



Winter Park Executive C

1950 LEE RD, WINTER PARK, FL 32789

Property Highlights

- Close Proximity to 17-92
- Convenient Access to I-4
- Great Co-Tenancy
- Additional amenities include 24-hour access, a bus line, controlled access, and signage.
- Within 3 miles of Winter Park Village which is a lively, high-end shopping center and minutes away from Downtown Winter Park.

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY

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ALEX POOLE

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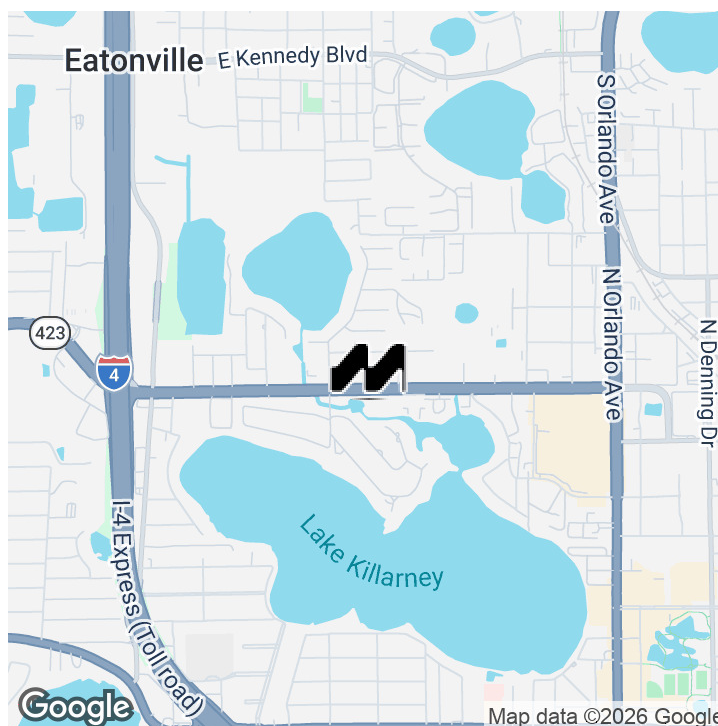
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EXECUTIVE SUMMARY

1950 LEE RD, WINTER PARK, FL 32789

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Lease Rate

\$560 - 1,995 PER MONTH

OFFERING SUMMARY

Building Size:	30,406 SF
Available SF:	268 - 957 SF
Lot Size:	2.22 Acres
Zoning:	O-1
Market:	Winter Park

PROPERTY OVERVIEW

Fantastic professional co-tenancy featuring full-service leases.

The Center offers 2 move-in ready suites, both with standard office buildouts that are sure to fit any business/professional service.

Winter Park is an elegant city that continues to gain more residents very quickly. Between 2017 and 2018 the population of Winter Park, FL grew from 29,922 to 30,189, a 0.892% increase.

SPACES	LEASE RATE	SPACE SIZE
Suite 217	\$1,003 per month	481 SF
Suite 109	\$560 per month	268 SF
Suite 120	\$911 per month	437 SF
Suite 201	\$819 per month	393 SF
Suite 204B	\$1,995 per month	957 SF

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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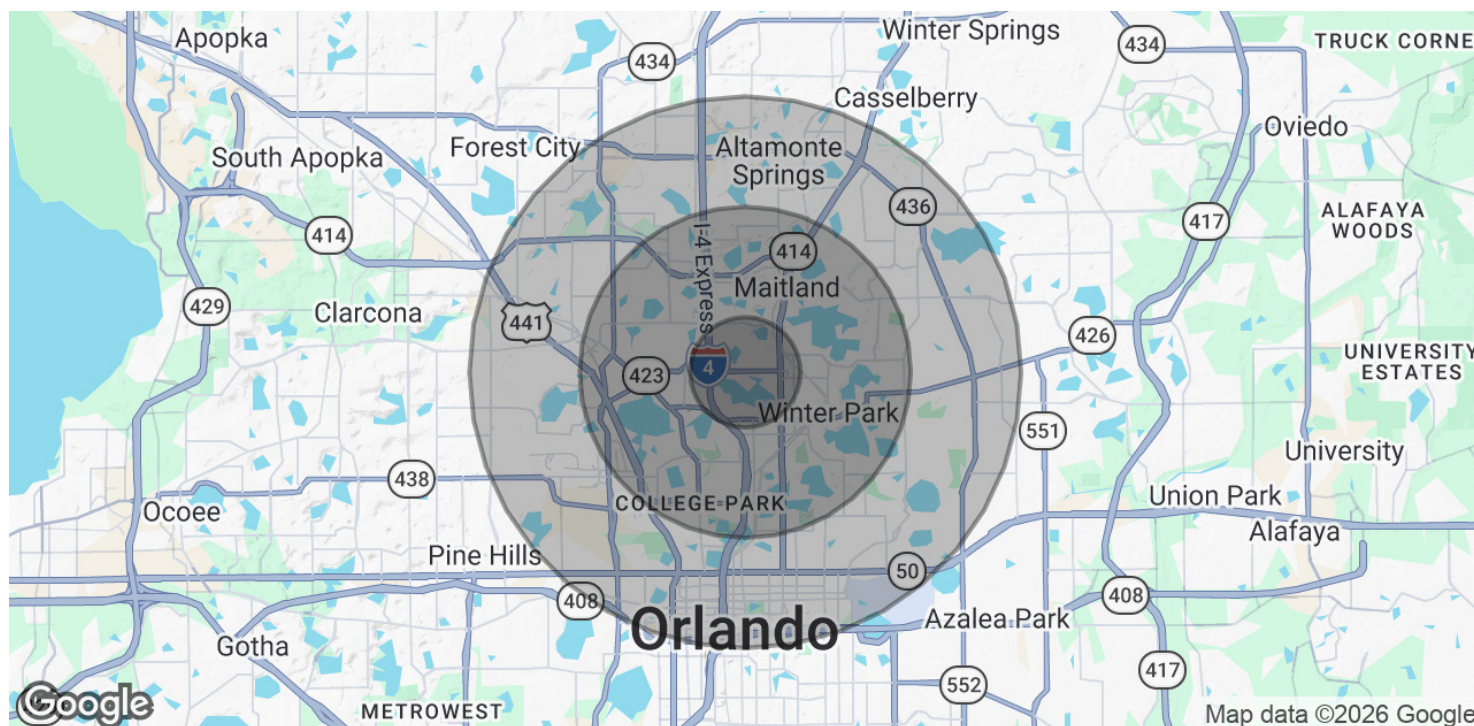
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,916	74,629	241,011
Average Age	39.3	38.9	37.5
Average Age (Male)	39.2	37.8	35.8
Average Age (Female)	41.6	40.3	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,468	31,474	102,261
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$64,984	\$93,598	\$73,879
Average House Value	\$285,534	\$392,538	\$322,395

2020 American Community Survey (ACS)

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