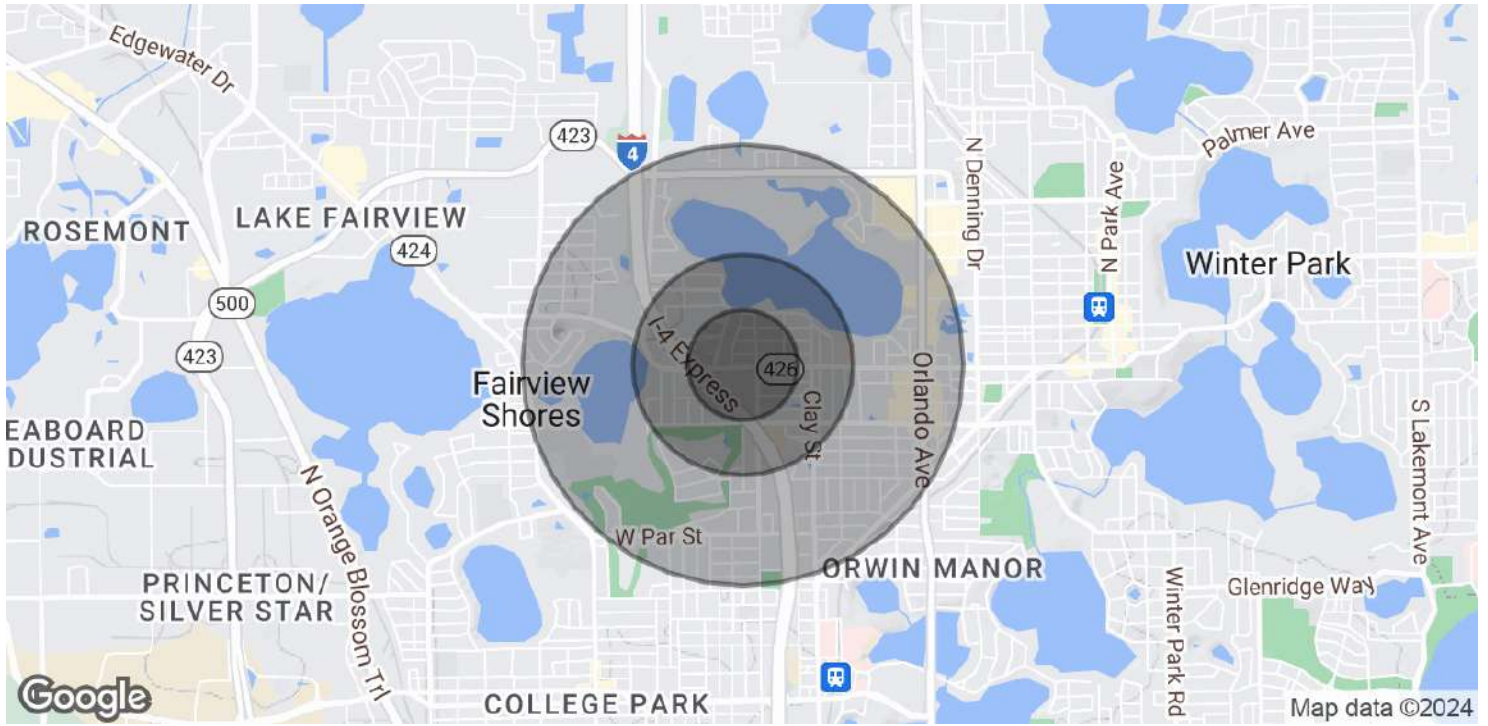


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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	357	1,448	7,343
Average Age	50.9	51.8	46.2
Average Age (Male)	50.0	49.8	45.4
Average Age (Female)	55.5	56.0	48.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	265	984	4,303
# of Persons per HH	1.3	1.5	1.7
Average HH Income	\$50,019	\$61,908	\$77,419
Average House Value	\$251,392	\$278,658	\$310,289

* Demographic data derived from 2020 ACS - US Census

