



PROPERTY DESCRIPTION

Solana Crossings is an industrial/flex property located on Solana Avenue directly behind Whole Foods on Orlando Avenue and Lee Road in Winter Park. With minimal flex space in Winter Park, Solana's location is tough to beat!

PROPERTY HIGHLIGHTS

- Wide range of available sizes
- Roll-up door(s) on each suite
- Various configurations of office, showroom & warehouse
- Rare Industrial zoning (I-1 City of WP) allows a wide variety of uses
- 24/7 access, Private entry to each suite & great parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	12
Available SF:	2,941 SF
Building Size:	27,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,269	37,215	123,808
Total Population	11,137	822,080	268,534
Average HH Income	\$101,060	\$118,284	\$89,583

MARC LEWIN

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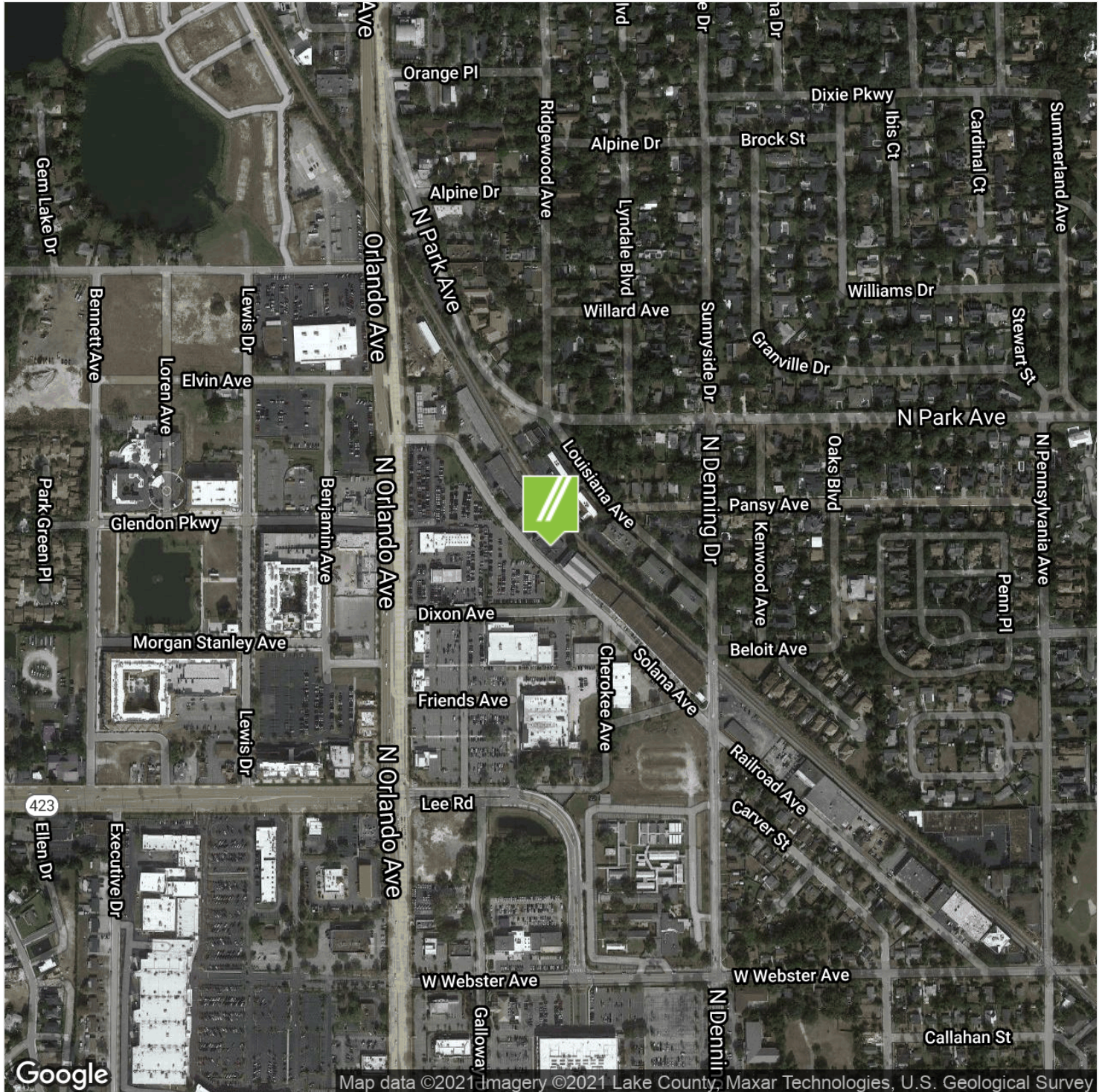
FOR LEASE



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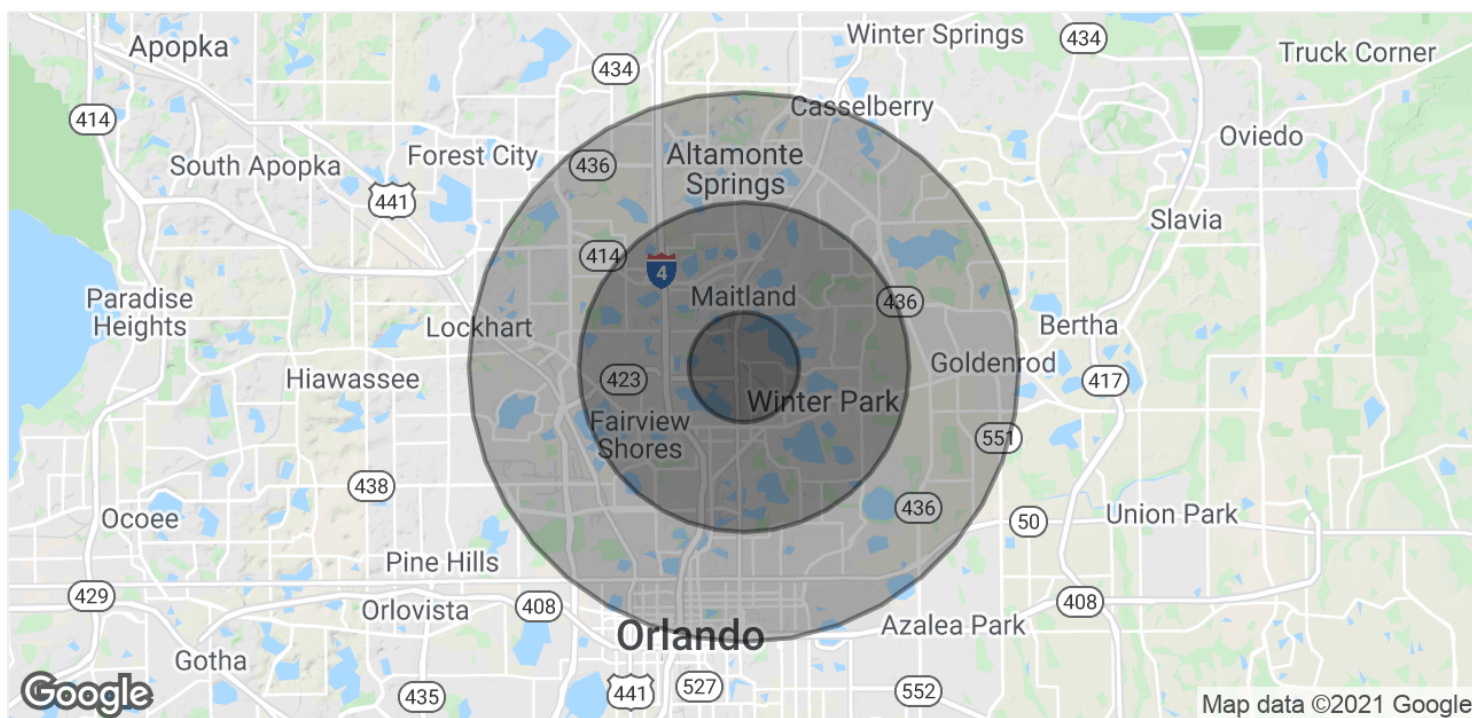
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,137	822,080	268,534
Average age	43.2	41.8	38.4
Average age (Male)	40.1	39.9	36.6
Average age (Female)	46.2	43.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,269	37,215	123,808
# of persons per HH	2.1	2.1	2.1
Average HH income	\$101,060	\$118,284	\$89,583

* Demographic data derived from 2021 US Census