



FOR LEASE

CENTERVIEW WINTER PARK

631 S ORLANDO AVE
WINTER PARK, FL 32789

MARC LEWIN

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PROPERTY DESCRIPTION

The property is located at the busy intersection of US Hwy 17-92 & W Fairbanks Ave. The site is approximately 1 mile West of the historical Downtown Winter Park & Rollins College. It also provides easy access to I-4, Downtown Orlando, and the Florida Hospital.

PROPERTY HIGHLIGHTS

- 2,989 SF Free Standing Building
- Designated Parking Field
- Great Signage & Visibility
- Multiple Access Points
- Close to all Major Retailers

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	2,989 SF
Lot Size:	2 Acres
Building Size:	40,549 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,230	40,512	123,567
Total Population	10,202	85,545	268,232
Average HH Income	\$103,630	\$123,664	\$89,571



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,202	85,545	268,232
Average Age	43.2	40.2	38.4
Average Age (Male)	40.4	38.9	36.6
Average Age (Female)	45.5	41.5	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,230	40,512	123,567
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$103,630	\$123,664	\$89,571

* Demographic data derived from 2021 US Census

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