

SHOPS OF WEST FAIRBANKS



OFFERING SUMMARY

Lease Rate:	\$20.00 NNN (CAM \$5.60)
	Ste 2135: ± 835 SF
Suite Available:	Ceramic Plank Flooring Former Salon
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

- Long-time stable Winter Park retail center
- Very low NNN costs vs comparable properties
- 10'+ ceiling height
- Building fascia signage
- 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 #2135



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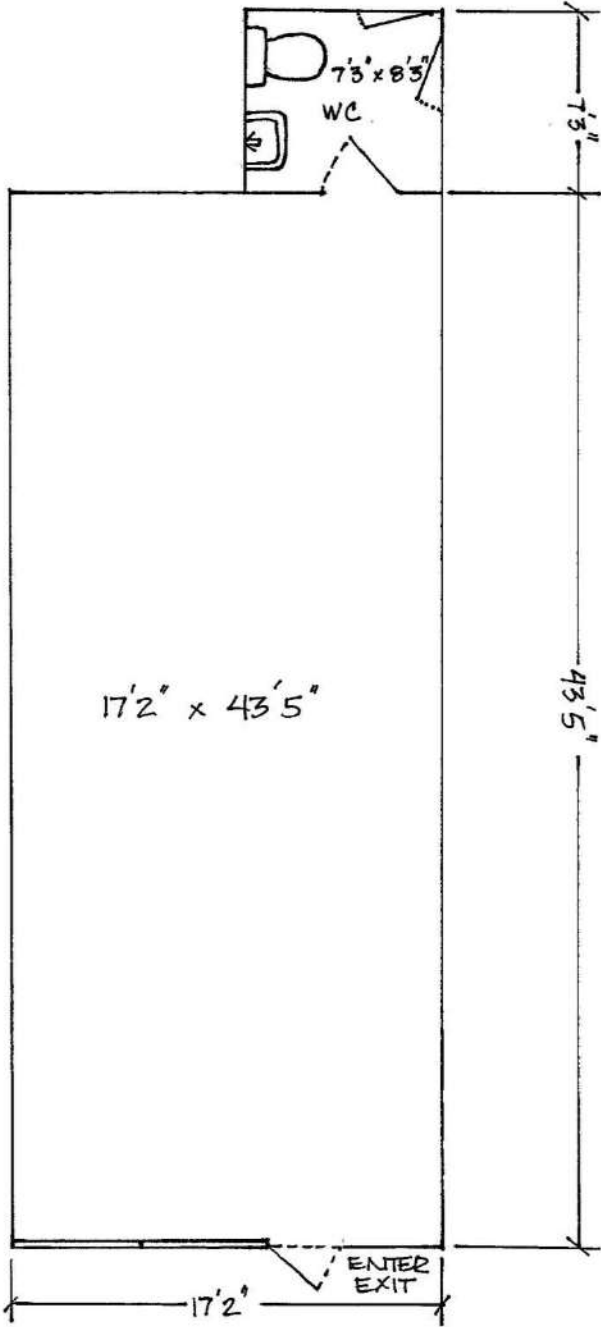


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Space Plan

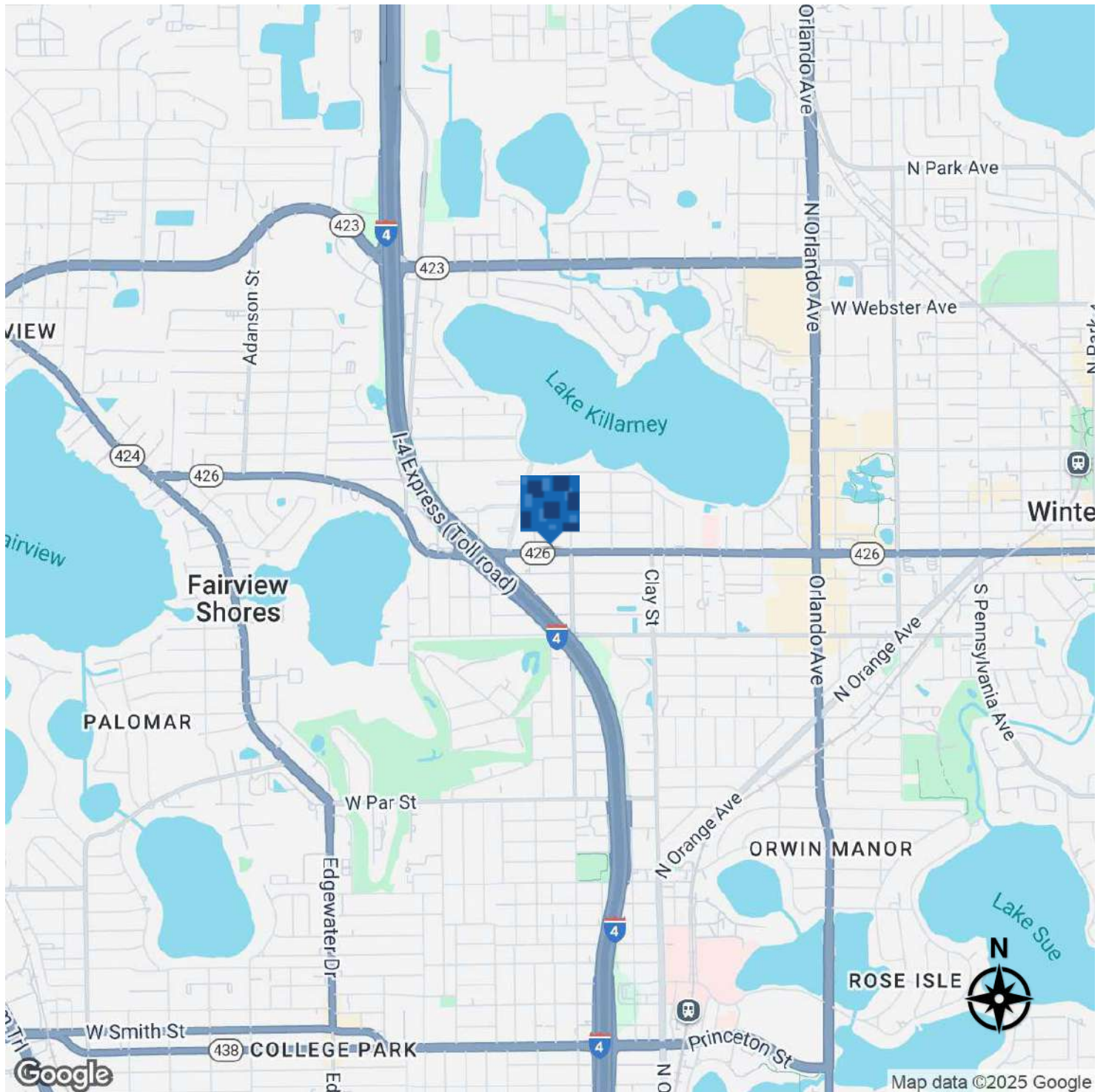


FAIRBANKS

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Location Map

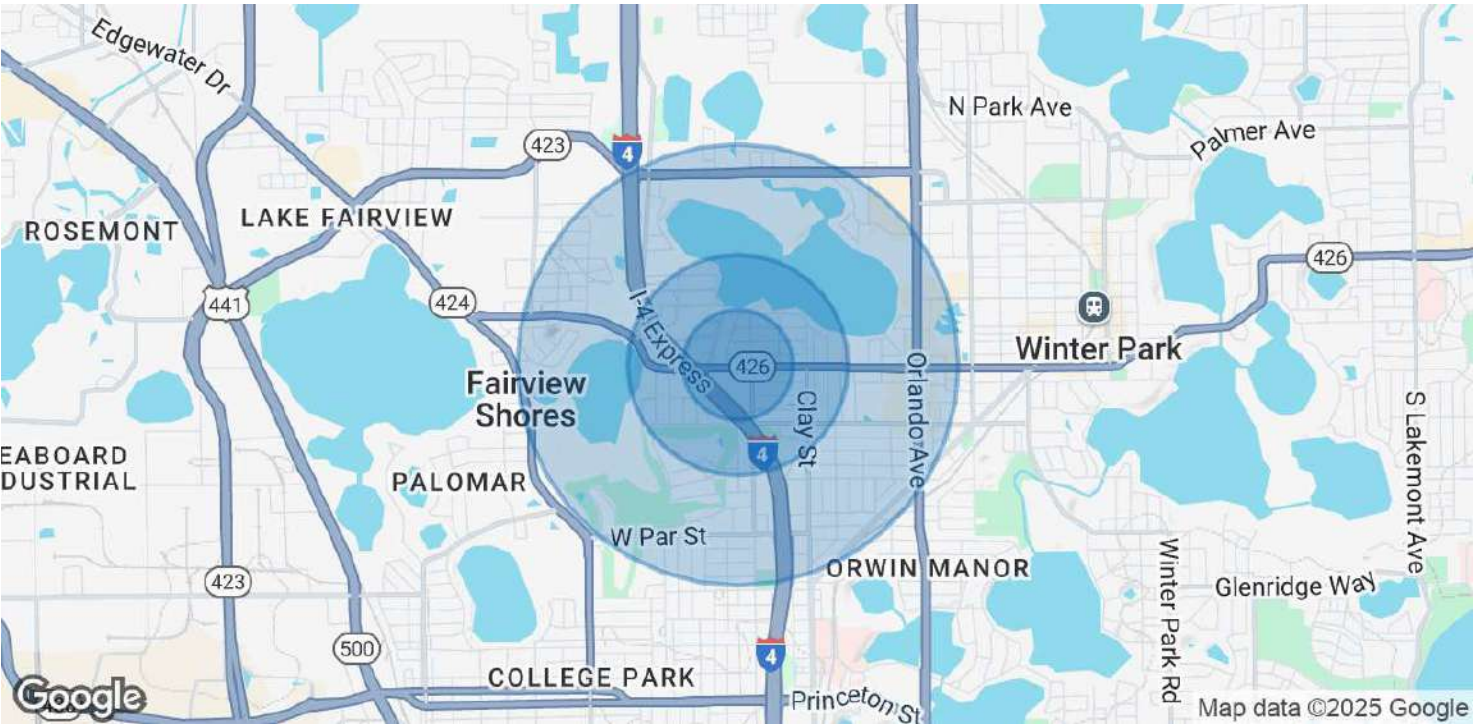


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Demographics Map & Report



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

2020 American Community Survey (ACS)

