Retail/Office
WINTER PARK

1141-1143 N ORANGE AVE
WINTER PARK, FL 32789

FOR SALE
2,706 SF

ASKING PRICE
UPON REQUEST



CUSHMAN & WAKEFIELD

Property Highlights

1141-1143 N ORANGE AVE
WINTER PARK, FL 32789

1141-1143 N Orange Avenue presents the opportunity to acquire 2,706 SF of retail/office space in Winter Park, Florida. Zoned WP-C-3. The property offers full access via Minnesota Avenue and 11 parking space. The site sits along the N Orange Avenue corridor, surrounded by national retailers, restaurants, hotels, healthcare, education, and recreation destinations, including Downtown Winter Park/Park Avenue, Rollins College, and AdventHealth Orlando. With 68,175 residents and an average household income of $92,940 within three miles, the property is well posiioned for an owner-user or investor seeking a commercial asset in an established Central Florida submarket.





The property sits within a dense retail corridor anchored by the **Center of Winter Park** (Marshalls, Ross, Petco, HomeGoods, Michaels, Office Depot, LA Fitness) and **Winter Park Village** (REI, Ulta, The Cheesecake Factory, P.F. Chang's), with Publix, CVS, Wawa, and Starbucks close by.

The building is **zoned WP-C-3** and offers **2,706 SF** of retail/office space. With two separate storefront entrances and a mix of open and private rooms, the layout offers flexibility for a single user or multiple tenants.

Full access via Minnesota Avenue and **11 parking spaces** provide convenient access for custmer and employees. A rear parking area and rear entry doors complement the landscaped, street-front entrances on N Orange Avenue.

66,175 residents and **26,568 households** live within three miles, with an average household income of **$92,940**. The five-mile trade area grows to **199,712 residents** and **80,491 households** at a **$103,079** average income, offering a deep customer and employee base.

Site Details

- **Address:** 1141 N. Orange Ave, Winter Park, FL 32789
- **Available Space:** 2,706 SF
- **Parcel ID:** 12-22-29-6600-00-300
- **Zoning:** WP-C-3
- **Access:** Full access via Minnesota Avenue
- **Parking**: 11 spaces

Property **Photos**







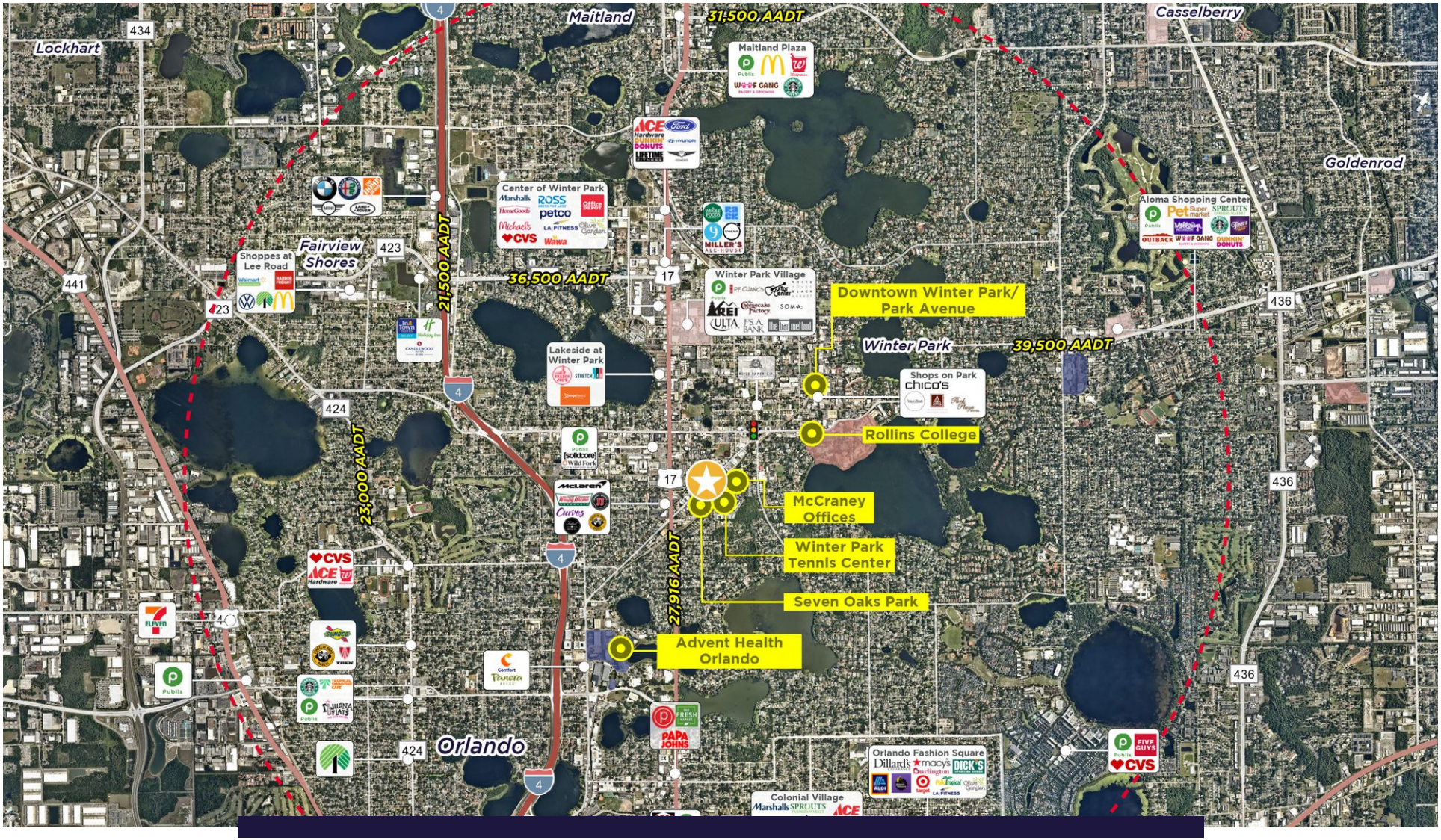






Site Plan





Aerial Map

POPULATION

1 MILE - 13,577

3 MILE - 68,175

5 MILE - 199,712

AVG HH INCOME

1 MILE - $78,535

3 MILE - $92,940

5 MILE - $103,079

HOUSEHOLDS

1 MILE - 5,466

3 MILE - 26,568

5 MILE - 80,491



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