



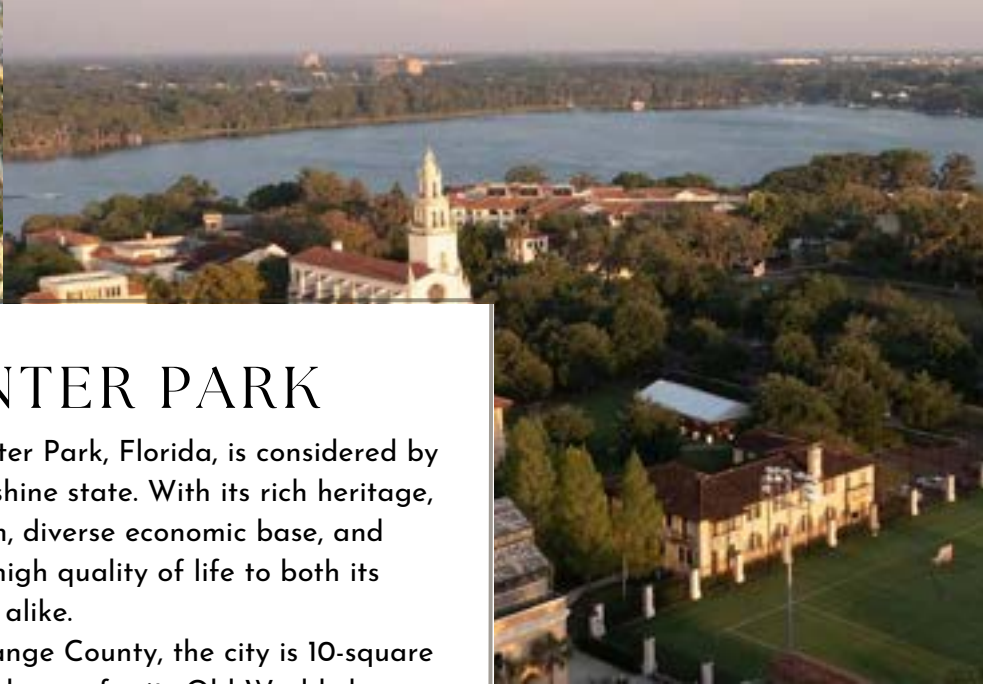
New High Street Retail Development - Winter Park, FL

805 W Fairbanks Avenue, Winter Park, FL 32789



Fairbanks Crossing Winter Park, FL

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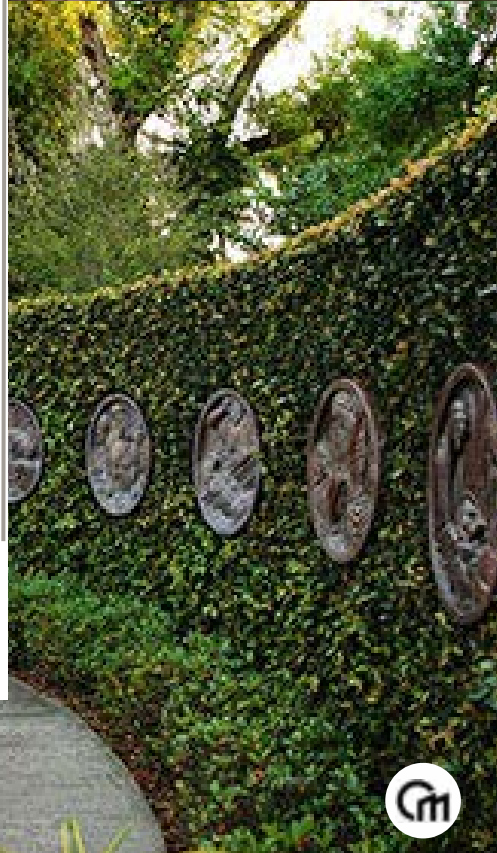
THE CITY OF WINTER PARK

One of the finest cities in the United States, Winter Park, Florida, is considered by many to be the premier urban village in the sunshine state. With its rich heritage, strong sense of community, vast parks system, diverse economic base, and beautiful chain of lakes, the city provides a high quality of life to both its residents and visitors alike.

Located just three miles north of Orlando in Orange County, the city is 10-square miles with over 30,000 residents. Winter Park is known for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, first-class shopping and dining experiences, world-class museums and Rollins College.

Described by some as a small New England village with a European flavor with quaint shops and scrumptious restaurants, Winter Park is as beautiful as it is unique. In addition to its town-and-gown relationship with Rollins College, the oldest private college in Florida, the city has developed significant partnerships among area businesses, schools, cultural organizations, civic groups and neighborhood associations.

Winter Park is not only known for its abundance of upscale shopping and unique restaurants, but also its historic Hannibal Square district, Winter Park Village and nationally-ranked schools which include Winter Park High School, Rollins College and Valencia Community College. With four museums, The Charles Hosmer Morse Museum of American Art, Cornell Fine Arts Museum at Rollins College, Albin Polasek Museum & Sculpture Gardens and Winter Park Historical Museum, Winter Park is a Mecca for those interested in world-class art and rich cultural experiences.



HIGHLIGHTS

- Ideal location - right in the heart of Winter Park, one of the highest-income submarkets in Central Florida.
- Pre-Leasing Stage Delivery Q1 2027
- Tenant line-up will include high-end restaurant, fitness, beauty, and retail concepts
- Excellent visibility from both Fairbanks and Denning, two high-traffic roads.
- Surrounded by elegant homes, quaint bricked streets, first-class shopping and dining experiences, world-class museums and schools.



DEMOGRAPHICS / MARKET ANALYSIS
WITHIN 3 MILES



	1 MILE	3 MILES	5 MILES
POPULATION	7,418 	82,445 	284,867
HOUSEHOLDS	3,252 	37,678 	123,210
AVERAGE HOUSEHOLD INCOME	\$135,219 	\$136,369 	\$127,146



NORTH SITE PLAN

805 W Fairbanks Avenue
Winter Park, FL 32789





North Parcel 2.06 AC

S Denning Dr.

Fairbanks Ave

SOUTH PARCEL
FUTURE RETAIL

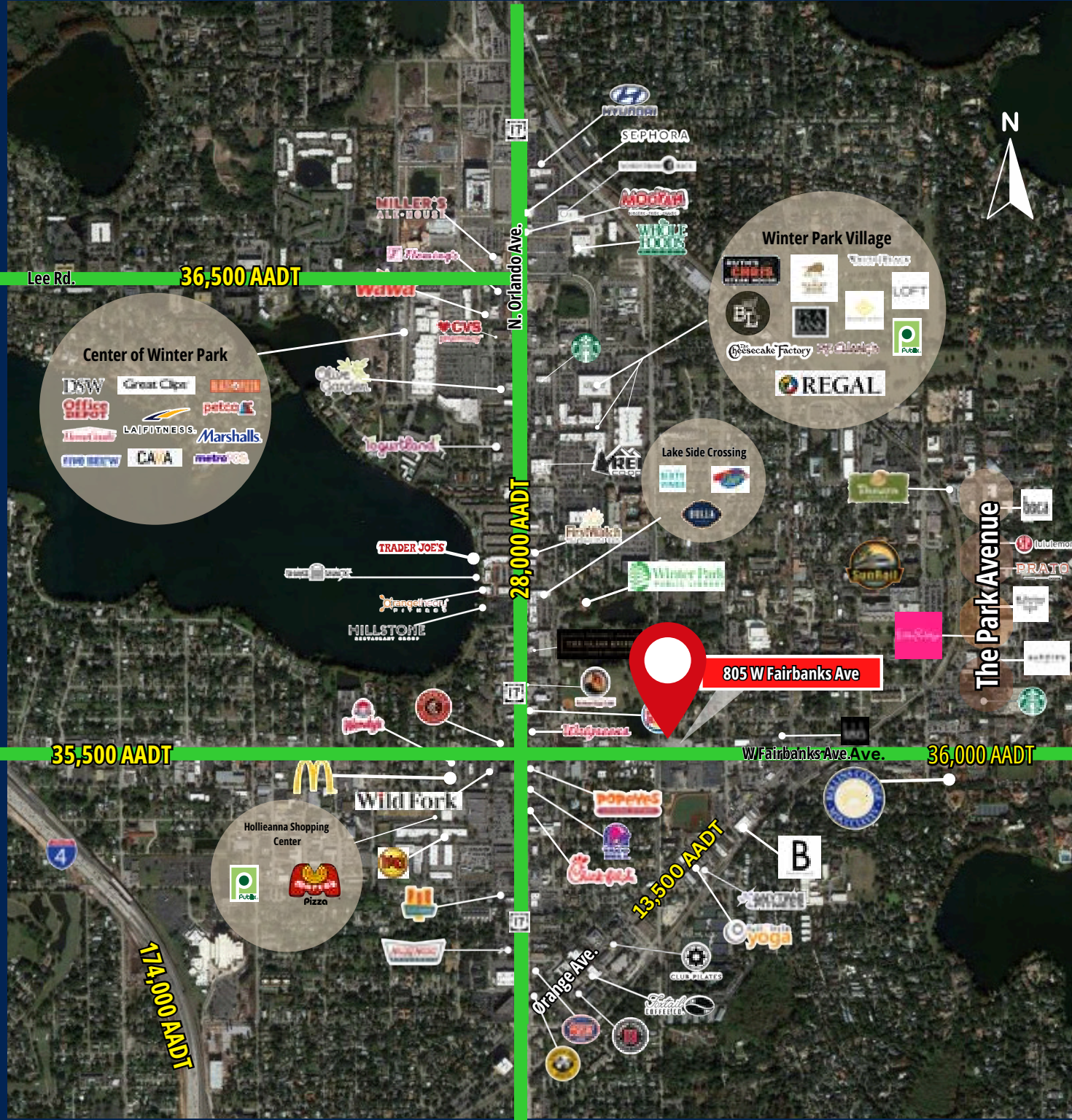


TRADE AERIAL

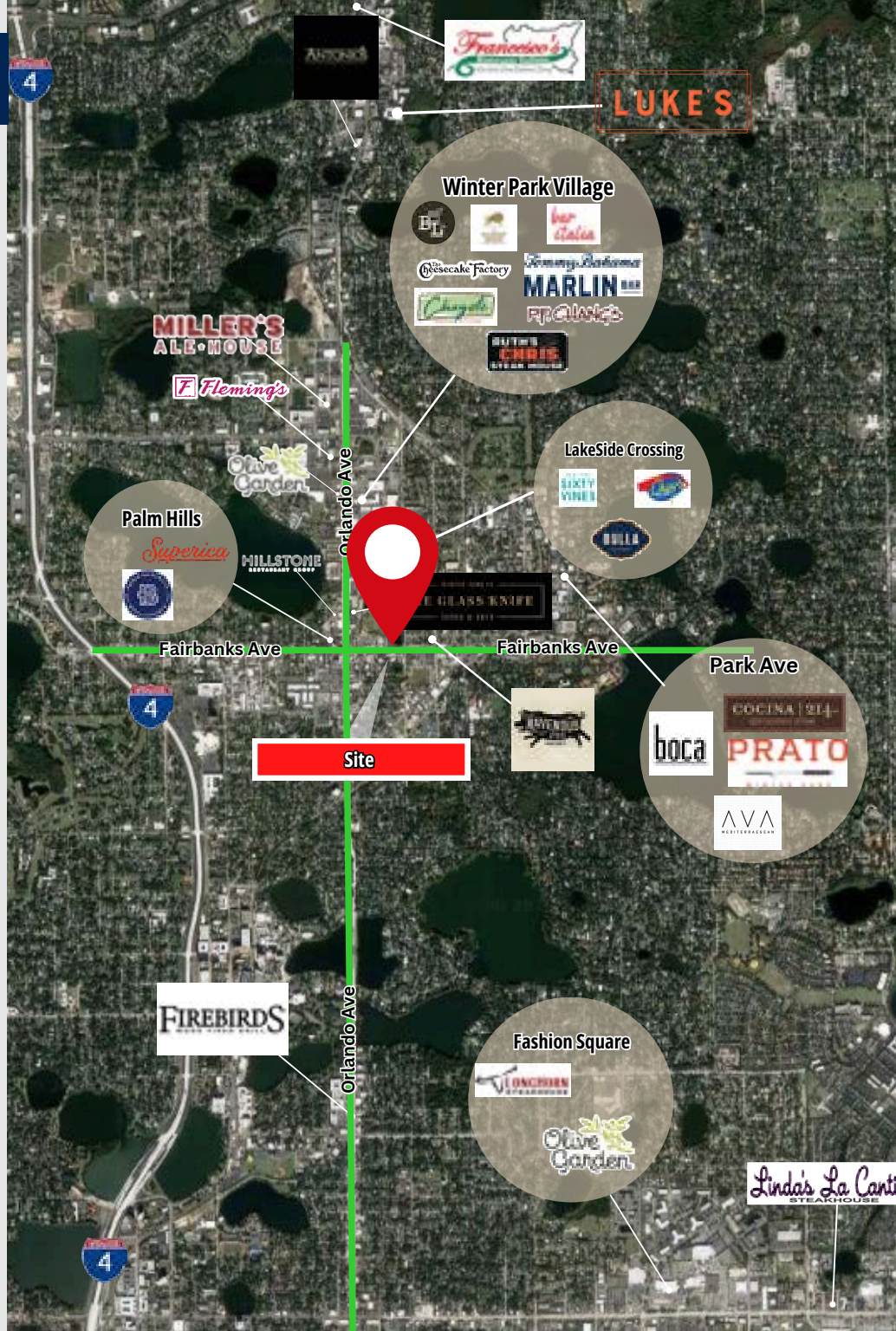
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Nestled on Fairbanks Avenue this property has a seamless connection to Winter Park. Surrounded by affluent neighborhoods with vibrant focal points. Park Avenue featuring chic, upscale dining spots with peaceful scenery all around, effortlessly captivating the attention of all visitors.

Situated within a mile from Rollins College this development is in immediate reach of academic and high average salaries. With such impressive average salary surpassing \$100,000 this project is sure to attract high end businesses.



RESTAURANTS NEARBY



- Francesco's Ristorante
- Antonio's
- Luke's Kitchen & Bar
- Bar Italia
- Tommy Bahama Marlin Bar
- Bar Louie
- Chayote Barrio Kitchen
- P.F. Chang's
- Ruth's Chris Steak House
- The Cheesecake Factory
- The Hangry Bison
- Miller's Ale House
- Fleming's Steakhouse
- Olive Garden
- Hillstone
- Sixty Vines
- Chuy's
- Bulla Gastrobar
- Superica
- Paris Baguette
- The Glass Knife
- Ravenous Pig
- Ava MediterrAegean
- Cocina 214
- Boca
- Prato
- Firebirds
- Linda's La Cantina
- LongHorn Steakhouse



THANK YOU

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