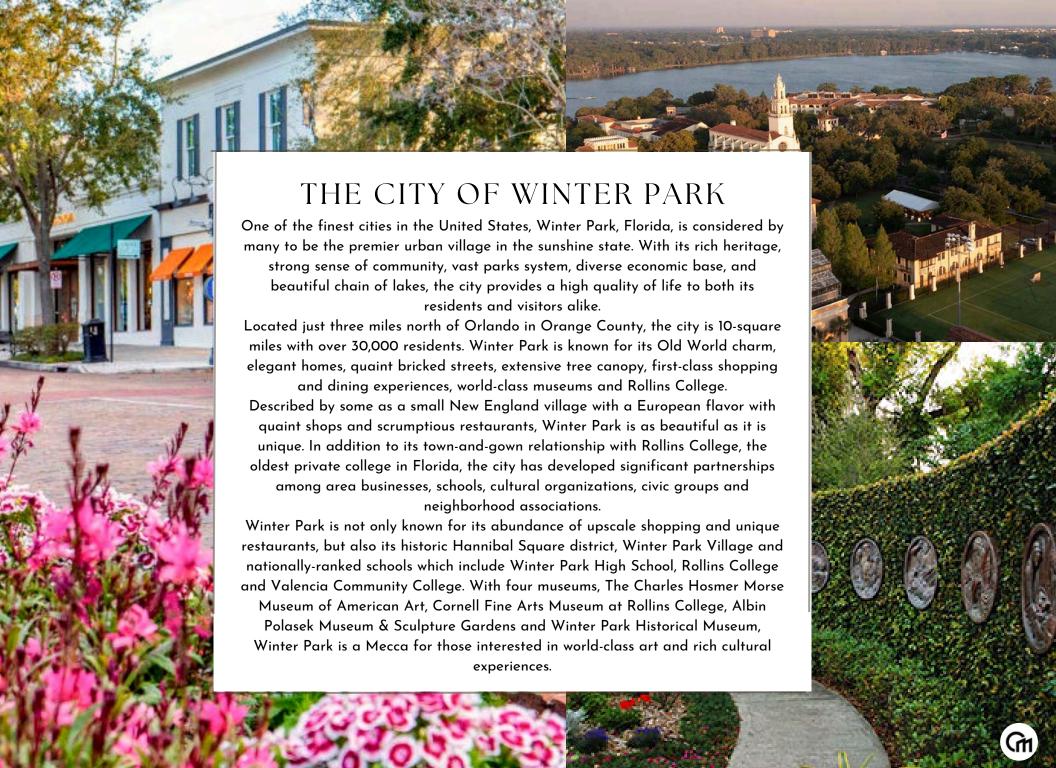


New High Street Retail Development - Winter Park, FL

805 W Fairbanks Avenue, Winter Park, FL 32789



805 W Fairbanks Avenue, Winter Park, FL 32789



HIGHLIGHTS

- Ideal location right in the heart of Winter Park, one of the highest-income submarkets in Central Florida.
- Pre-Leasing Stage Delivery Q1 2026
- 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







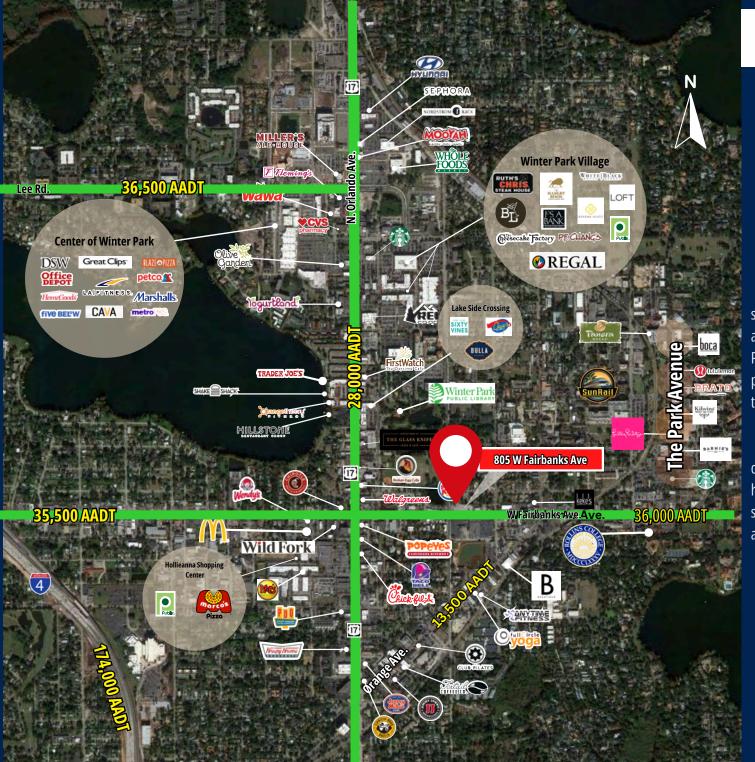
NORTH SITE PLAN











TRADE AERIAL

805 W Fairbanks Avenue Winter Park, FL 32789

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.



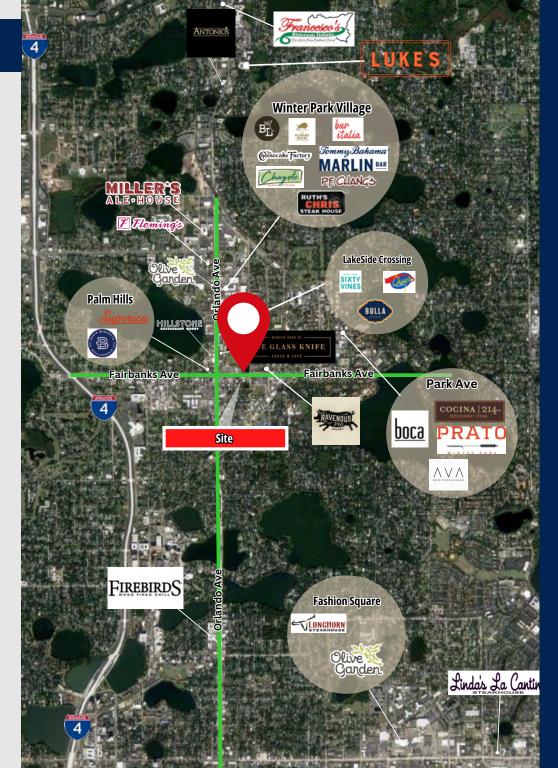
RESTAURANTS NEARBY











- 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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