

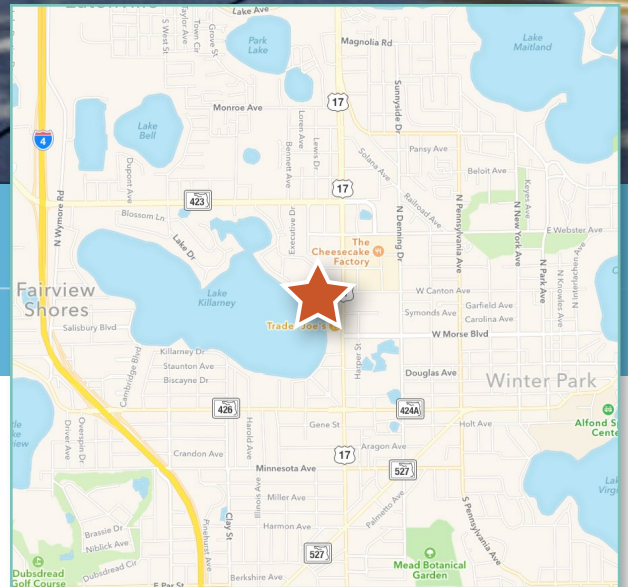


347 N. ORLANDO AVE.

347 N. ORLANDO AVE., WINTER PARK, FL 32789

PROPERTY HIGHLIGHTS

- Excellent Frontage on US 17-92 (33K vehicles a day)
- Zoned C-3 on .24 Acre Lot
- 2,800 SF
- Outdoor Patio
- Across the street from the highly popular Winter Park Village - the area's most exciting destination for upscale shopping, dining & entertainment



Millenia Partners
4192 Conroy Road, Ste. 110
Orlando, FL 32839
www.millenia-partners.com



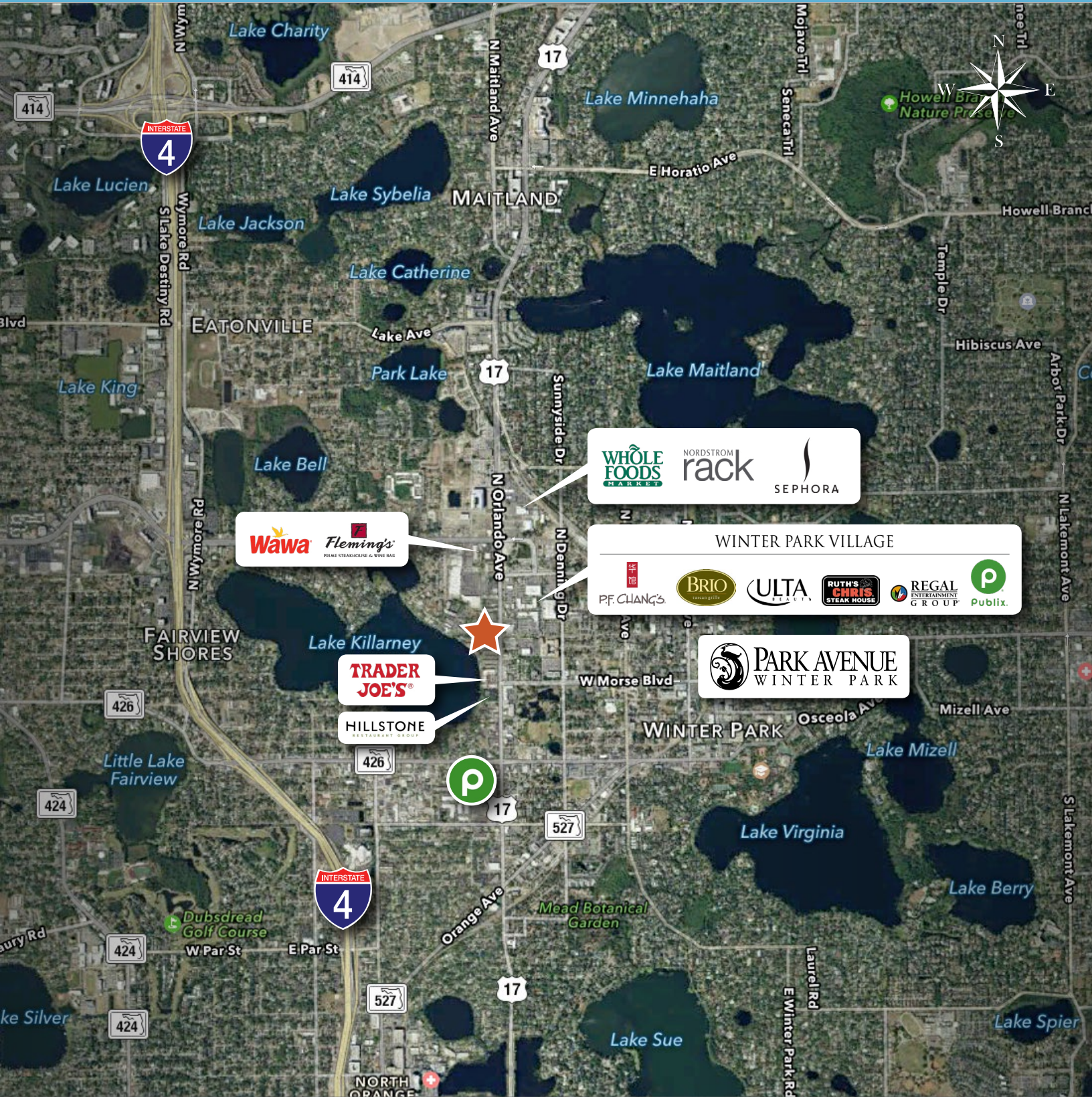
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LOCATION MAP

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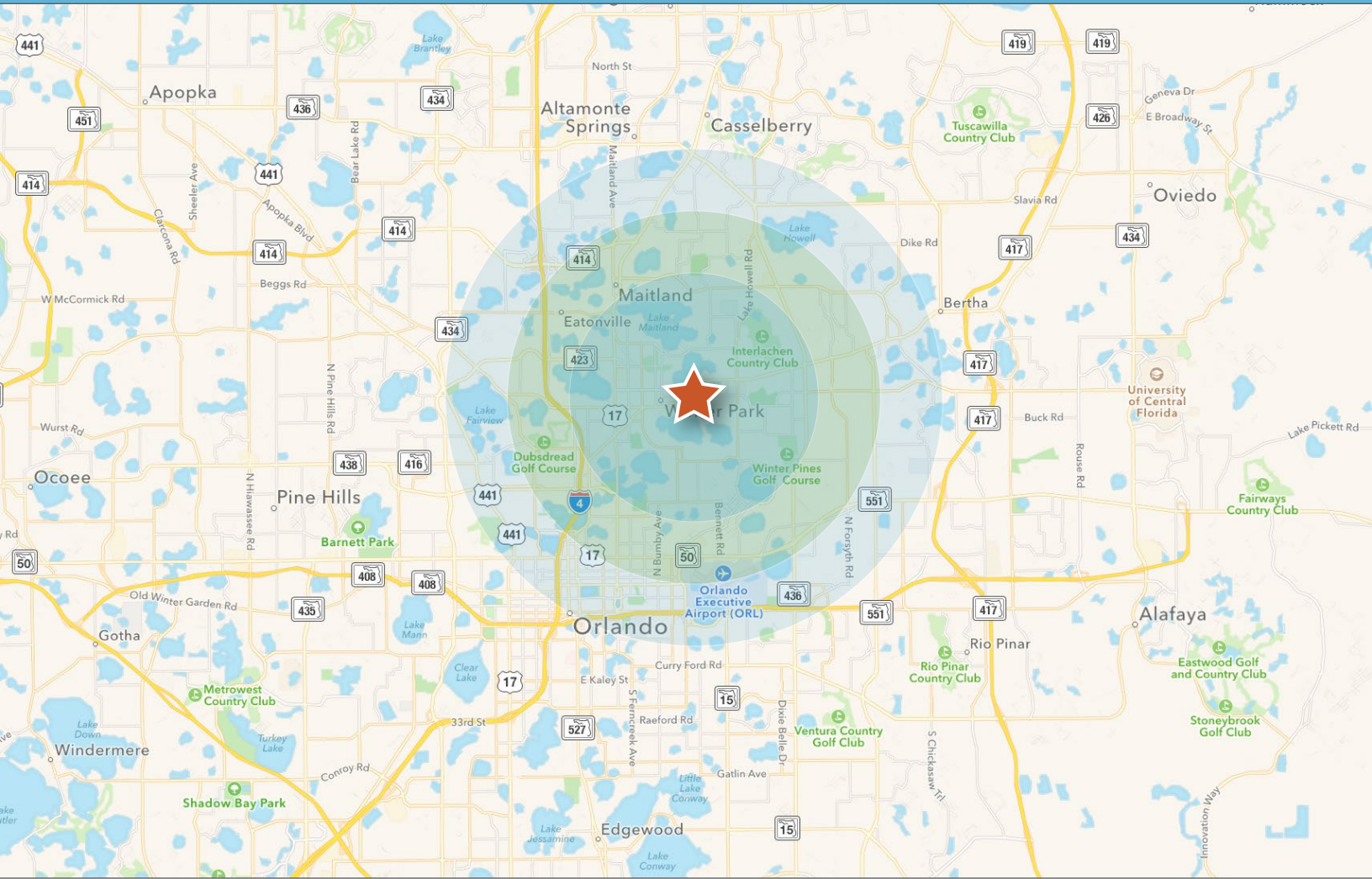
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DEMOGRAPHICS

347 N. ORLANDO AVE., WINTER PARK, FL 32789



RADIUS	1 MI.	3 MI.	5 MI.
Population			
Total Population	7,625	83,867	240,120
Median Age	42.3	39.7	38.7
Median Age (Male)	41.6	38.1	37.0
Median Age (Female)	42.8	41.7	40.7

Households & Income			
Total Households	2,844	34,252	99,338
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$127,591	\$83,569	\$75,209
Average House Value	\$471,100	\$332,960	\$313,766

*Demographic data derived from 2010 US Census



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