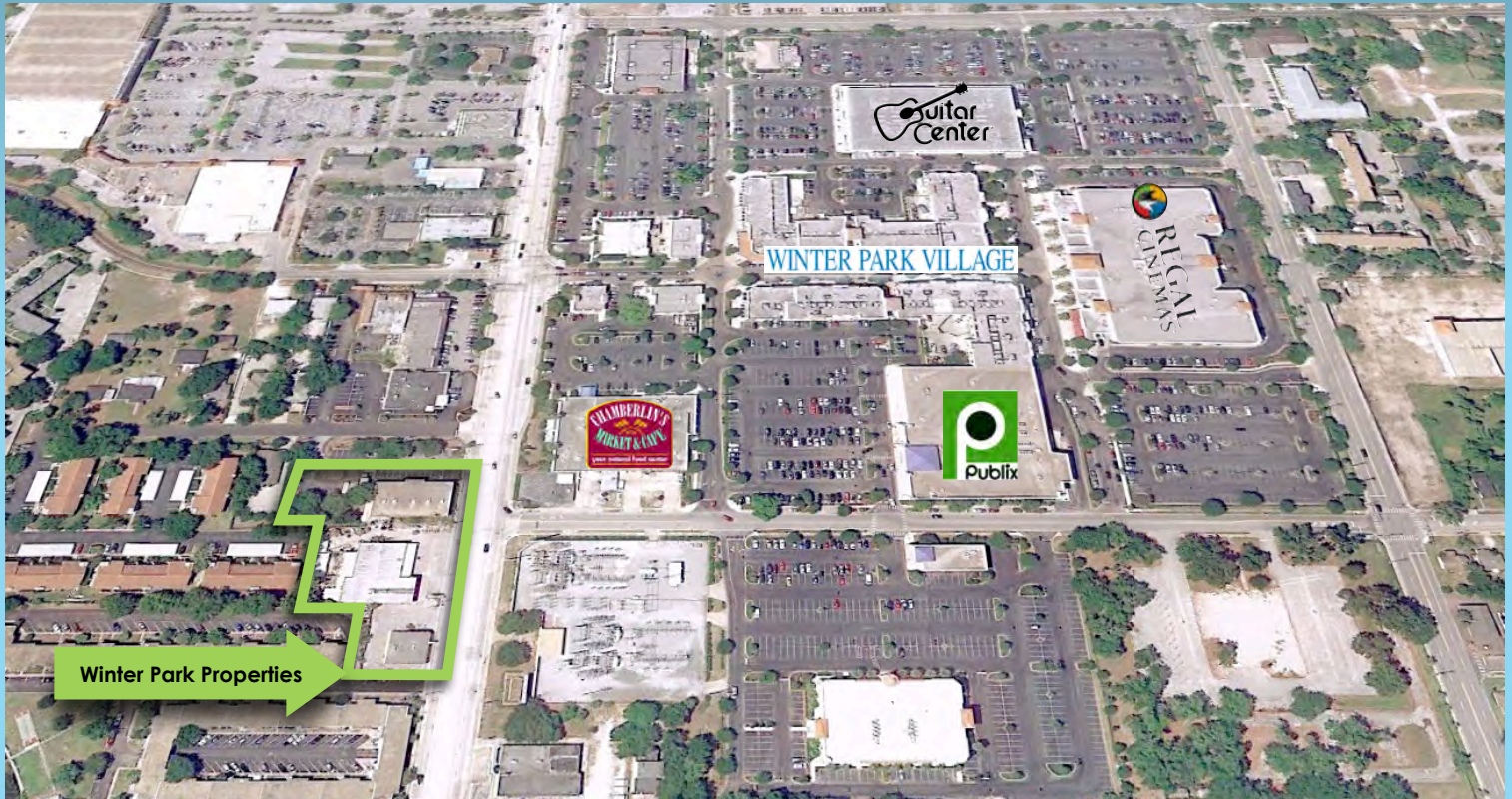


# THREE (3) ADJACENT FREE STANDING BUILDINGS

## 347-351 N. ORLANDO AVE., WINTER PARK, FL 32789



**347 N Orlando Ave - 2,204 SF**



**349 N Orlando Ave - 5,000 SF**



**351 N Orlando Ave - 7,215 SF**

- ★ Zoned R-3 on 0.25 Acre Lot
- ★ 11 Parking Spaces
- ★ Asking **\$875,000**

- ★ Zoned C-3 on 0.57 Acre Lot
- ★ 29 Parking Spaces
- ★ Asking **\$1,500,000**

- ★ Zoned C-3 on 0.86 Acre Lot
- ★ 50 Parking Spaces
- ★ Asking **2,750,000**

**Perfect and rare opportunity for redevelopment and expansion with up to 11,000 SF by combining all 3 properties.**

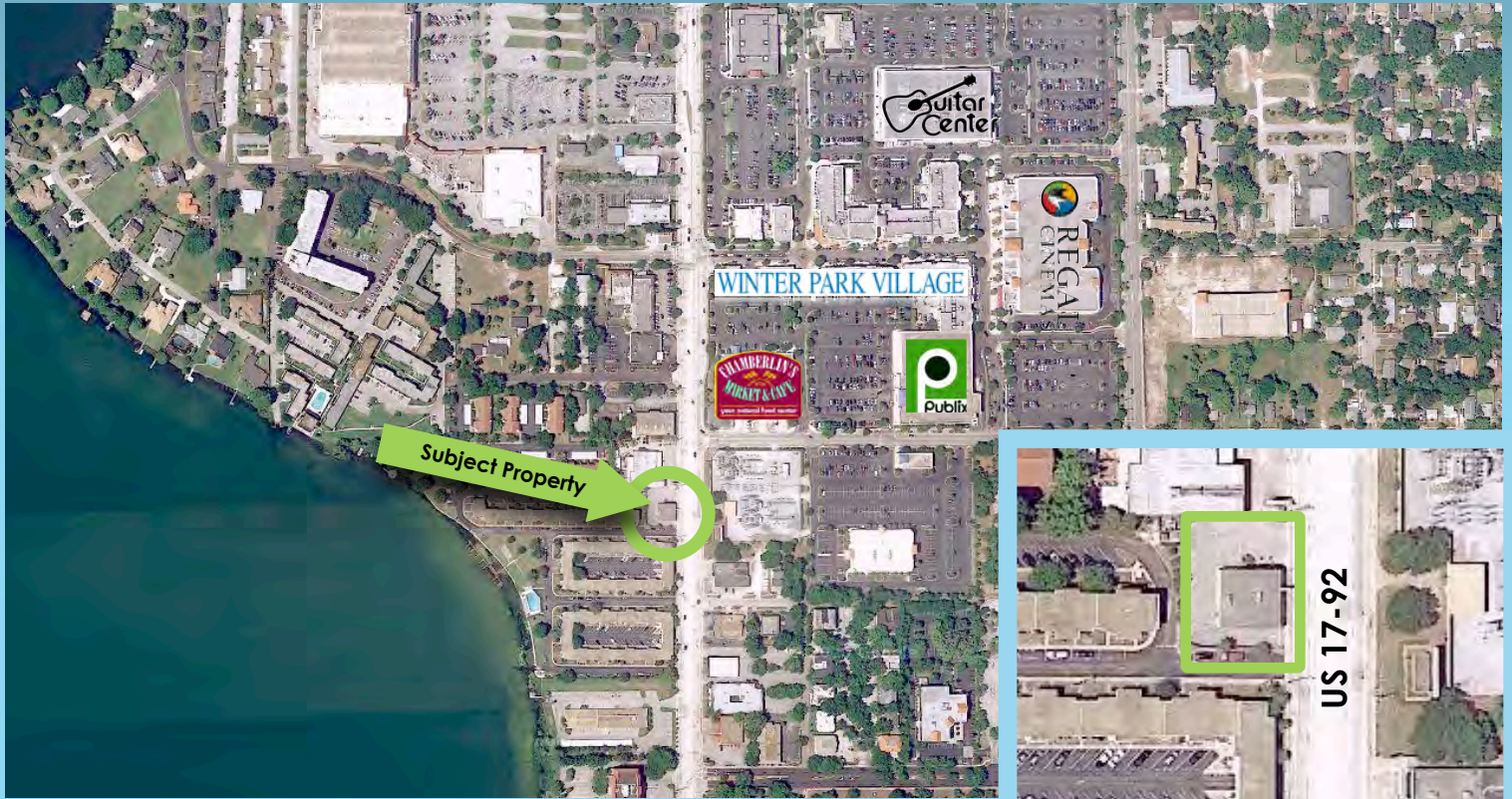
High Profile location directly across from the popular Winter Park Village.

Anchored by P.F. Chang's, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas.



427 S. New York Avenue, Suite 203  
Winter Park, Florida 32789  
Office: 407.628.0027  
Fax: 407.628.1290  
Email: [Central@Grandstaff.us.com](mailto:Central@Grandstaff.us.com)  
*Licensed Real Estate Broker*

# FREE STANDING RETAIL BUILDING 2,204 SF 347 N. ORLANDO AVE., WINTER PARK, FL 32789



## FOR SALE

High Profile location directly across from the successful Winter Park Village. Anchored by P.F. Chang's, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas.

- ★ Excellent Frontage on US 17-92
- ★ Total of 2,204 SF Available
- ★ Free-Standing Building
- ★ Zoned R-3 on 0.25 Acre Lot
- ★ 11 Parking Spaces
- ★ Perfect for redevelopment and expansion when combined with 2 adjacent properties (separate offering)
- ★ Excellent visibility and access near the popular Winter Park Village
- ★ Asking **\$875,000**



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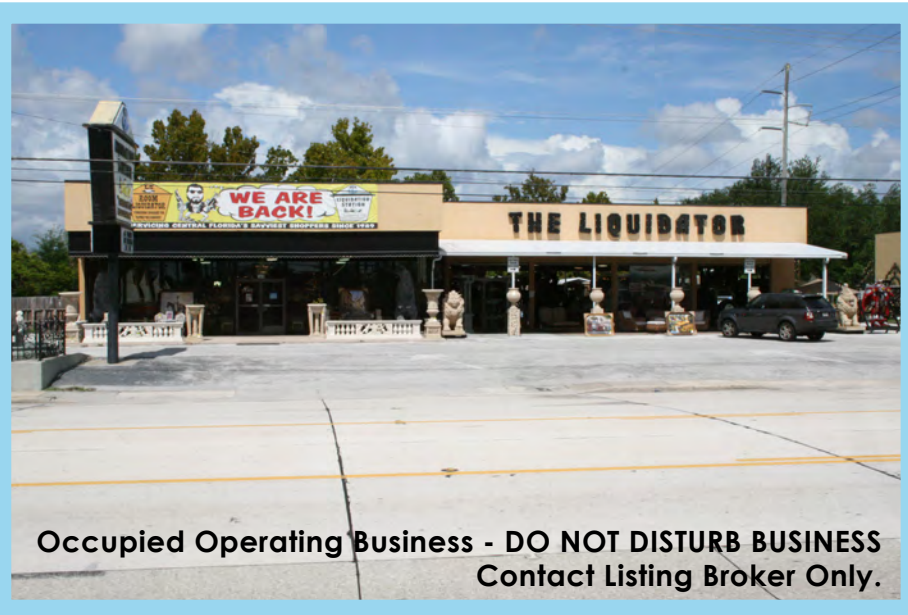
# FREE STANDING RETAIL BUILDING 5,000 SF 349 N. ORLANDO AVE., WINTER PARK, FL 32789



## FOR SALE

High Profile location directly across from the successful Winter Park Village. Anchored by P.F. Chang's, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas.

- ★ Excellent Frontage on US 17-92
- ★ Free-Standing 5,000 SF Building including attached covered storage
- ★ Zoned C-3 on 0.57 Acre Lot
- ★ 29 Parking Spaces
- ★ Perfect for redevelopment and expansion when combined with 2 adjacent properties (separate offering)
- ★ Excellent visibility and access near the popular Winter Park Village
- ★ Asking **\$1,500,000**



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# FREE STANDING RETAIL BUILDING 7,215 SF 351 N. ORLANDO AVE., WINTER PARK, FL 32789



## FOR SALE

High Profile location directly across from the successful Winter Park Village. Anchored by P.F. Chang's, Cheesecake Factory, Ulta, Jos A Bank, Pier 1, and Regal Cinemas.

- ★ Excellent Frontage on US 17-92
- ★ 7,215 SF Free-Standing Building
- ★ Zoned C-3 on 0.86 Acre Lot
- ★ 50 Parking Spaces
- ★ Perfect for redevelopment and expansion up to 11,000 SF when combined with 2 adjacent properties south (separate offering)
- ★ Excellent visibility and access near the popular Winter Park Village
- ★ Asking **\$2,750,000**



**Occupied Operating Business - DO NOT DISTURB BUSINESS  
Contact Listing Broker Only.**



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