



# PARK AVENUE , WINTER PARK

## Last Office/Retail Space Available for Lease

500 S Park Ave, 2nd Level, Winter Park, FL 32789



### HIGHLIGHTS

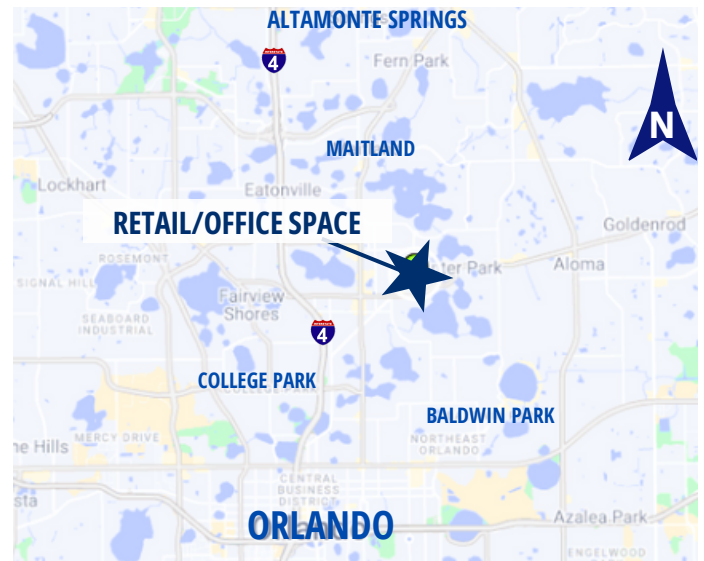
- **2,500 SF AVAILABLE SUITE | 2ND FLOOR SPACE**
- Lease Rate: \$35/sft. NNN CAM \$10.65/sft.
- Vanilla shell delivery October 1st, 2025
- First floor is a new upscale restaurant **The Chapman** that is inspired by the rich history of Winter Park, FL.
- Across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants.
- Free parking in the Winter Park Center Parking Lot
- Located on the southeast corner of S Park Ave and E Comstock Ave

### DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	7,980	60,712	223,570
Households	3,439	27,530	103,191
Avg. HH Income	\$212,283	\$170,653	\$133,094

\*Source: ESRI (2025)

### MAP



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### ESTABLISHMENTS ON PARK AVE

PRATO

Wine Room  
ON PARK AVENUE

BARNIE'S  
COFFEE & TEA CO.

lululemon

POTTERY BARN

Peterbrooke  
CHOCOLATES

blu

BE ON PARK  
Famulla's  
Italian Restaurant

Lilly Pulitzer  
EILEEN FISHER

Panera BREAD  
Forema

Starbucks  
boca

Garp & Fuss

PARK AVENUE TAVERN

Kilwins

bosphorus

WILLIAMS SONOMA

TALBOTS

J.McLAUGHLIN



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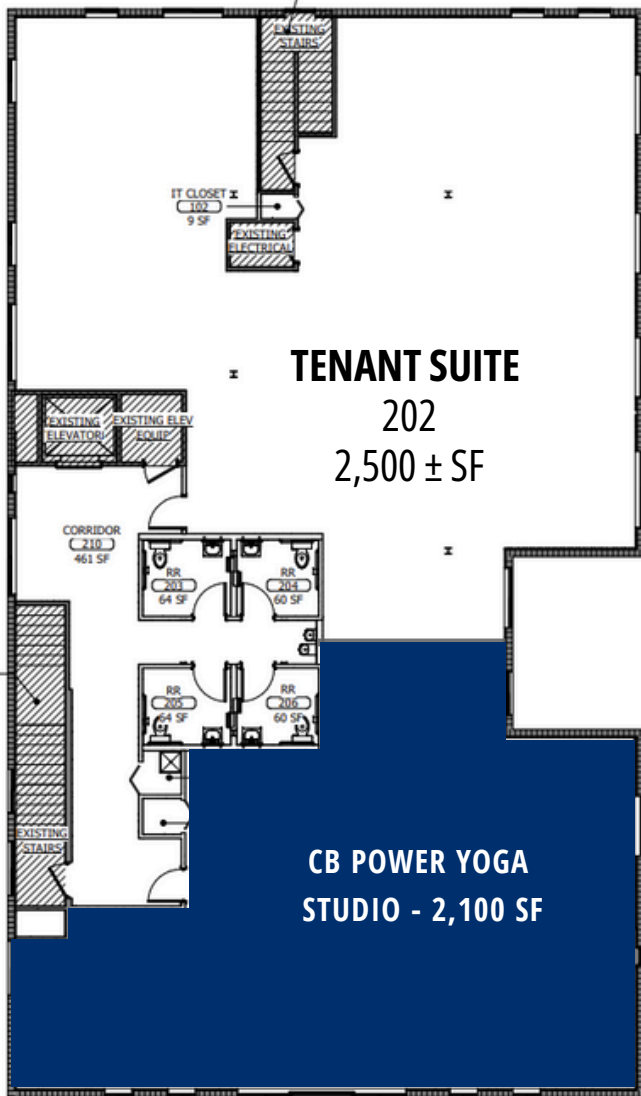




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