

1006 W Fairbanks Ave

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RETAIL FOR LEASE IN WINTER PARK

1006 & 1008 W Fairbanks Ave, Winter Park, FL 32789

Highly visible retail/showroom space for lease. Available together or separately

PROPERTY HIGHLIGHTS

- **Ample Parking Spaces:** Rare, ample private parking for a standalone Winter Park site.
- **High-Visibility Signage:** Frontage on Fairbanks Ave with 25,500+ daily vehicles (AADT).
- **Strategic Access:** Minutes from I-4 and walking distance to Park Ave dining and retail.
- **Versatile C-3 Zoning:** Ideal for retail, creative office, or a medical showroom.

1006 W FAIRBANKS - RETAIL SPACE

- **Highly Visible Retail:** 825± SF retail space fronting Fairbanks Ave.
- **Fully Finished:** Built out space ready to move in
- **Space Options:** Shared interior doorway with 1008 W Fairbanks offering ideal connectivity if suites are combined (1,650± SF)

1008 W FAIRBANKS - RETAIL SPACE

- **Highly Visible Retail:** 825± SF retail space fronting Fairbanks Ave.
- **Build-Out Opportunity:** Suite is currently used for storage offering a new tenant the opportunity to build-out to fit exact needs.
- **Space Options:** Shared interior doorway with 1006 W Fairbanks offering ideal connectivity if suites are combined (1,650± SF)



ASKING RATE:

Contact For Details



AVAILABILITY:

1006 W Fairbanks: 825± SF

1008 W Fairbanks: 825± SF

1006 + 1008: 1,650± SF



ZONING:

WP C-3



YEAR BUILT:

1954



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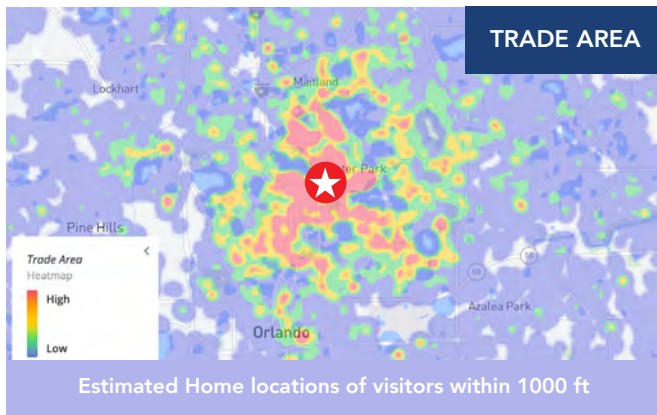
400 S Park Ave, Suite 225, Winter Park, FL 32789

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AREA OVERVIEW



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT	
Visits	902K
Visitors	306.5K
Visit Frequency	2.94x
Avg Dwell Time	56 minutes
Visitor Income	\$70K Median HH Income

POPULATION		
1 Mile	3 Miles	5 Miles
11,099	96,945	297,307

EMPLOYEES		
1 Mile	3 Miles	5 Miles
26,343	94,248	254,239

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$155,052	\$169,824	\$122,251



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