

**Winter Park Redevelopment Opportunity: 400' on Fairbanks**



**OFFERING SUMMARY**

Sale Price: Subject to Offer

"Red" - 8 parcels ±1.07 acres  
250' on Fairbanks

"Green" - 4 parcels ±1.01 acres  
150' on Fairbanks

**Zoning:**

7 Fairbanks parcels C-3 WP

5 Karolina parcels R-2 Org Cty

**PROPERTY OVERVIEW:**

± 2.08 ac Prime, Multi-parcel assemblage fronting Fairbanks

**TWO UNRELATED SELLERS:**

Can be purchased separately or combined  
First time available - family holdings for decades

Fairbanks is the Gateway into Winter Park  
Multiple redevelopment projects completed or underway  
Situated east of I-4, in between Clay St and Formosa Ave

**PROPERTY HIGHLIGHTS:**

- In-place leases are short-term in duration, which affords income through the entitlement process.
- The "rear" lots on Karolina Ave have the potential to be used for surface parking.
- Rare street-to-street ingress/egress
- AADT 33,500

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Parcel Breakdown



LARABEE LAND COMPANY LLC	PARCEL ID	ZONING	LAND SF	LAND AC	BLDG USF	BLDG RSF	RESI USF	RESI RSF
2021 W FAIRBANKS AVE	12-22-29-4076-05-150	C-3	5,291	0.1215	2,070	2,160		
2015 W FAIRBANKS AVE	12-22-29-4076-05-160	C-3	5,255	0.1206	1,517	1,640		
2005 W FAIRBANKS AVE	12-22-29-4076-05-170	C-3	5,229	0.1200	-	-		
2001 W FAIRBANKS AVE	12-22-29-4076-05-180	C-3	5,215	0.1197	1,008	1,008		
1999 W FAIRBANKS AVE	12-22-29-4076-05-190	C-3	5,212	0.1197	2,505	2,505		
1996 KAROLINA AVE	12-22-29-4076-05-070	R-2	6,748	0.1549			-	-
2002 KAROLINA AVE	12-22-29-4076-05-080	R-2	6,748	0.1549			1,180	1,572
KAROLINA AVE	12-22-29-4076-05-090	R-2	6,748	0.1549			-	-
<b>TOTALS</b>			<b>46,446</b>	<b>1.0663</b>	<b>7,100</b>	<b>7,313</b>	<b>1,180</b>	<b>1,572</b>

D AND G GALLAGHER LLP	PARCEL ID	ZONING	LAND SF	LAND AC	BLDG USF	BLDG RSF	RESI USF	RESI RSF
1965 W FAIRBANKS	12-22-29-4076-05-210	C-3	10,447	0.2398	960	2,010		
1975 W FAIRBANKS	12-22-29-4076-05-200	C-3	5,216	0.1197	-	-		
1960 KAROLINA AVE	12-22-29-4076-05-030	R-2	13,496	0.3098			1,630	2,062
521 OHIO ST	12-22-29-4076-05-010	R-2	14,927	0.3427			1,852	2,686
<b>TOTALS</b>			<b>44,086</b>	<b>1.0121</b>	<b>960</b>	<b>2,010</b>	<b>3,482</b>	<b>4,748</b>

"Green" 1.01ac Parcels: 3 Possible Civil-Design Renderings



Two-story, 16K SF Office



Two-story, 12K Medical

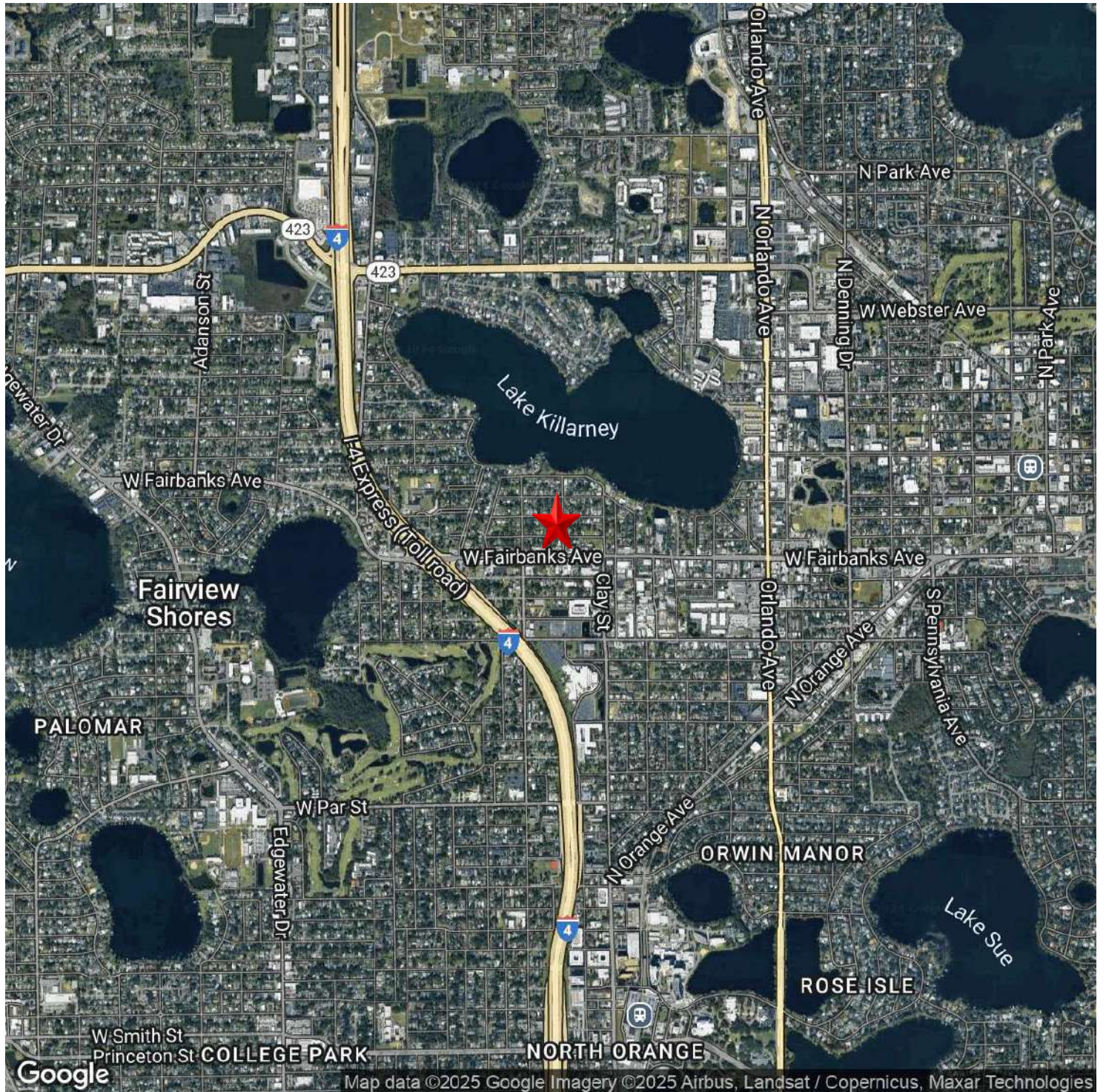


Two-story, 16K retail/office

Fairbanks Corridor Recent Sales



Location Map



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