



THE GROVE

— ON MILLER —

FOR LEASE

IDEAL BOUTIQUE RETAIL SPACES

1251 -1255 MILLER AVE, WINTER PARK, FL. 32789

SCAN TO SEE INFORMATION ONLINE



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Crossmarc Services, LLC
Licensed Real Estate Broker



MARKET OVERVIEW

DEMOGRAPHICS



1 MILE

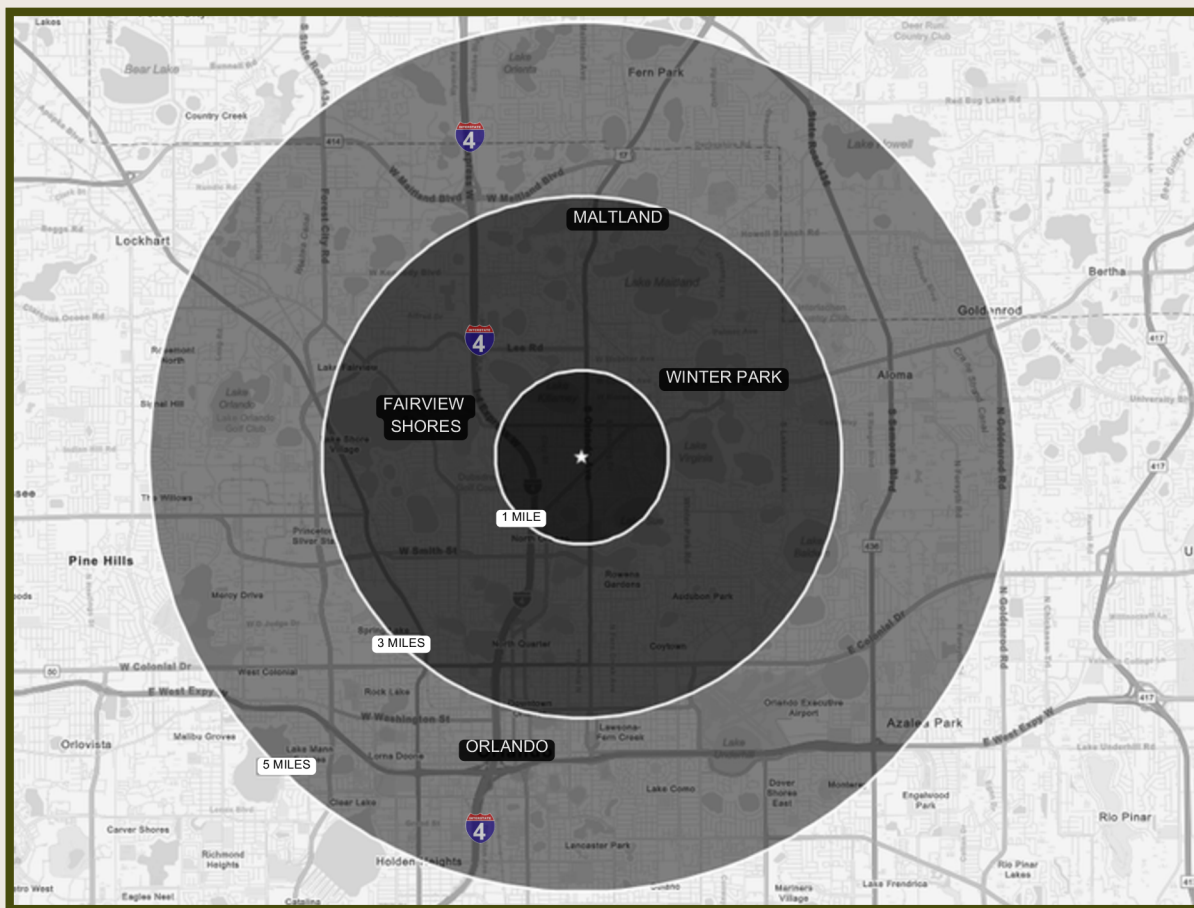
Avg. Household Income	\$164,143
Daytime Population	23,299
Population	10,360
Households	5,616

3 MILE

Avg. Household Income	\$183,334
Daytime Population	161,292
Population	94,478
Households	44,683

5 MILE

Avg. Household Income	\$139,298
Daytime Population	473,847
Population	290,599
Households	131,259



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



PROPERTY HIGHLIGHTS



AVAILABILITY

- 1st Floor Retail Space: 1,200 SF
- 2nd Floor Retail Space w/ Terrace: 1,400 SF
- Turnkey Triplex: 372 SF - 559 SF



PREMIER WINTER PARK LOCATION

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



STRATEGIC LOCATION

located right behind Krispy Kreme and near popular restaurants such as Agave Azul w/ close proximity to Publix, Trader Joe's & Whole Foods & right across from McLaren Super Car Dealership



MULTI-USE SPACE

The perfect space for retail, office, medical, beauty spa or a medical spa.



ONGOING RENOVATIONS

New white paint, paved parking lot & courtyard renovations in progress.



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1251 MILLER AVE

SUITE	TENANT	SF
1 ST Floor - A	Saiko Matcha	1,200
2 nd Floor - B	Available Now	1,400
1 st Floor - C	Available Now	1,200

UNIT A: BASIC BUILD-OUT & TURN -
KEY RENOS COMING SOON!



1251 - 1255 MILLER AVE

COURTYARD VISION



THE GROVE
ON MILLER



1255 MILLER AVE
AVAILABILITY

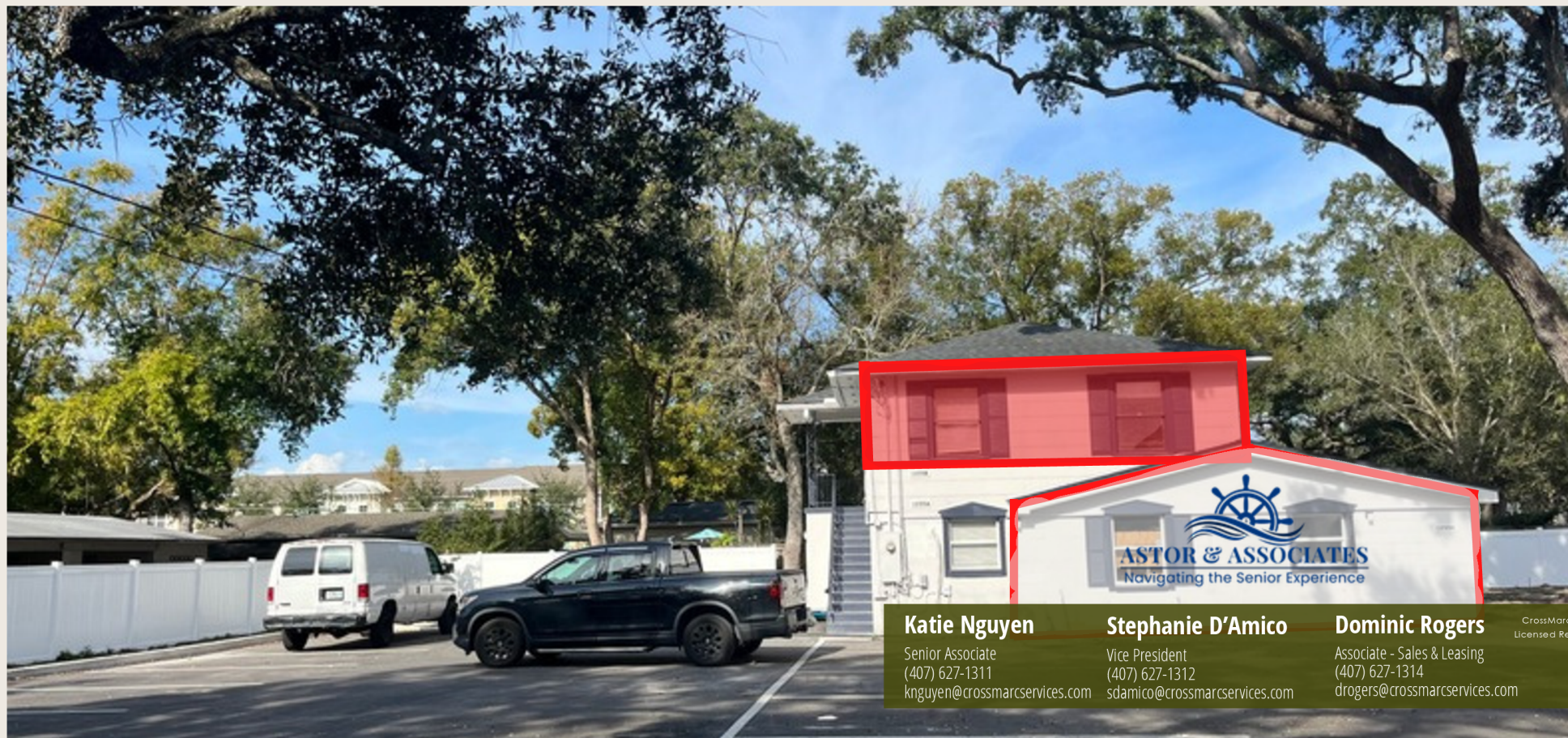


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TRIPLEX: 1255 MILLER AVE

SUITE	TENANT	SF
1 ST Floor	Astor & Associates	510
1 ST Floor	Available Now	372
2 nd Floor	Available Now	559



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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 Ave 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.



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FOR MORE INFORMATION



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