

TROPHY BUILDING OPPORTUNITY

Winter Park, Florida



FOR SALE - FAIRBANKS AVE.
COMMERCIAL PORTFOLIO

952, 1006 - 1008 W Fairbanks Avenue, Winter Park, FL 32789



A Rare Opportunity in the Heart of Winter Park

The **Fairbanks Avenue Portfolio** presents a rare opportunity to acquire a collection of high-visibility commercial properties along one of Winter Park's most active corridors. Comprising three strategically positioned assets, the portfolio offers a mix of Class A office and boutique retail/showroom space, allowing for both immediate occupancy and long-term value creation.

The offering includes a **3,750 SF** standalone office at **952 W Fairbanks**, complemented by two 825 SF storefronts at **1006 and 1008 W Fairbanks**, which can be combined into a **1,650 SF** contiguous retail footprint.

Located minutes from Park Avenue and supported by strong demographics and consistent traffic exceeding **22,000 vehicles per day**, the portfolio provides investors or owner-users with a unique opportunity to establish a presence in a highly desirable and supply-constrained submarket while benefiting from flexible use and configuration options.



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Demographics

1 MILE

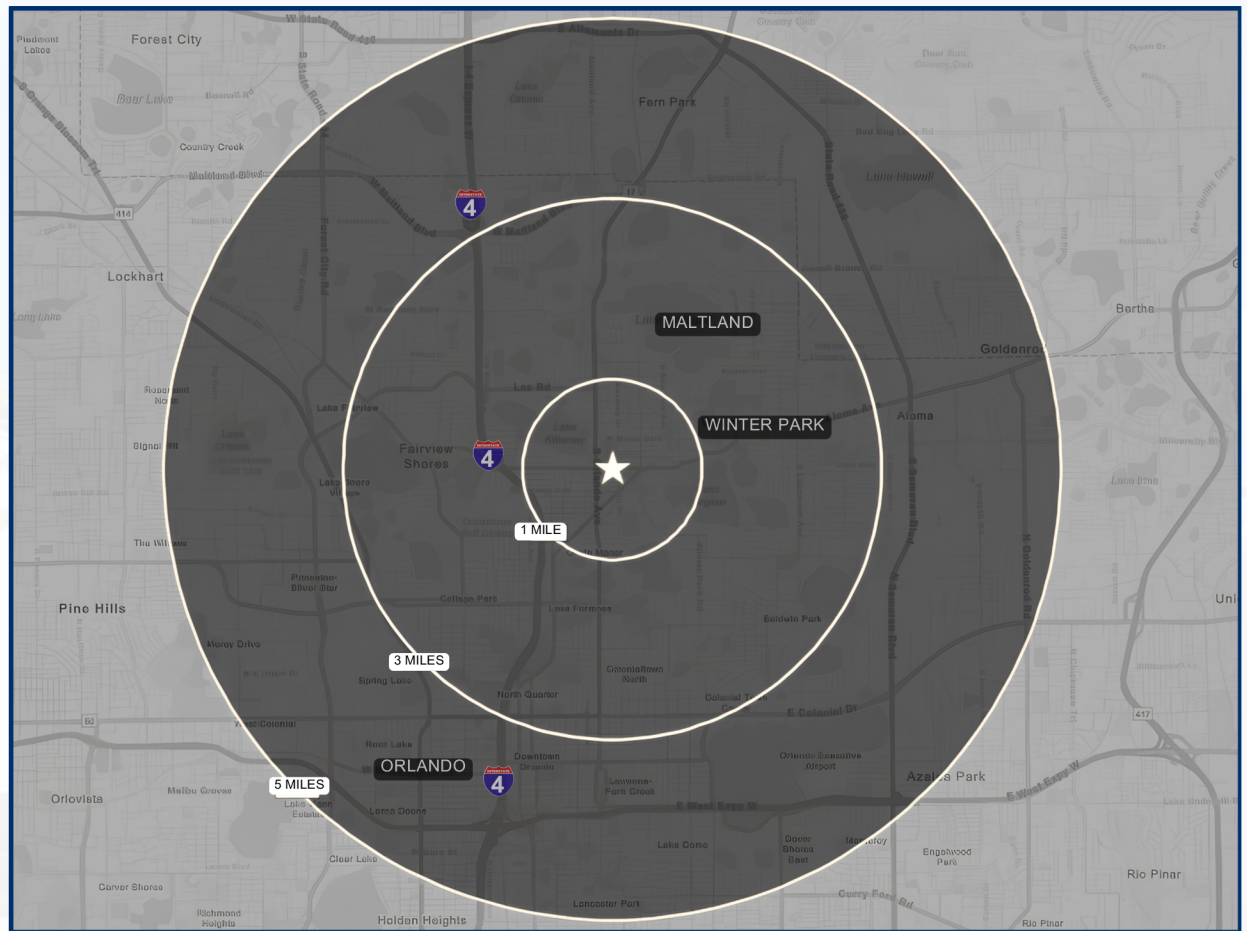
| | |
|-----------------------|-----------|
| Avg. Household Income | \$149,217 |
| Daytime Population | 32,252 |
| Employment | 23,441 |
| Population | 10,134 |
| Households | 4,855 |

3 MILE

| | |
|-----------------------|-----------|
| Avg. Household Income | \$163,020 |
| Daytime Population | 132,121 |
| Employment | 89,203 |
| Population | 82,536 |
| Households | 37,634 |

5 MILE

| | |
|-----------------------|----------|
| Avg. Household Income | \$96,600 |
| Daytime Population | 321,458 |
| Employment | 274,823 |
| Population | 193,819 |
| Households | 86,505 |



Winter Park is one of Central Florida's most affluent and established business communities, supported by strong household incomes, a highly educated workforce, and a thriving employment base. The area's median household income is **29% higher than the Florida median**, reflecting its exceptional purchasing power and economic stability. Winter Park's desirability is further demonstrated by a **median home value of \$810,896**, representing a **remarkable 333% increase since 2000**. Combined with its walkable downtown, premier amenities, and proximity to Orlando, Winter Park remains one of the region's most sought-after locations for businesses and investment.



29%

HIGHER MEDIAN HOUSEHOLD INCOME THAN FLORIDA MEDIAN



\$810,896

MEDIAN HOUSEHOLD VALUE



333%

INCREASE IN MEDIAN HOME VALUE SINCE 2000



WINTER PARK VILLAGE

Recently repositioned through a \$50M+ redevelopment, Winter Park Village is now fully leased and home to premier retailers including Arhaus, Tommy Bahama, Free People, Kendra Scott, Brighton and high-end restaurants. Following renovations to regal cinema, rental rates increased significantly and the center has emerged as one of Central Florida's premier retail destinations.



PARK AVENUE

Winter Park's iconic downtown district continues to benefit from public investment through the City's \$2.5 million Park Avenue Refresh, enhancing infrastructure, streetscapes, and pedestrian experience. The multi-phase project reflects the City's long-term commitment to maintaining one of the region's most desirable mixed-use corridors.

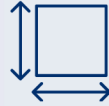


FAIRBANKS CROSSING

The Fairbanks corridor is experiencing significant growth, highlighted by the development of Fairbanks Crossing and more than \$35 million in recent commercial real estate transactions. Supported by ongoing infrastructure improvements and rising property values, the corridor is positioned as one of Winter Park's most active emerging commercial districts.

OPPORTUNITY FOR SALE

Investment Highlights



- **3,750 SF** Class A office / showroom
- Two 825 SF retail / showroom suites, combinable to **1,650 SF**



ZONING:
WP C - 3



STRONG VISIBILITY & ACCESS

Frontage on Fairbanks Avenue (22,000+ AADT) with direct connectivity to Downtown Orlando and I-4.



PREMIER WINTER PARK LOCATION

Positioned in one of Central Florida's highest-income submarkets with average household incomes exceeding \$165K+.



DIVERSE ASSET MIX (OFFICE & RETAIL)

- 3,750 SF Class A office / showroom (952 W Fairbanks)
- Two 825 SF retail / showroom suites, combinable to 1,650 SF



PARKING

Dedicated 18 Parking Spots
After hour parking on case by case basis



FLEXIBLE C - 3 ZONING

Supports a wide range of office, retail, showroom, and service-oriented uses, allowing for long-term adaptability and multiple ownership strategies.



HIGH END FINISHES

Designed with quality materials and a modern buildout, creating a polished, client-facing environment ideal for professional office or showroom users.



OPPORTUNITY FOR PATIO / OUTDOOR SPACE

Garden or outdoor space between the two buildings that can be converted into a patio or outdoor space



> 5 MILES

DIRECT CONNECTIVITY TO DTO

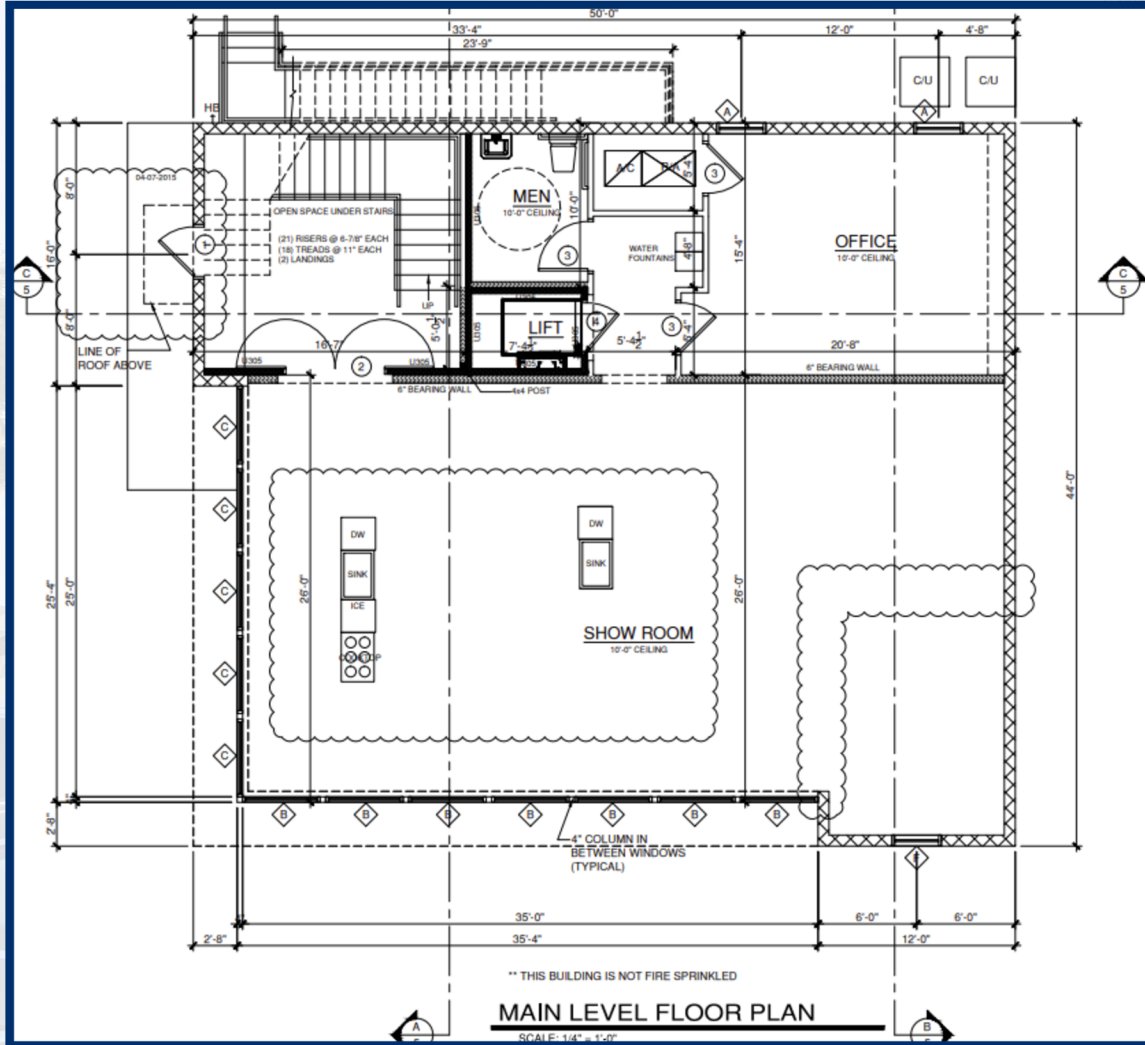


> 1 MILE

DIRECT ACCESS TO I-4

Building Layout

FIRST FLOOR LAYOUT



Stephanie D'Amico

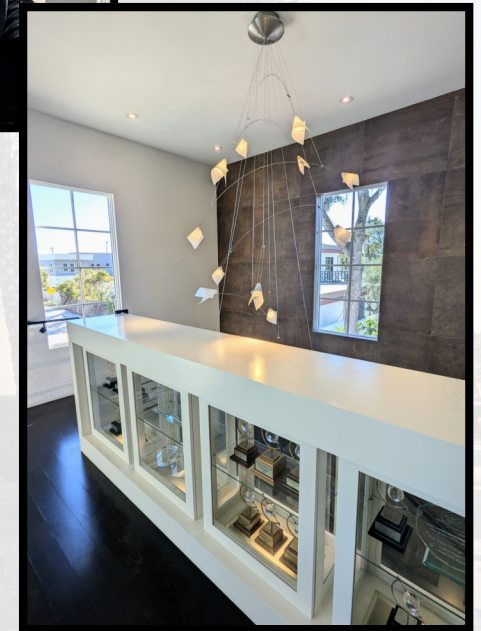
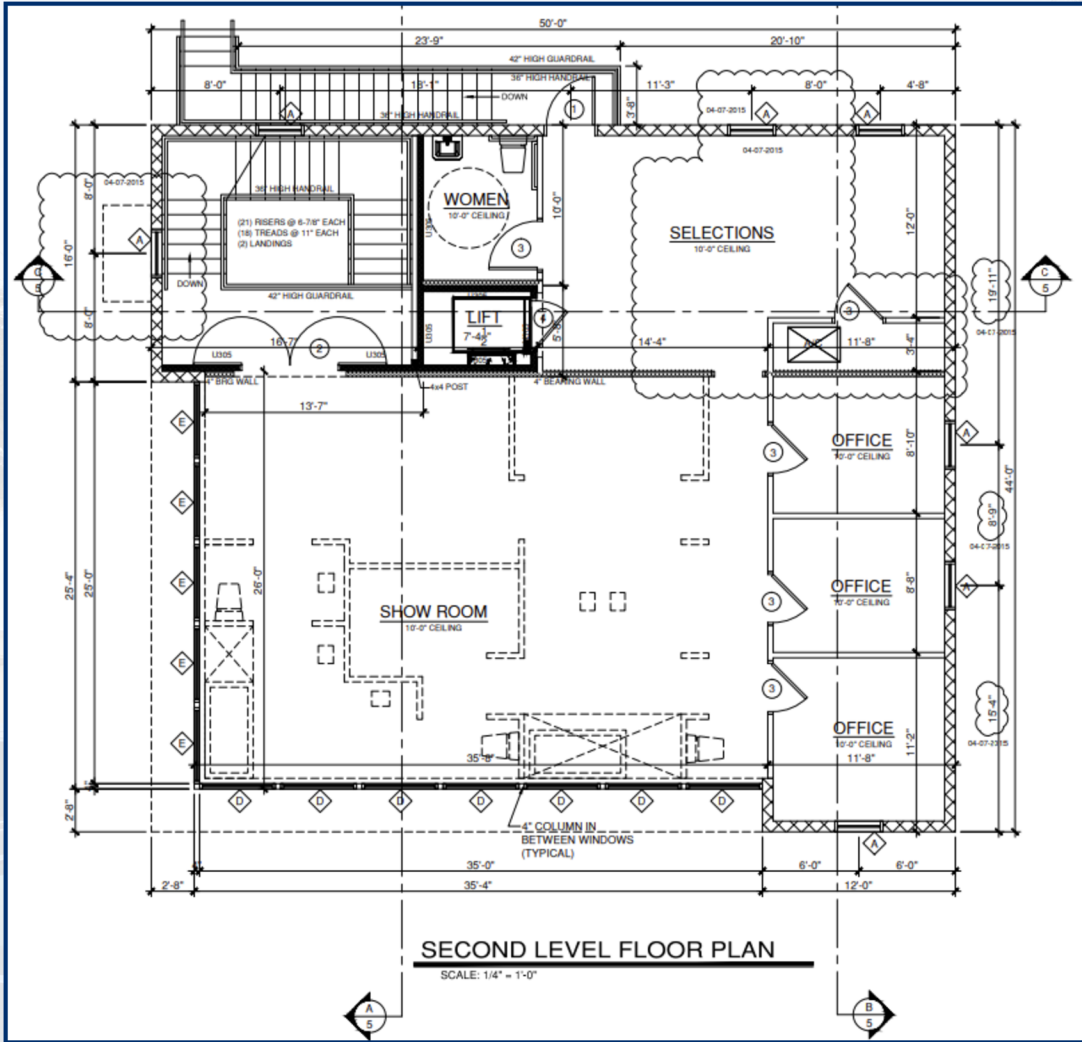
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Building Layout

SECOND FLOOR LAYOUT



Stephanie D'Amico

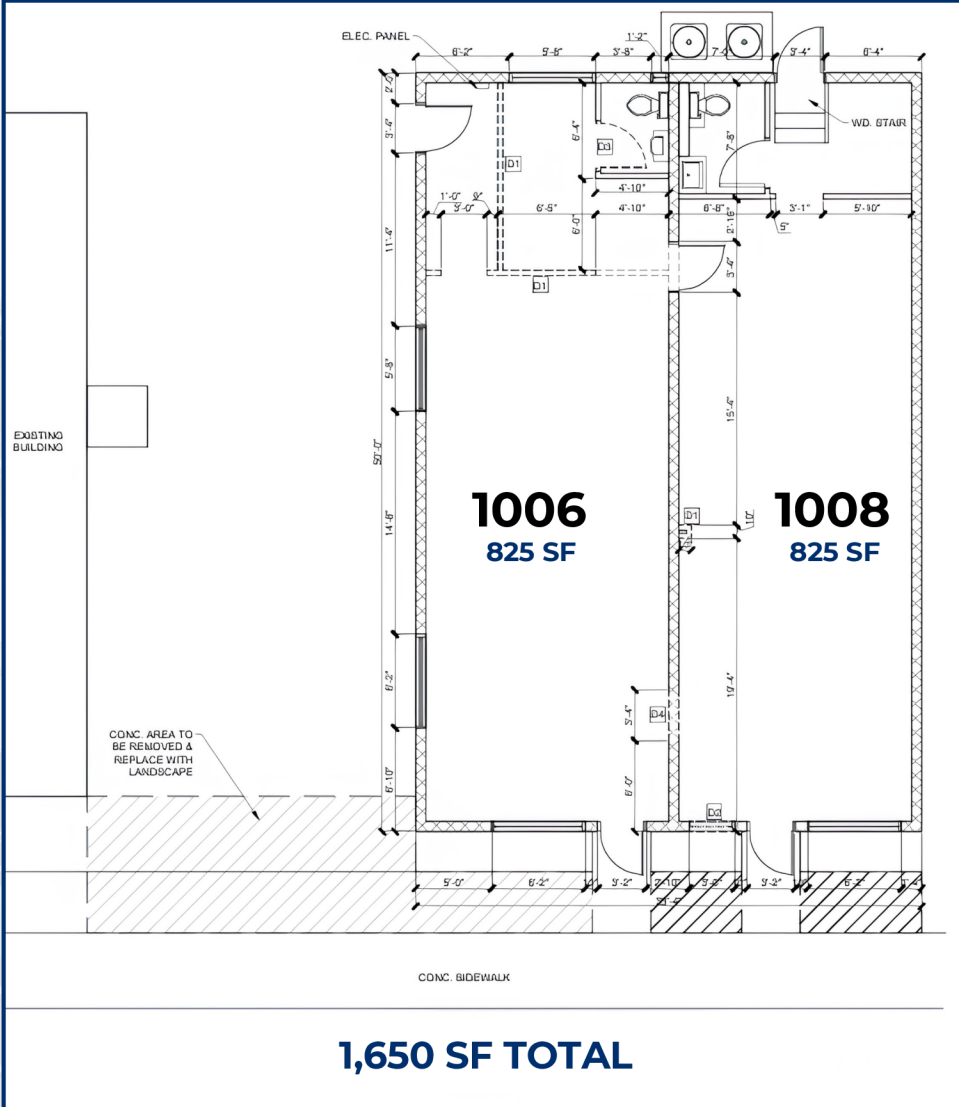
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Building Floor Plans

AS-BUILT FLOOR PLAN



PROPERTY AERIAL



- YELLOW - DEDICATED PARKING**
Designated parking spots for 1006 - 1008
- PINK - AFTER 5PM PARKING**
Shared parking available after 5pm
- ADDITIONAL STREET PARKING**
Additional street parking available on Holt Ave



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