

±540 RSF For Sublease



## RETAIL/OFFICE SPACE FOR SUBLEASE

400 W Fairbanks Ave, Winter Park, FL 32789

Ideally Located in  
Downtown Winter Park  
with Prime Visibility

### PROPERTY HIGHLIGHTS

- Freestanding retail/office building
- Prominent frontage on W. Fairbanks Ave
- Within close proximity to Winter Park Farmer's Market, Park Avenue, The Alford Inn and Rollins College
- Excellent exposure and access
- Ample surface parking
- Highly visible signage opportunity

### NEARBY BUSINESSES



STUDIO 372  
*Galon and Spa*



#### ASKING RATE

Call for pricing



#### SQUARE FOOTAGE:

Suite C: 540± RSF



#### ZONING:

C-3



#### TRAFFIC COUNTS:

On Fairbanks Ave:  
38,000± vehicles/day

On Pennsylvania Ave:  
8,400± vehicles/day



#### YEAR BUILT:

1963



HARBERT  
REALTY SERVICES

DAMIEN MADSEN

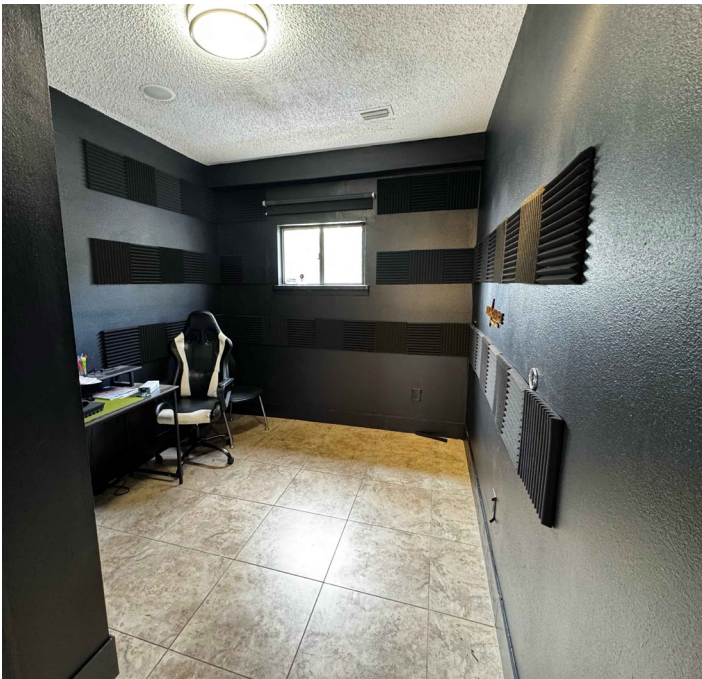
dmadsen@harbertrealty.com | 407.256.2844

For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
400 S Park Ave., Suite 225, Winter Park, FL 32751

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Photos



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Site Plan



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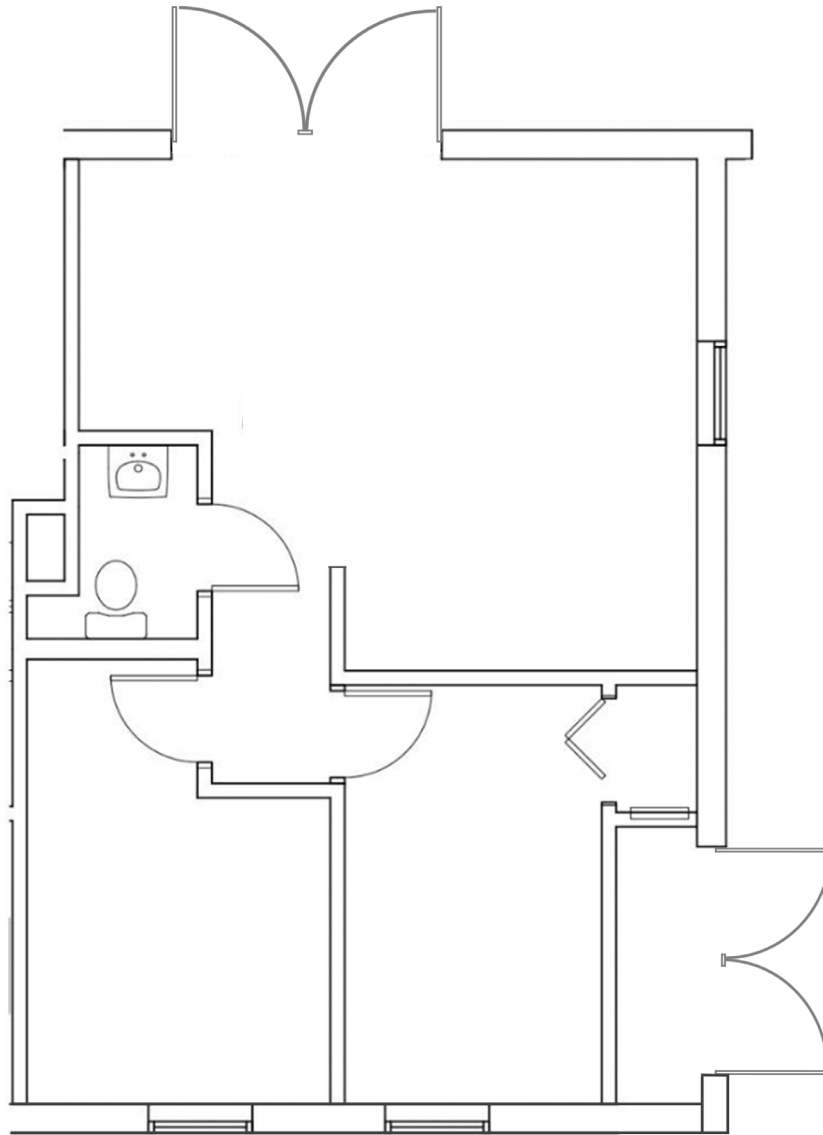
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Floor Plan

## SUITE C 540± RSF



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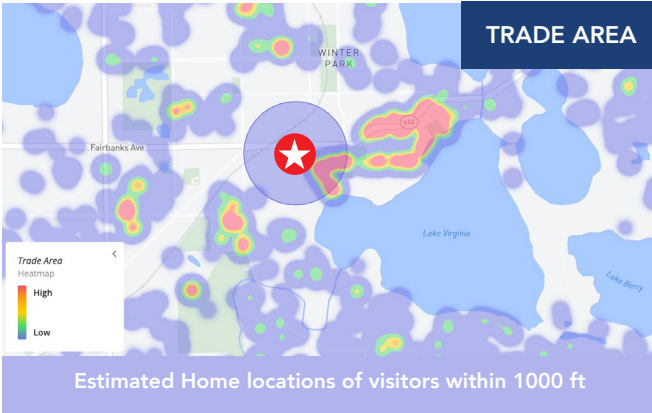
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## Demographics



### 12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	391.1K
Visit Frequency	3.08x
Avg Dwell Time	83 minutes
Visitor Income	\$73.1K Median HH Income

### POPULATION

1 Mile	3 Miles	5 Miles
9,716	102,850	298,309

### EMPLOYEES

1 Mile	3 Miles	5 Miles
23,780	91,730	251,051

### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$202,079	\$162,581	\$123,691

