

OFFERING MEMORANDUM

Free Standing Winter Park Office Building

ADDRESS NOT DISCLOSED

Winter Park, FL

PRESENTED BY:

HILLARY S. BRESSLER

C: 321.356.4769

hillary.bressler@svn.com

FL #SL3560471





Franklin Ave

Wymore Rd

124,000
Cars/Day

INTERSTATE
4

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000
LEASE RATE:	Negotiable
CAM:	\$8.75/SF
BUILDING SIZE:	2,435 ± SF
LOT SIZE:	0.31 ± Acres
PRICE/SF:	\$338.81
ROAD FRONTAGE:	100 ± FT (Wymore Rd)
YEAR BUILT/RENOVATED:	1945/2008

PROPERTY OVERVIEW

Single-story, free-standing office building well located in between two exits to I-4. It is also in great proximity to Downtown Winter Park restaurants.

The office features large windows that maximize natural light throughout, exceptional brand new finishes, and ample parking space for employees or visitors.

This property also offers a variety of potential uses such as a corporate headquarters, professional services, and co-working spaces.

It is an excellent opportunity to own commercial property in Winter Park.

Zoned Professional Office District (P-O)

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located on the east side of Wymore Road facing I-4 between Lee and Fairbanks Road in Winter Park, FL, the subject property is just 10 ± minutes north of Downtown Orlando.

This prime location provides access to Downtown Winter Park, US 17-92, I-4 and restaurants. Downtown Winter Park is only 10 ± minutes east of the office building.

Major retailers and health care providers in close proximity to this location include Home Depot, Starbucks, AdventHealth Centra Care, and Tesla.

One major development underway is the new HostDime Data Center. This \$45 million, 100,000 SF data center is the only tier IV center in Central Florida, made up of 7 floors, ultra fast internet access, and private data suites. It is just 5 ± minutes north of the subject property and is expected to have a positive impact on the community.

SITE DESCRIPTION

A free standing office building with nice natural light. It features seven (7) offices, one (1) lobby, two (2) conference rooms that could be office space, and two (2) private one stall bathrooms.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Rare offering with low inventory in the downtown Winter Park market
- Mix of private offices, conference rooms and open work areas
- Excellent location and visibility, located directly on Fairbanks Avenue
- Exceptional “brand new” finishes; lighting and flooring
- 12 parking spots
- Has 2 suites with separate entrances, which one can be sub-leased.
- Traffic counts of 7,900 AADT on Wymore Road
- Monument Signage on Wymore Road
- A/C's replaced 2022 and 2023
- Past 3 companies in this building have been acquired or purchased.



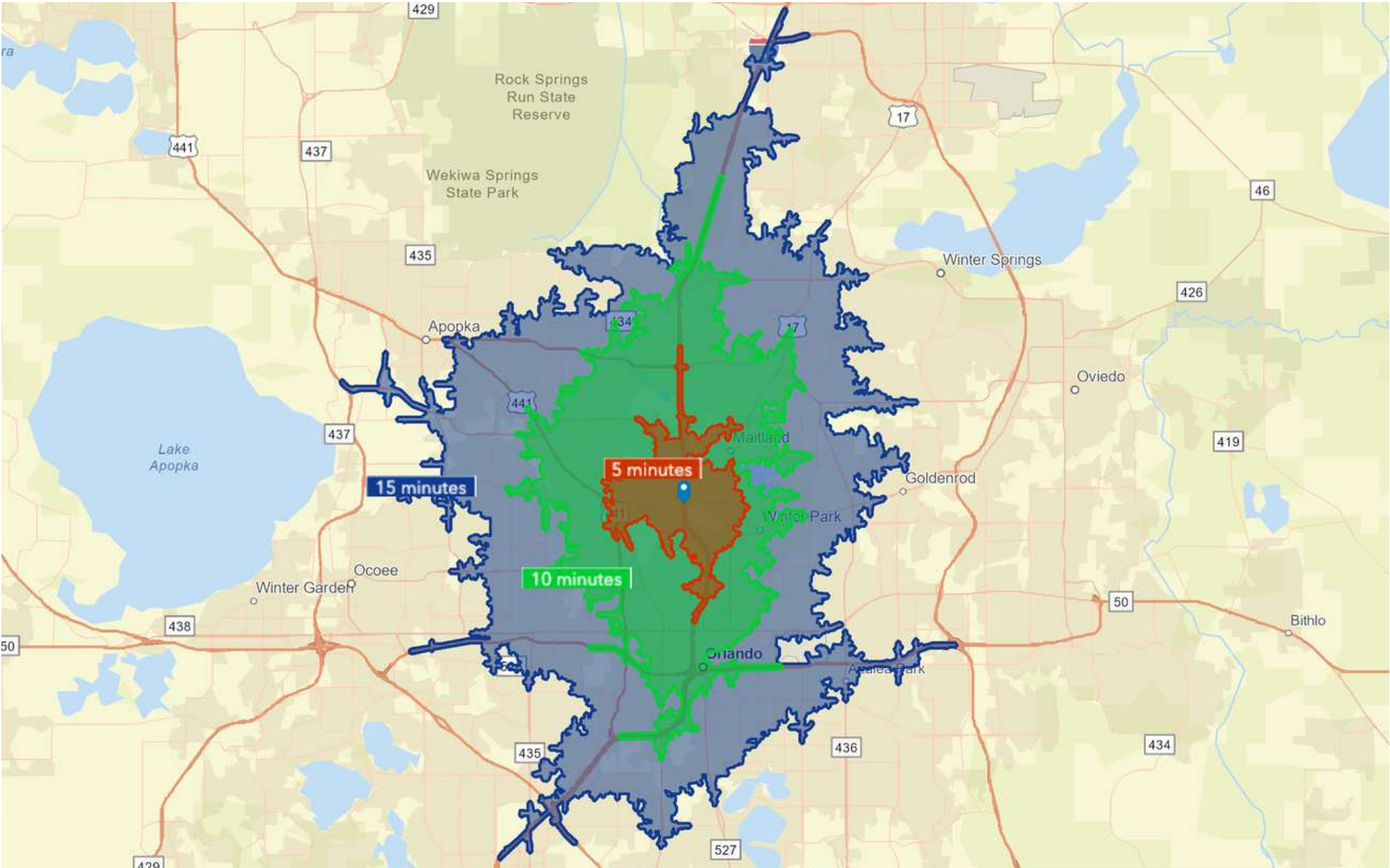
WINTER PARK

FOUNDED:	1886
SIZE:	10.38 mi²
POPULATION:	30,523
WEBSITE:	www.winterpark.org
MAJOR EMPLOYERS:	Rollins College Winter Park Memorial Hospital Charles Schwab Fiserv Ruth's Hospitality Group Bonnier Corporation CNL Financial Group Full Sail University

Situated in the heart of Central Florida, Winter Park is an ideal investment destination, boasting a blend of business opportunities, cultural charm, and a strong local economy. Its strategic position near downtown Orlando and a well-connected transportation network offer easy access to major highways and bustling business districts, positioning investors at the center of opportunity. Winter Park's diverse industries, educated workforce, and entrepreneurial environment contribute to a thriving economy, making it a stable backdrop for commercial real estate investments. The city's affluent population creates a strong consumer base, generating high demand for premium retail, upscale dining, and luxury accommodations.

Additionally, Winter Park's vibrant arts scene and proximity to renowned tourist attractions ensure a continuous influx of visitors, making it an appealing choice for investors seeking high occupancy rates and growth potential. The city's investor-friendly environment, streamlined regulations, business incentives, and supportive infrastructure further enhance the opportunities for attractive returns on investments. Winter Park presents an enticing package of prime location, a flourishing economy, upscale demographics, cultural allure, and a robust tourism industry, making it a promising choice for astute commercial real estate investors.

DRIVE TIMES



Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Winter Park	Orange County	FL	US
Population	8,609	81,135	288,720	28,772	196,468	550,915	30,523	1,497,941	22,381,338	337,470,185
Households	3,719	36,717	127,303	13,864	88,351	227,583	13,124	547,159	8,909,543	129,917,449
Families	1,785	19,083	64,924	6,746	44,948	127,039	6,934	349,637	5,732,103	83,890,180
Average Household Size	2.22	2.15	2.22	2.02	2.17	2.37	2.20	2.67	2.46	2.53
Owner Occupied Housing Units	1,858	18,629	58,939	6,322	40,807	111,364	8,705	309,641	5,917,802	84,286,498
Renter Occupied Housing Units	1,861	18,088	68,364	7,542	47,544	116,219	4,419	237,518	2,991,741	45,630,951
Median Age	41.7	40.4	38.7	41.4	39.6	38.50	45.8	35.5	42.9	39.1
Income										
Median Household Income	\$58,466	\$72,528	\$64,174	\$62,267	\$63,805	\$60,526	\$93,509	\$69,236	\$65,081	\$72,603
Average Household Income	\$80,282	\$115,094	\$103,062	\$88,996	\$100,274	\$94,281	\$153,727	\$101,755	\$97,191	\$107,008
Per Capita Income	\$36,822	\$52,246	\$45,467	\$41,594	\$45,090	\$38,992	\$66,223	\$37,275	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	-0.33%	0.38%	0.42%	0.81%	0.47%	0.18%	-0.23%	0.94%	0.63%	0.30%
Households	-0.12%	0.56%	0.73%	0.96%	0.72%	0.45%	-0.04%	1.10%	0.77%	0.49%
Families	-0.54%	0.41%	0.44%	0.85%	0.48%	0.23%	-0.27%	1.05%	0.74%	0.44%
Owner HHs	0.41%	0.57%	0.52%	0.62%	0.56%	0.48%	0.20%	1.21%	0.93%	0.66%
Median Household Income	3.89%	2.71%	3.22%	3.86%	3.07%	3.00%	2.93%	3.20%	3.34%	2.57%

Over 280,000 people with a median age of 41.4 within a 5-mile radius from the property.

Median household income of over \$72,000 within a 3-mile radius from the property.

Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Winter Park Orange County FL US

Households by Income

<\$15,000	12.90%	10.30%	11.30%	11.30%	10.50%	11.00%	10.00%	9.70%	9.70%	9.50%
\$15,000 - \$24,999	10.60%	6.80%	7.50%	8.10%	7.40%	8.00%	6.40%	7.40%	7.80%	7.10%
\$25,000 - \$34,999	12.20%	9.00%	8.90%	11.80%	9.00%	9.40%	8.70%	8.60%	8.40%	7.40%
\$35,000 - \$49,999	8.30%	9.70%	11.10%	9.50%	11.30%	12.20%	5.50%	10.80%	11.80%	10.80%
\$50,000 - \$74,999	14.30%	15.30%	17.20%	15.90%	18.20%	18.30%	12.10%	16.30%	17.80%	16.50%
\$75,000 - \$99,999	16.30%	12.30%	12.50%	13.90%	12.50%	12.60%	9.30%	13.60%	13.10%	12.80%
\$100,000 - \$149,999	15.80%	16.00%	14.10%	16.70%	14.50%	13.80%	15.60%	15.80%	15.90%	16.90%
\$150,000 - \$199,999	4.80%	7.70%	7.00%	6.30%	6.80%	6.50%	9.10%	7.80%	7.00%	8.60%
\$200,000+	4.80%	12.90%	10.40%	6.40%	9.70%	8.30%	23.30%	9.90%	8.40%	10.60%

Population by Age

0 - 4	5.00%	5.00%	5.20%	5.00%	5.00%	5.40%	3.90%	5.90%	5.00%	5.70%
5 - 9	4.80%	5.10%	5.30%	4.80%	5.10%	5.50%	4.40%	6.10%	5.30%	6.10%
10 - 14	4.70%	5.30%	5.30%	4.80%	5.10%	5.60%	4.90%	6.00%	5.50%	6.30%
15 - 19	4.80%	5.90%	5.50%	5.10%	5.50%	5.70%	6.80%	6.70%	5.60%	6.30%
20 - 24	6.40%	6.80%	6.90%	6.30%	6.90%	6.80%	6.40%	7.80%	5.90%	6.40%
25 - 34	15.10%	14.20%	16.40%	15.00%	15.70%	16.10%	12.10%	16.80%	13.10%	13.70%
35 - 44	13.20%	13.50%	13.80%	13.50%	13.90%	13.50%	10.60%	14.10%	12.10%	13.10%
45 - 54	12.10%	12.20%	11.80%	12.40%	12.00%	12.00%	12.00%	12.00%	11.70%	11.90%
55 - 64	13.60%	13.00%	12.10%	13.10%	12.40%	12.30%	14.50%	11.20%	13.30%	12.70%
65 - 74	10.20%	10.50%	9.70%	10.60%	10.20%	9.80%	12.50%	8.20%	12.60%	10.60%
75 - 84	6.50%	5.80%	5.50%	6.30%	5.70%	5.20%	7.40%	3.90%	7.30%	5.30%
85+	3.60%	2.60%	2.60%	3.00%	2.50%	2.20%	4.40%	1.30%	2.70%	1.90%

Race and Ethnicity

White Alone	60.10%	60.40%	51.30%	57.50%	53.40%	47.40%	74.30%	43.10%	57.10%	60.60%
Black Alone	18.70%	18.30%	24.80%	20.60%	21.70%	26.20%	8.30%	19.30%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.20%	0.50%	0.50%	1.10%
Asian Alone	4.00%	3.70%	3.70%	3.90%	3.70%	3.60%	3.80%	5.70%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	5.10%	5.40%	6.70%	5.60%	6.90%	8.30%	3.20%	12.40%	7.60%	8.70%
Two or More Races	11.60%	11.90%	13.10%	12.00%	13.80%	14.00%	10.10%	18.80%	16.70%	10.60%
Hispanic Origin (Any Race)	17.60%	17.60%	20.90%	18.30%	22.00%	24.00%	13.20%	33.90%	27.00%	19.40%

Downtown
Orlando
10 ± Minutes

Subject

Lee Rd

158,000
Cars/Day

39,000
Cars/Day

Lee Rd



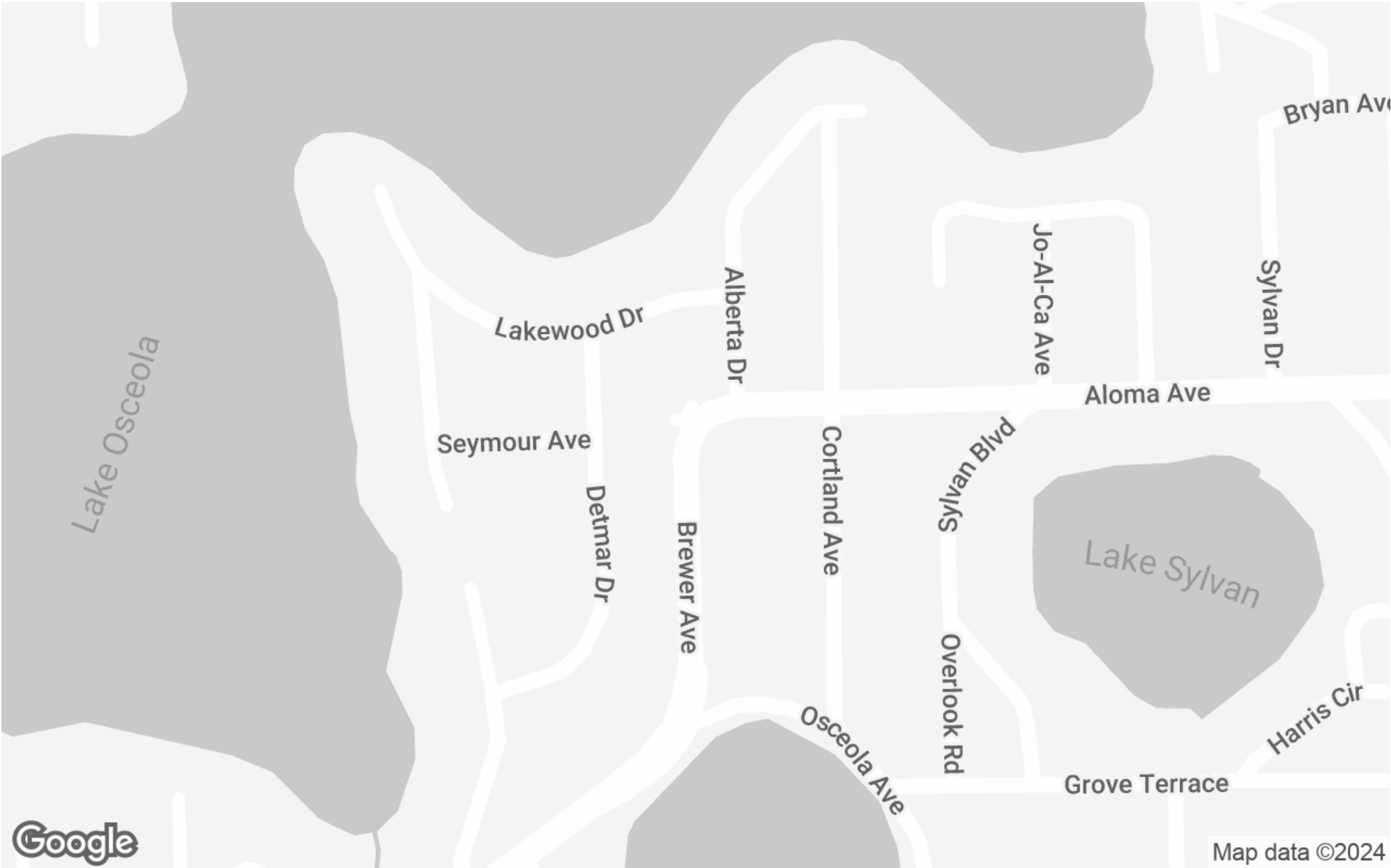
ADDITIONAL PHOTOS



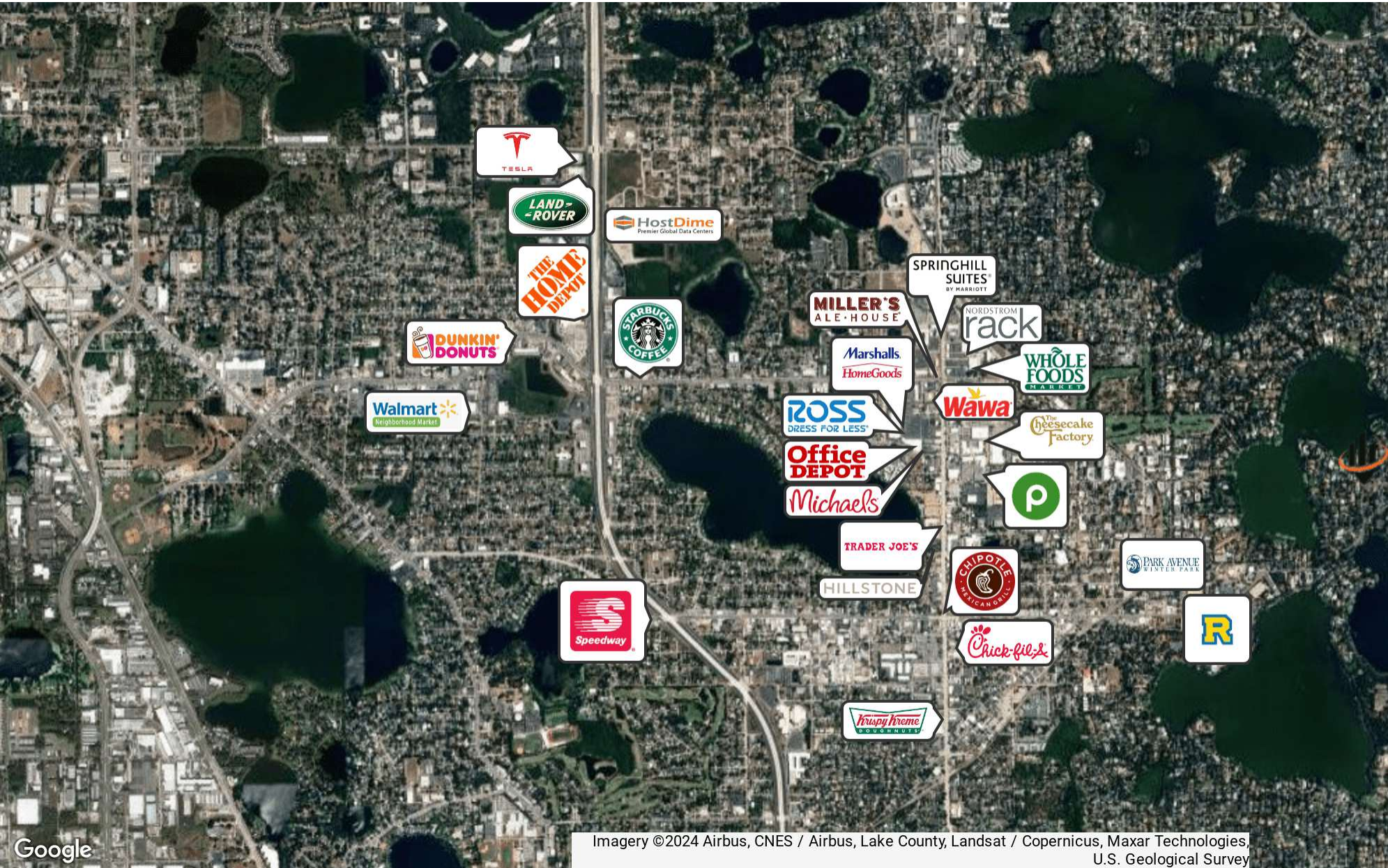
ADDITIONAL PHOTOS



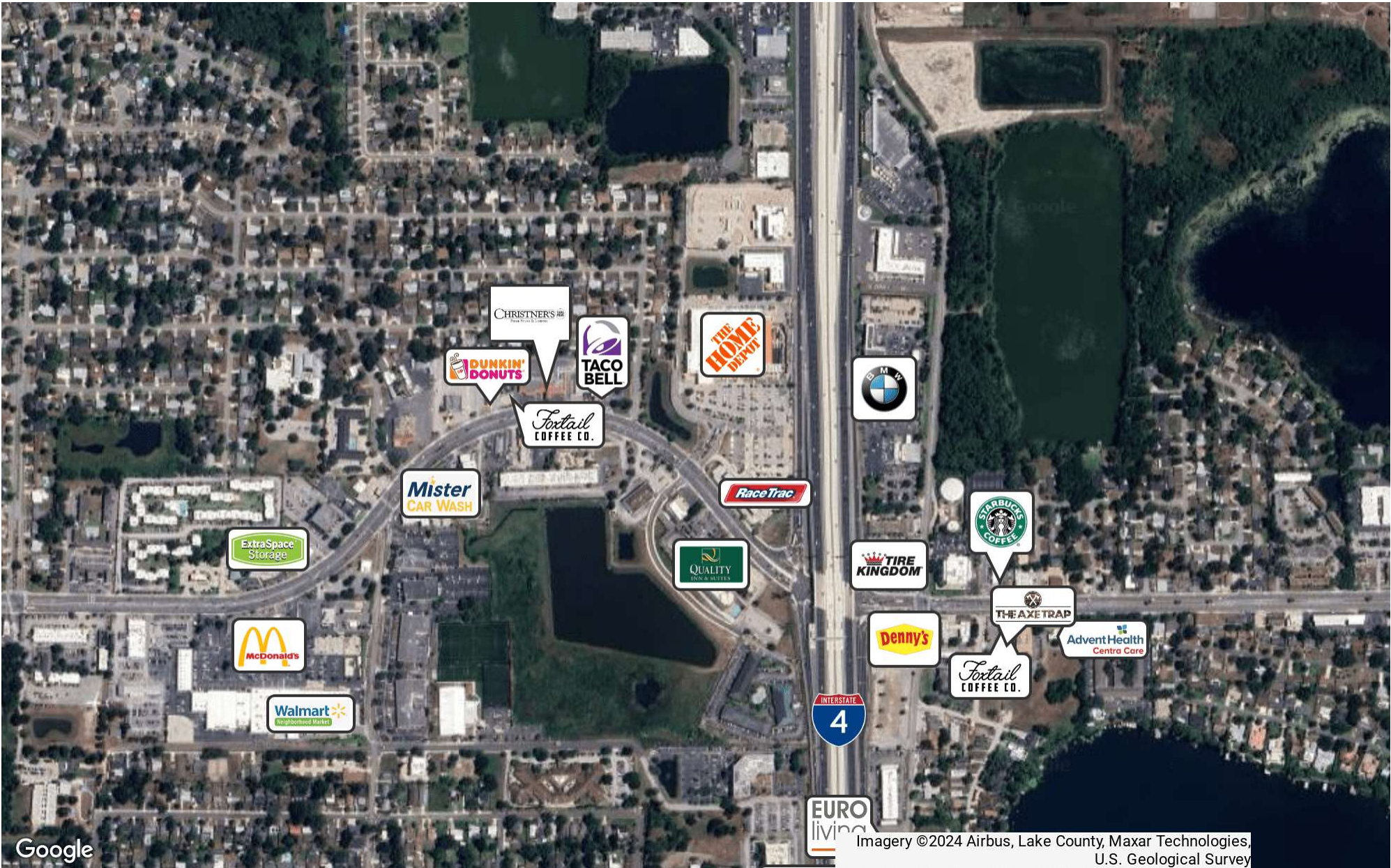
LOCATION MAP



MARKET AREA MAP



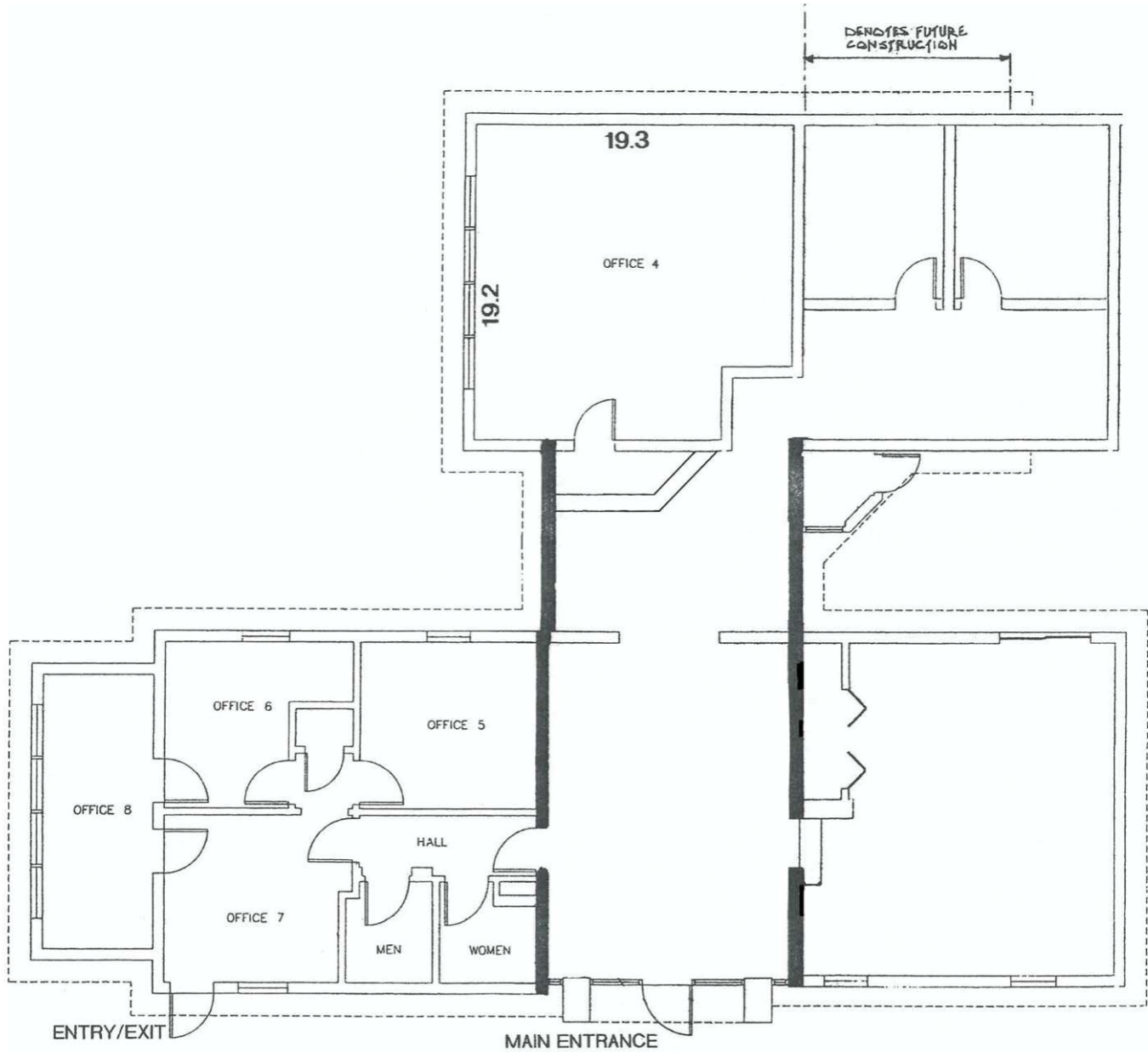
NEIGHBORHOOD AREA MAP



This map of Orlando, Florida, illustrates the route of Interstate 4 (I-4) and its surrounding infrastructure. Key features include:

- Interstate 4 (I-4):** The main north-south highway running through the center of the map.
- Exit #88:** Located at Lee Rd, marked with a red callout box.
- Exit #89:** Located at Fairbanks Ave, marked with a red callout box.
- Local Roads:** Numerous roads are labeled, including W Kennedy Blvd, Edgewater Dr, N Pine Hills Rd, N Park Ave, S Lakemont Ave, W Par St, W Smith St, E Livingston St, E Central Blvd, W Central Blvd, N Tampa Ave, N Burnby Ave, and S Mills Ave.
- Landmarks:** The Orlando Executive Airport is shown in the southeast, and the University of Central Florida is partially visible on the right.
- Toll Sign:** A green and white toll sign for route 408 is located in the southwest.
- Geographic Features:** Several large blue areas represent lakes or wetlands.

FLOOR PLAN





Wymore Rd

Franklin Ave

ADVISOR BIOGRAPHY



HILLARY S. BRESSLER

Associate Advisor

hillary.bressler@svn.com

Direct: 877.518.5263 x451 | Cell: 321.356.4769

FL #SL3560471

PROFESSIONAL BACKGROUND

Hillary S. Bressler is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Two decades as an investor in commercial real estate and former CEO of a tech firm, Hillary is well-respected as a credible CRE advisor. She brings 25 years of business experience to her clients and has been investing in commercial real estate since 1999. Before joining SVN SRD, Hillary was a pioneer in the digital marketing industry, launching The Golf Channel’s first website. She later went on to start one of the first and largest nationwide digital advertising agency. As their founder and CEO, Hillary was able to provide a wide range of digital marketing and advertising services to corporate clients like Marriott, Dell, Sotherby’s Real Estate, Visit Orlando, and Universal Studios.

Hillary is a second-generation commercial real estate investor. Growing up in Orlando, FL, her family owned many industrial factories and showrooms throughout Orange County. She acquired her first commercial building at the age of 28 years old which sparked her career in Orlando commercial real estate.

Hillary’s background in digital marketing coupled with a passion for commercial real estate creates what she calls, “the digital real estate advisor”. She goes above and beyond to market her listings and service her clients. Her creative methodology allows her to locate buyers or tenants using advanced digital media, social media and even AI strategies.

She believes the best advisors are those that truly cared about their clients and have a passion for the industry. Hillary has a strong passion for helping people and with my experience in commercial real estate and the endless resources from SVN Saunders Ralston Dantzler. She wakes up every day excited to help people achieve their goals and make solid investments in real estate.

She also holds experience in mergers and acquisitions with her own agency being acquired in 2014 while negotiating a 5-year lease of her building. Hillary’s diverse background and extensive knowledge of the Central Florida market provides guidance to property owners and entrepreneurs as they navigate site selection, effective investment solutions, and the ever-changing real estate market.

Hillary specializes in:

- Office
- Retail and Restaurant



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

