



# PARK AVE, WINTER PARK

## Office/Retail Space Available for Lease

106 N Park Ave, 2nd Level, Winter Park, FL 32789



### HIGHLIGHTS

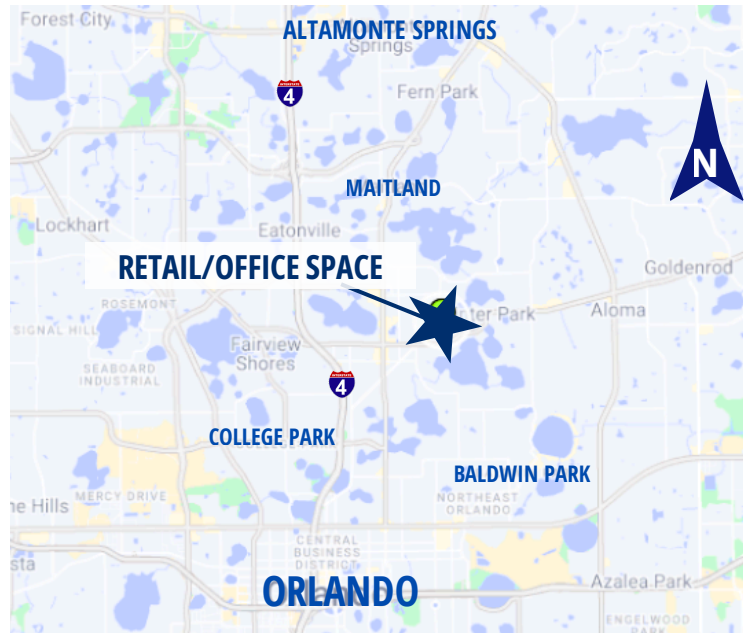
- **SUITE AVAILABLE at 1,800 SF | 2ND FLOOR SPACE**
- Vanilla shell: Late Q2 2026
- **Lease Rate:** \$40/sft. NNN plus CAM \$10/sft.
- Best address in Central Florida, across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants
- Second floor space available - 1,800 SF located in prestigious Downtown Winter Park
- **Free parking** in the Winter Park Center Parking Lot
- Currently in a demo stage, customizable space
- Located on the southeast corner of South Park Avenue

### DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	7,980	60,712	223,570
Households	3,439	27,530	103,191
Avg. HH Income	\$212,283	\$170,653	\$133,094

\*Source: ESRI (2025)

### MAP



**Brian K. Watson, CCIM, MBA**

Vice President, Sales & Leasing

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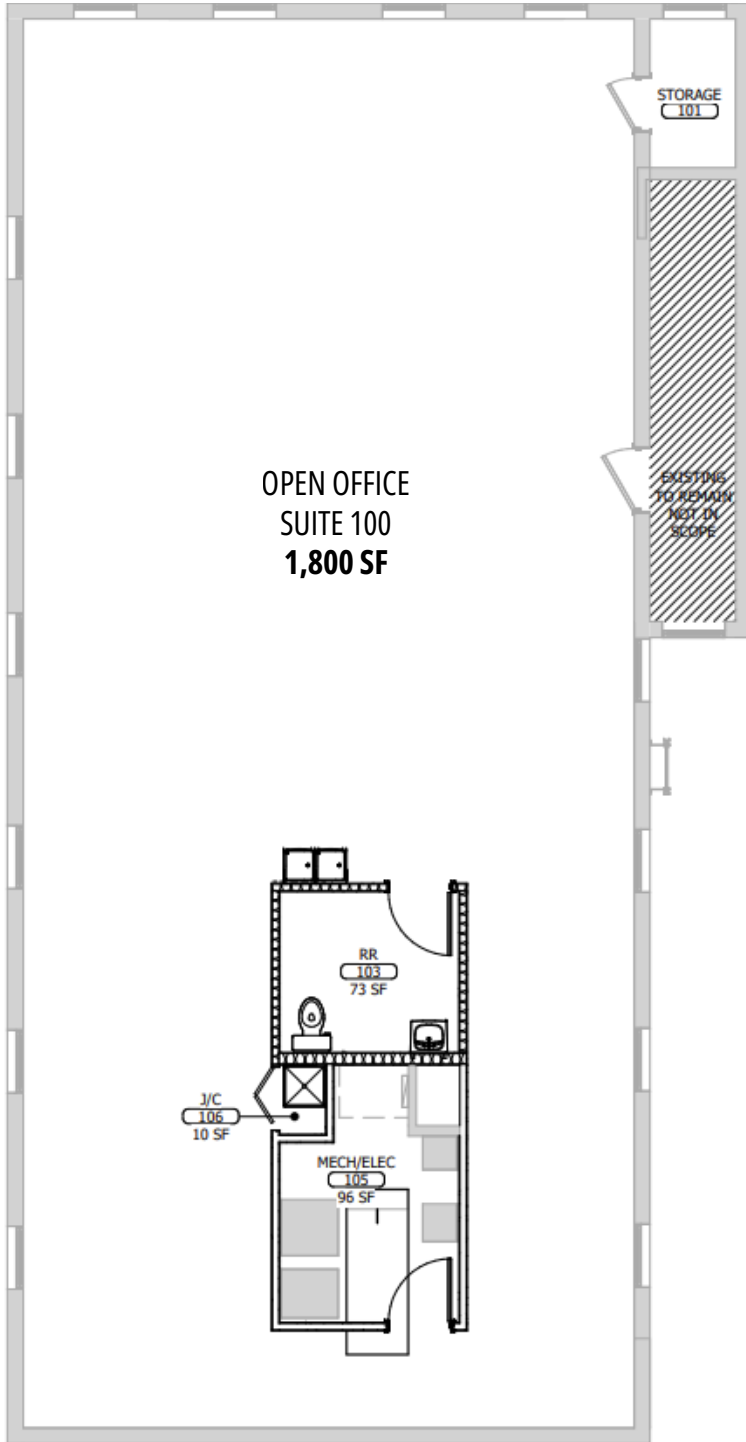
CrossMarc Services, LLC  
Licensed Real Estate Broker



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### ESTABLISHMENTS ON PARK AVE



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