



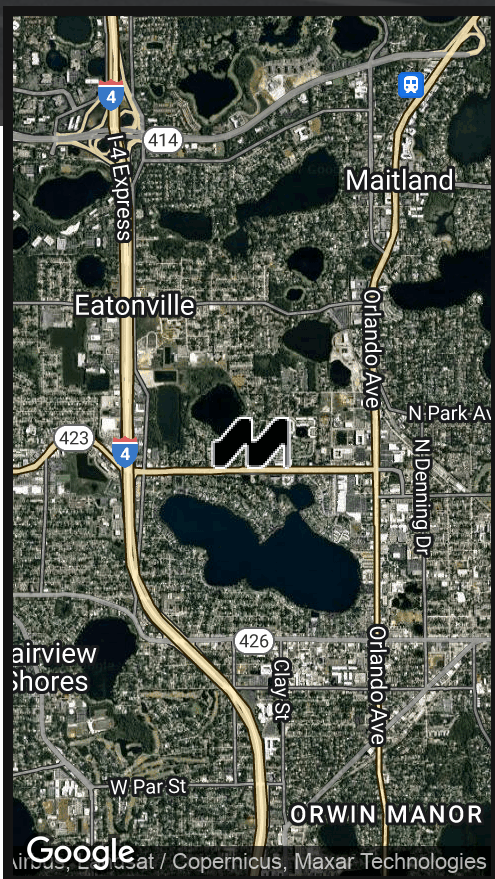
# Winter Park Executive Center

1950 LEE RD, WINTER PARK, FL 32789

## Location Overview

Winter Park Executive Center is a 2-story professional office featuring move-in ready suites offering full-service leases.

Strategically situated between I-4 and North Orlando Avenue, tenants benefit from being less than a mile from the Winter Park Village, Winter Park Square, and the Center of Winter Park offers an abundance of retail, restaurants, entertainment, and specialty services.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)

PRESENTED BY

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## EXECUTIVE SUMMARY

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Center



### OFFERING SUMMARY

Lease Rate:	\$776.00 SF/yr (Full Service)
Building Size:	30,406 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.

### 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.

### SPACES

### LEASE RATE

### SPACE SIZE

Suite 119

\$776.00 SF/yr

459 SF

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OFFICE BUILDING

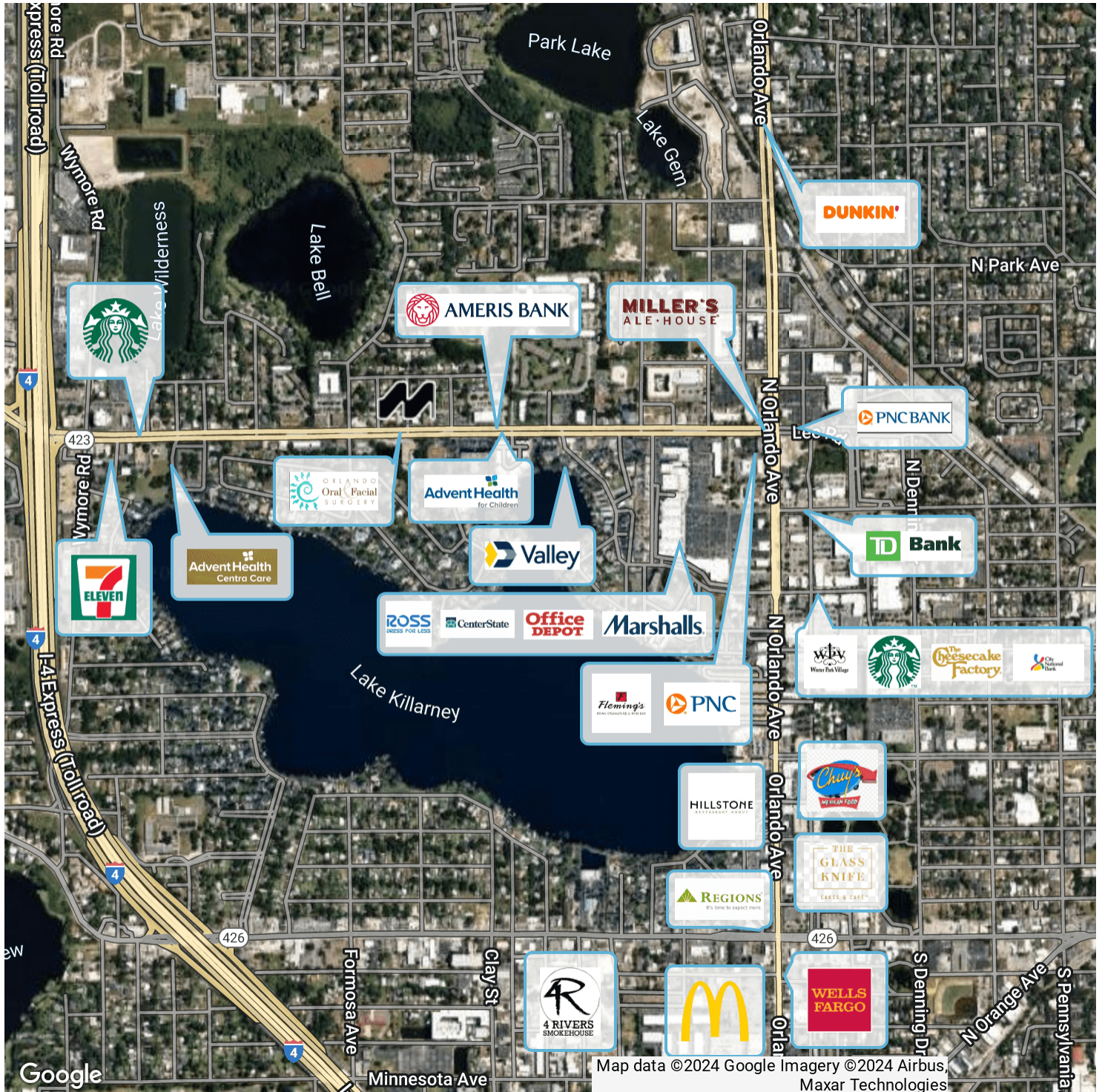
# For Lease



## LOCATION MAPS

1950 LEE RD, WINTER PARK, FL 32789

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## DEMOGRAPHICS MAP & REPORT

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Center



### 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

\* Demographic data derived from 2020 ACS - US Census

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