

EXECUTIVE SUMMARY

Aloma and Howell Branch Former Gas Station • 4310 Aloma Ave Winter Park, FL 32792



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.94 Acres
Year Built:	1991
Building Size:	888 SF
Zoning:	C-2
Market:	Seminole
Submarket:	Winter Park

PROPERTY OVERVIEW

This prime location boasts versatile office and retail space, making it ideal for businesses seeking a prominent presence. The high-visibility facade and convenient access for customers and employees. Take advantage of this opportunity to establish your business in a dynamic and thriving community. Don't miss out on the chance to elevate your brand in this sought-after location.

LOCATION OVERVIEW

Located on the NWC of Aloma Ave. and Old Howell Branch Rd.
Very high traffic area
1.8 miles west of FL-417

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ADDITIONAL PHOTOS

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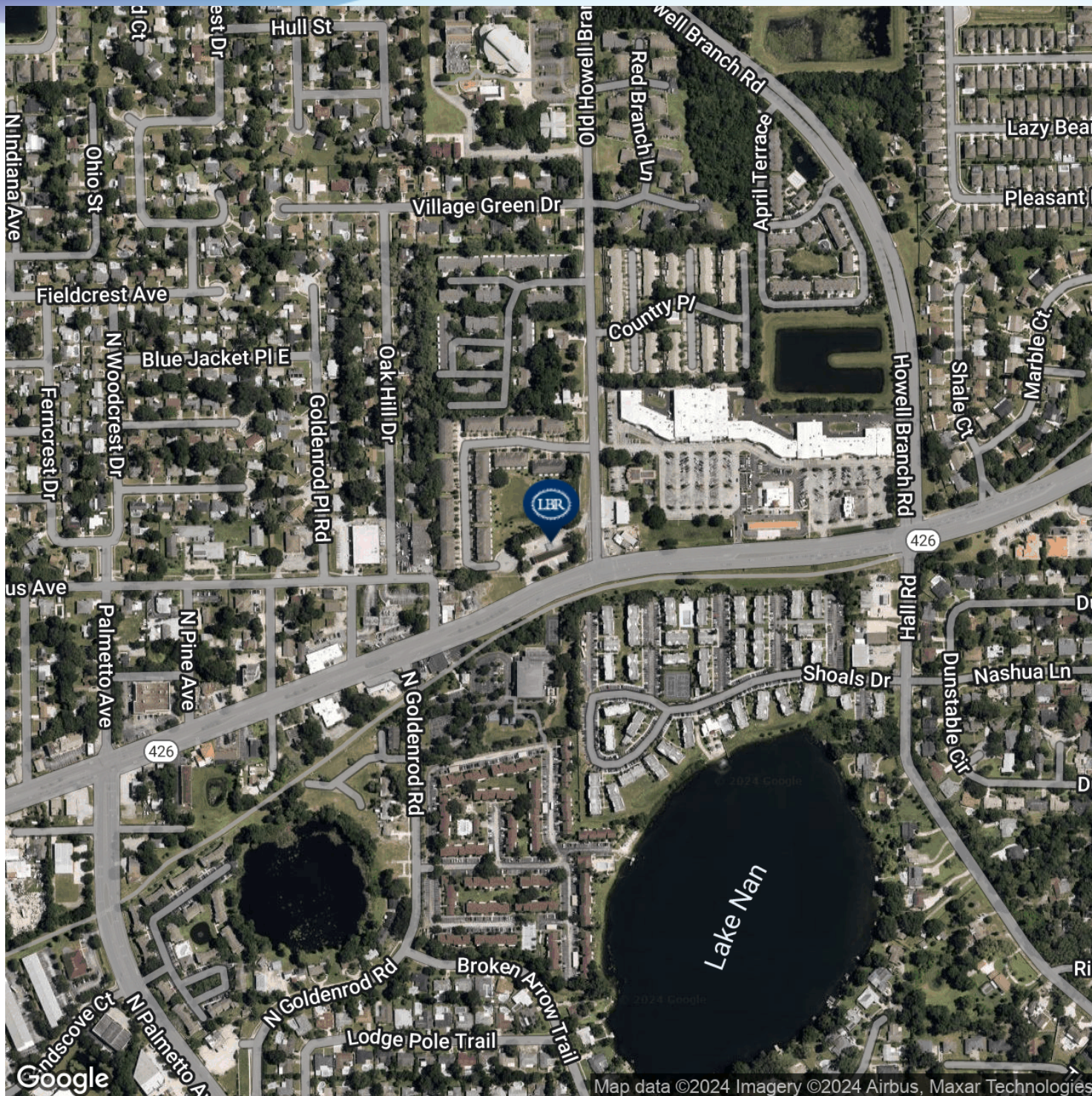
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LOCATION MAP

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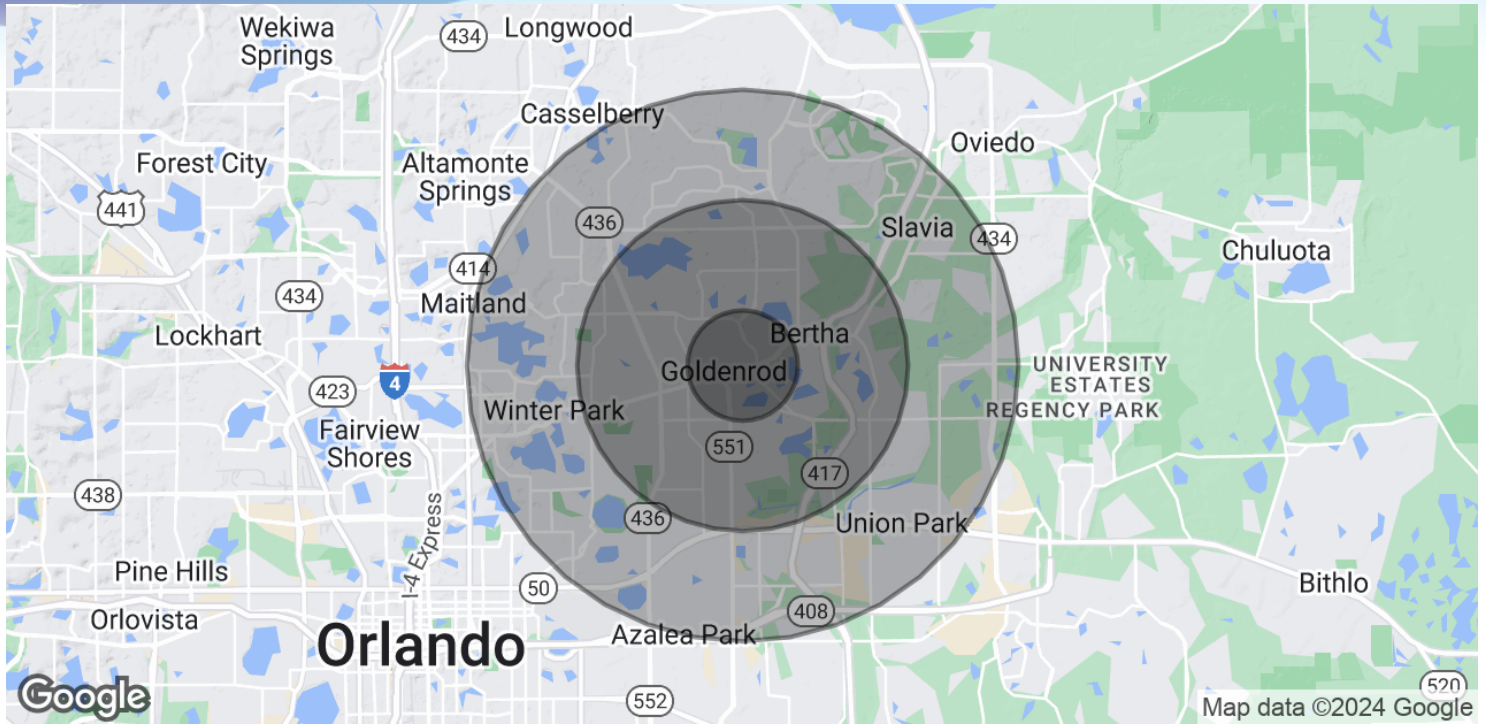
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,185	86,183	234,389
Average Age	33.8	34.7	35.2
Average Age (Male)	31.6	32.5	33.9
Average Age (Female)	35.5	36.8	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,227	34,039	89,361
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$68,412	\$63,527	\$72,655
Average House Value	\$327,528	\$272,169	\$303,015

2020 American Community Survey (ACS)

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