



PROMINENT PARK AVE RETAIL FOR LEASE

337 S Park Ave, Winter Park, FL 32789



AVAILABLE January 1st, 2026

Retail space for lease along sought after Park Ave in the heart of Winter Park

PROPERTY HIGHLIGHTS

- Glass-front retail space in the Lypar Building
- Outstanding frontage and visibility along S Park Ave, Winter Park's prominent thoroughfare
- Excellent exposure and access
- Ample street parking
- Within walking distance to Rollins College and the Winter Park Sunrail Station



ASKING RATE

Call for pricing



AVAILABLE SPACE:

Suite 337: 760± RSF

Available 1/1/26



ZONING:

C-2



TRAFFIC COUNTS:

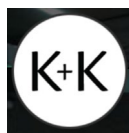
On S Park Ave:

4,100± AADT

On Fairbanks Ave:

38,000± AADT

NEARBY BUSINESSES



SOUTHERN TIDE



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For More Information: HarbertRealty.com

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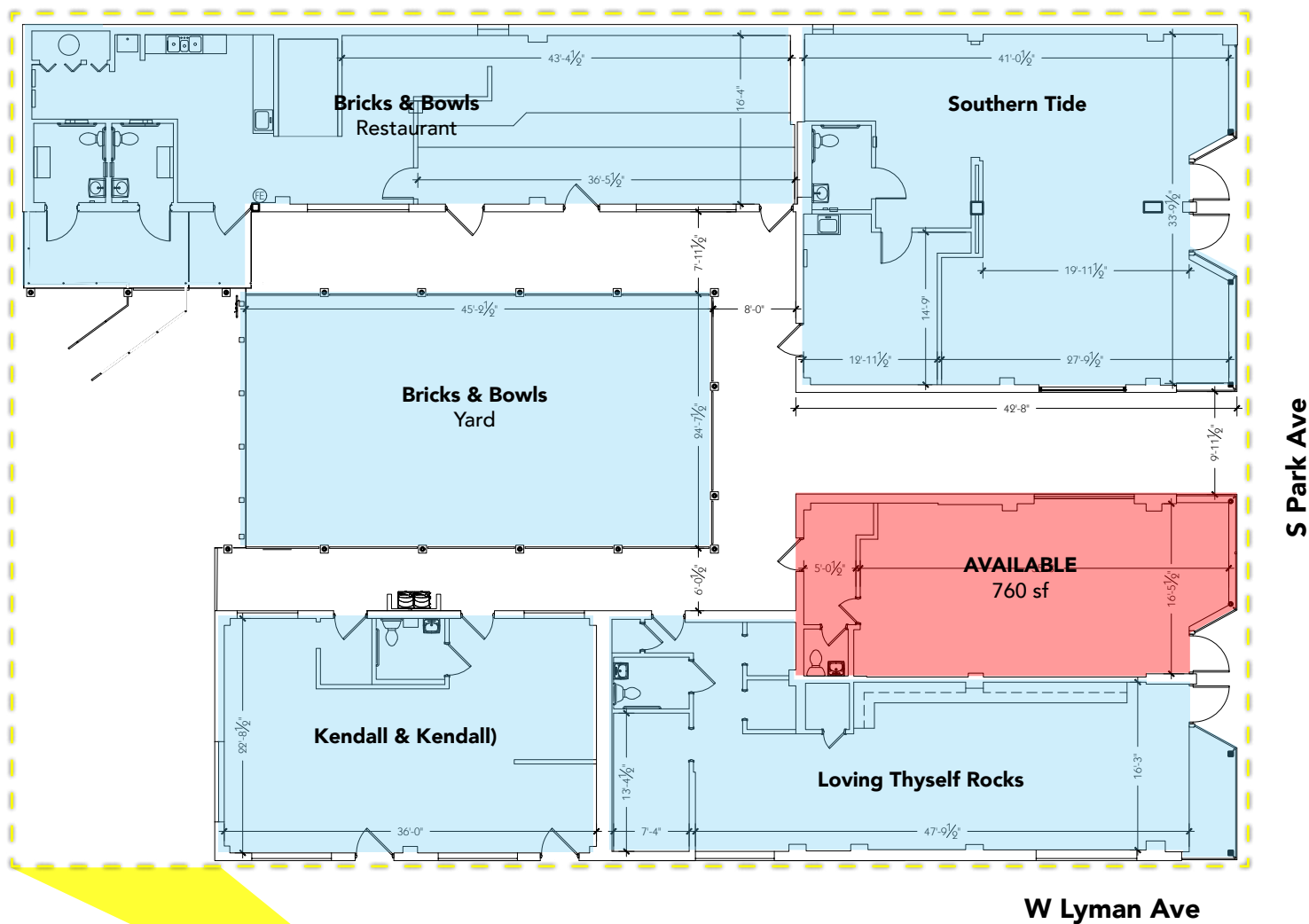
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Site Plan

Suite 337 - 740 RSF



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Location Overview



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	3M
Visitors	959.3K
Visit Frequency	3.13x
Avg Dwell Time	81 minutes
Visitor Income	\$75 .1K Median HH Income

POPULATION

1 Mile	3 Miles	5 Miles
9,297	105,263	293,932

EMPLOYEES

1 Mile	3 Miles	5 Miles
21,696	85,882	243,040

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$212,281	\$157,752	\$124,436



HARBERT
REALTY SERVICES

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