



PALMETTO GROVE
1280 PALMETTO AVE
WINTER PARK, FL

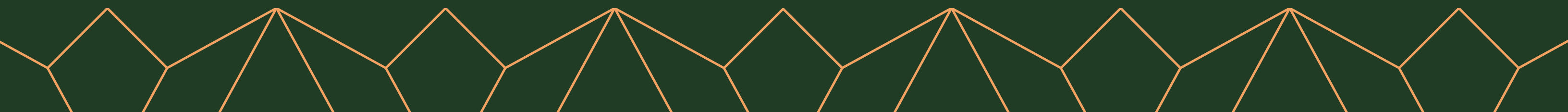


BUILDING ENTRY VIEW

FOR LEASE

±2,600 SQUARE FEET OF CREATIVE OFFICE/RETAIL COMMERCIAL SPACE
OCUPANCY AVAILABLE 18 MONTHS FROM TODAY

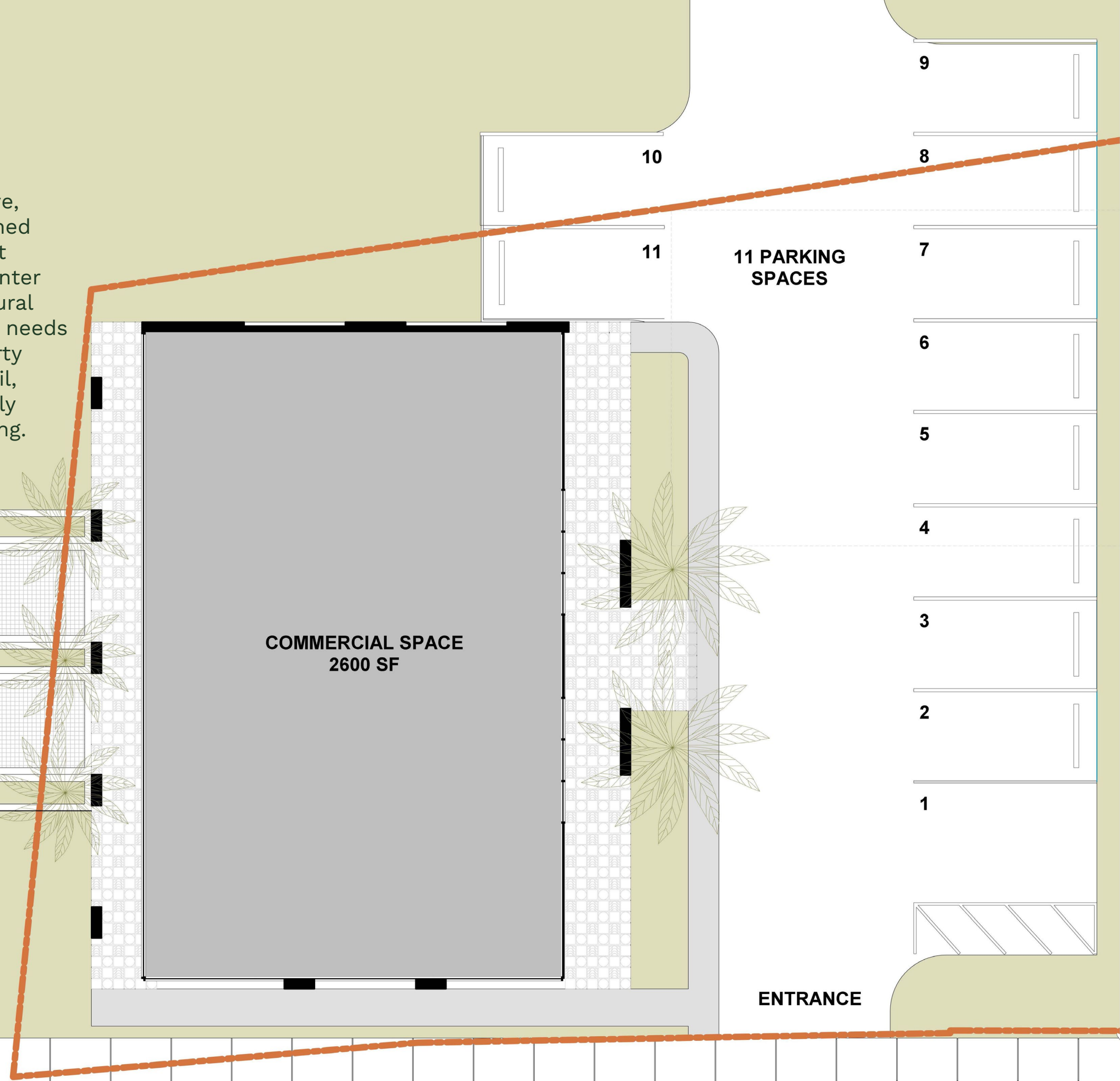
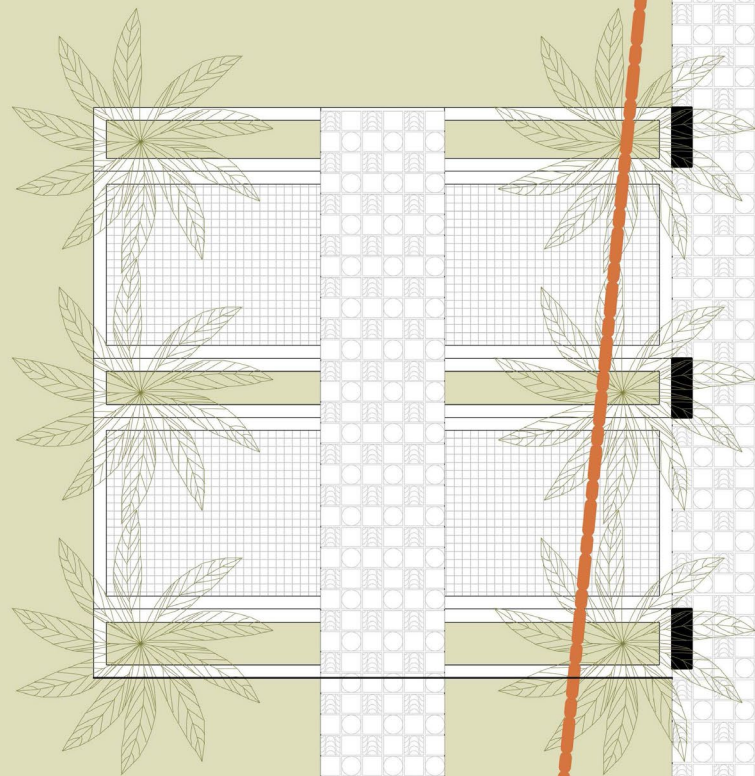
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SITE PLAN

COMMERCIAL SPACE FOR LEASE

Located at 1280 Palmetto Ave, Palmetto Grove offers a refined office and retail environment designed to complement Winter Park's established architectural character while meeting the needs of modern users. The property supports flexible office, retail, or medical tenancy in a highly walkable, amenity-rich setting.



- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

- 10
- 11

11 PARKING SPACES

ENTRANCE

COMMERCIAL SPACE
2600 SF





WINTER PARK'S GATEWAY TO DOWNTOWN

- 1 FOXTAIL COFFEE
- 2 BUTTERMILK BAKERY
- 3 REEL FISH COASTAL KITCHEN & BAR
- 4 BLACK BEAN DELI
- 5 THE COURTESY
- 6 SWINE & SONS
- 7 HILLSTONE RESTAURANT
- 8 PUBLIX SUPER MARKET AT WINTER PARK VILLAGE
- 9 WINTER PARK VILLAGE
- 10 MATWORKZ PILATES & GYROTONIC STUDIO
- 11 CLUB PILATES
- 12 WINTER PARK TENNIS CENTER
- 13 ROLLINS COLLEGE
- 14 SOUTH PARK AVENUE

WINTER PARK OVERVIEW

Imagine your business positioned along Palmetto Avenue at 1280 Palmetto Ave, surrounded by Winter Park's charming streets, cultural attractions, and upscale residential neighborhoods. The area features a highly educated population with strong disposable income, creating an ideal environment for professional, retail, and service-oriented businesses seeking long-term stability and visibility.

Located steps from Palmetto Avenue's most popular cafés, fitness studios, restaurants, and lifestyle services, 1280 Palmetto Ave offers unmatched access to the daily amenities that enhance employee experience and customer engagement in one of Central Florida's most walkable submarkets.





SEVEN OAKS PARK PROJECT

- **1.45 ACRES OF LUSH GREENSPACE**
- **91-SPACE PUBLIC PARKING LOT**
- **DESIGNED TO FOSTER PEDESITRIAN CONNECTIVITY**
- **VILLAGE-STYLE OURDOOR DINING EXPERIENCE**
- **\$4.96 MILLION PUBLIC INVESTMENT**
- **DIRECTLY ADJACENT TO PALMETTO GROVE**





PALMETTO GROVE

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