



## PRIME OWNER-USER OPPORTUNITY

2134-2142 Kentucky Ave, Winter Park, FL 32789

**Second Generation School  
& Vacant Land Available  
For Owner-User or Redevelopment**

### PROPERTY HIGHLIGHTS

- **Second generation school**
- Contiguous lots (office buildings and vacant land) zoned primarily for commercial use in Winter Park
- Access to W Fairbanks Ave
- Excellent owner-user or redevelopment opportunity
- Proximity to major roadways including I-4 and US 17-92
- On-site parking available
- C-3 zoning allows for a wide range of commercial uses
- Minutes to local shopping, dining, and Park Avenue District



#### ASKING PRICE:

Call for Details



#### SQUARE FOOTAGE:

**2134 Kentucky Ave:** 3,400 ± SF  
**2136 Kentucky Ave:** 1,621 ± SF  
**2138 Kentucky Ave:** 0.32 ± AC  
**2142 Kentucky Ave:** 1,361 ± SF

**Total SF of Buildings:** 6,382 ± RSF

**Total Land Area:** .85 ± AC



#### ZONING:

WP C-3 / R-2



#### YEAR(S) BUILT:

1951-1960



**HARBERT**  
REALTY SERVICES

DAMIEN MADSEN

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**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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# PROPERTY OVERVIEW



2142 KENTUCKY AVE

Bldg Size	Land Size	Zoning
1,361 SF	0.16 AC	R-2



2138 KENTUCKY AVE

Bldg Size	Land Size	Zoning
-	0.32 AC	C-3



2136 KENTUCKY AVE

Bldg Size	Land Size	Zoning
1,621 SF	0.19 AC	C-3



2134 KENTUCKY AVE

Bldg Size	Land Size	Zoning
3,400 SF	0.18 AC	C-3

**Total SF of Buildings: 6,382 ± RSF | Total Land Area: .85 ± AC**



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## DEMOGRAPHICS

### DRIVE TIMES

**2 minutes**

to Interstate 4

**4 minutes**

to SR 424 (Edgewater Dr)

**5 minutes**

to US 17-92 (Orlando Ave)

**21 minutes**

to Orlando Executive Airport

**25 minutes**

to Orlando International Airport (MCO)

**30 minutes**

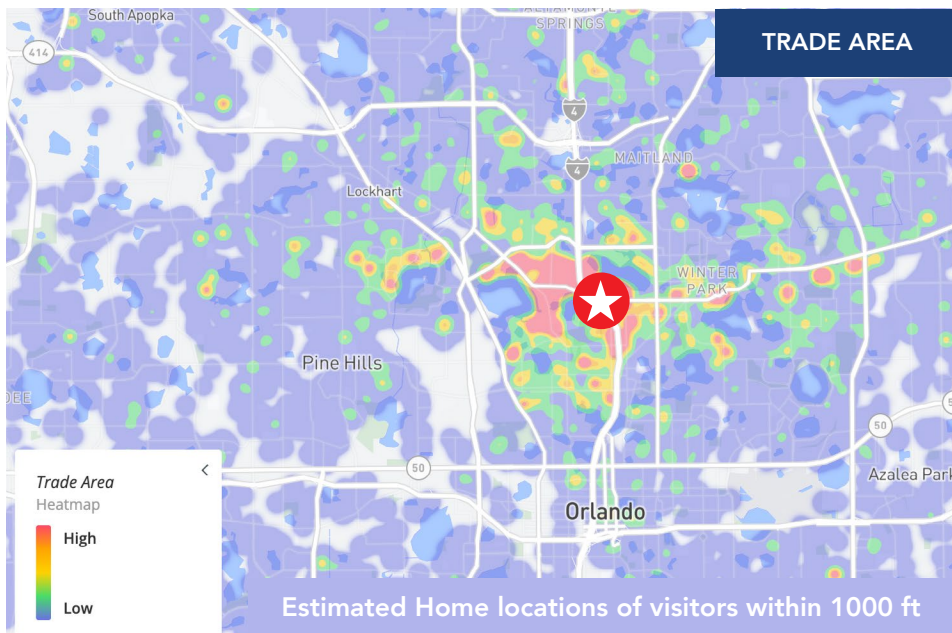
to Sanford International Airport (SFB)

**527.3K**  
FOOT TRAFFIC  
VISITS

WITHIN 1K FT OVER 12 MONTHS

**\$125.2K+**  
AVG HH INCOME  
WITHIN 1 MILE

**15K+**  
EMPLOYEES  
WITHIN 1 MILE



#### 1,3,5 MILE DEMOGRAPHICS

##### POPULATION

1 Mile	3 Miles	5 Miles
9,447	85,147	305,536

##### EMPLOYEES

1 Mile	3 Miles	5 Miles
9,366	107,320	246,393

##### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$125,121	\$148,956	\$120,419



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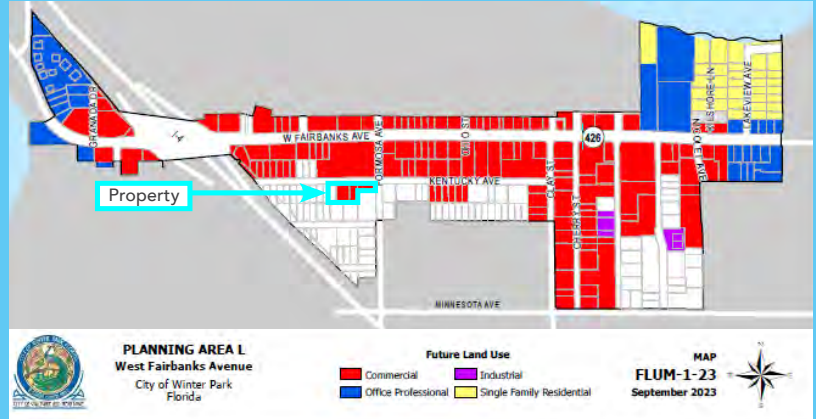
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# INCENTIVES

**The City of Winter Park is in favor of revitalization efforts on these parcels.**

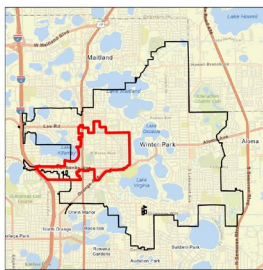
The property is located within the West Fairbanks Redevelopment Study Area – a City-targeted corridor offering development incentives and supportive policies for new commercial and mixed-use investment. Click the link below to view the full incentive package provided by the City of Winter Park.

[VIEW THE INCENTIVE PACKAGE](#)



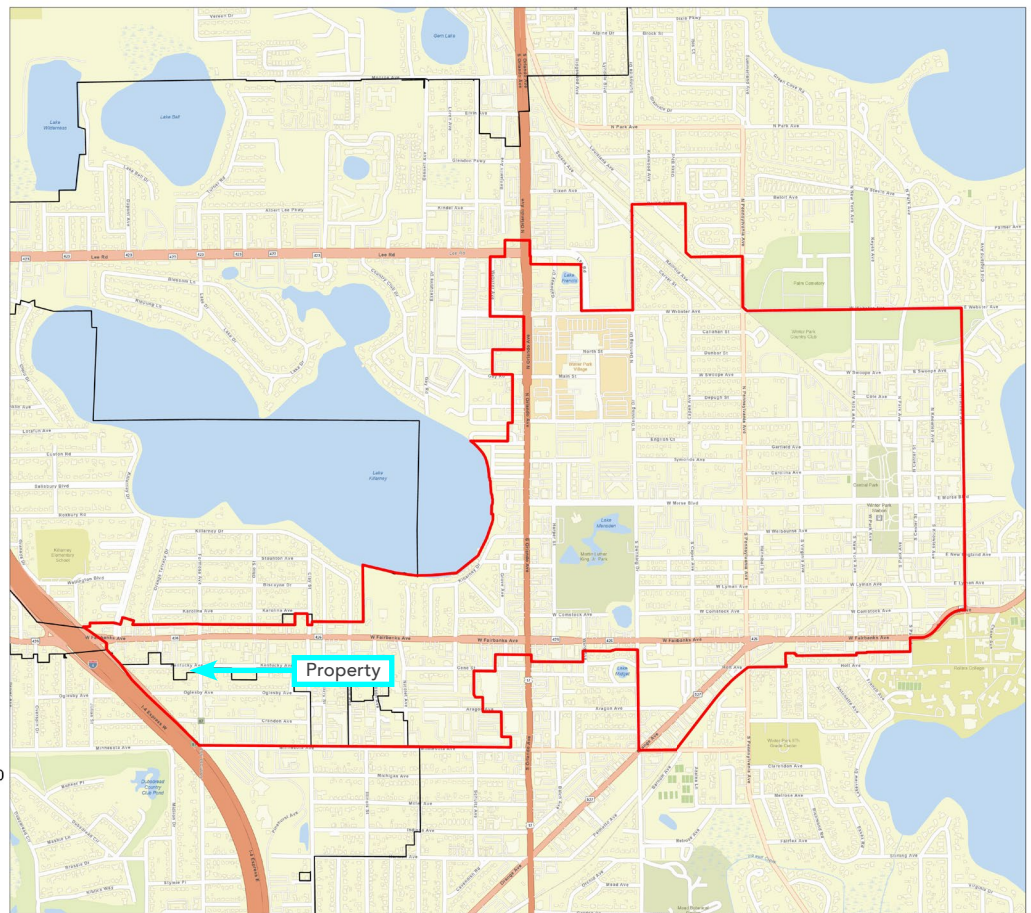
## Community Redevelopment Agency Boundary

City of Winter Park  
Florida



0 1,000 2,000 4,000  
Feet

Date: 12/4/2024  
Project: 20241204 CRA Layout  
Source: City of Winter Park CRA



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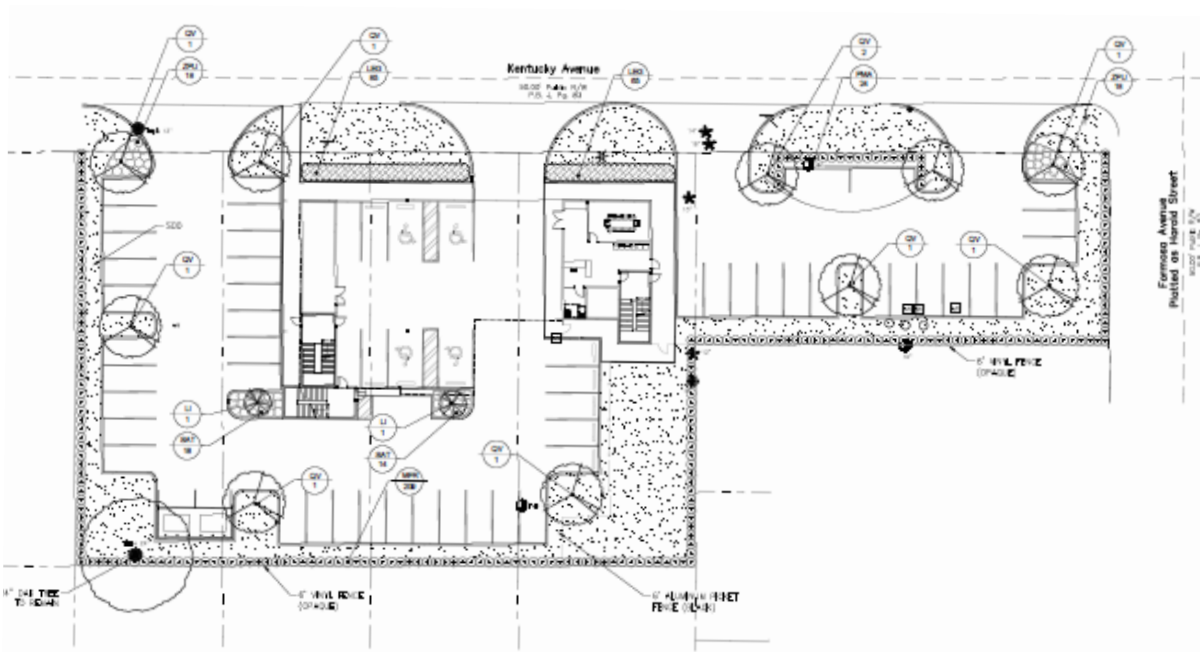
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# PROPOSED DEVELOPMENT



Proposed rendering



Proposed site plan



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