



Winter Park Corners

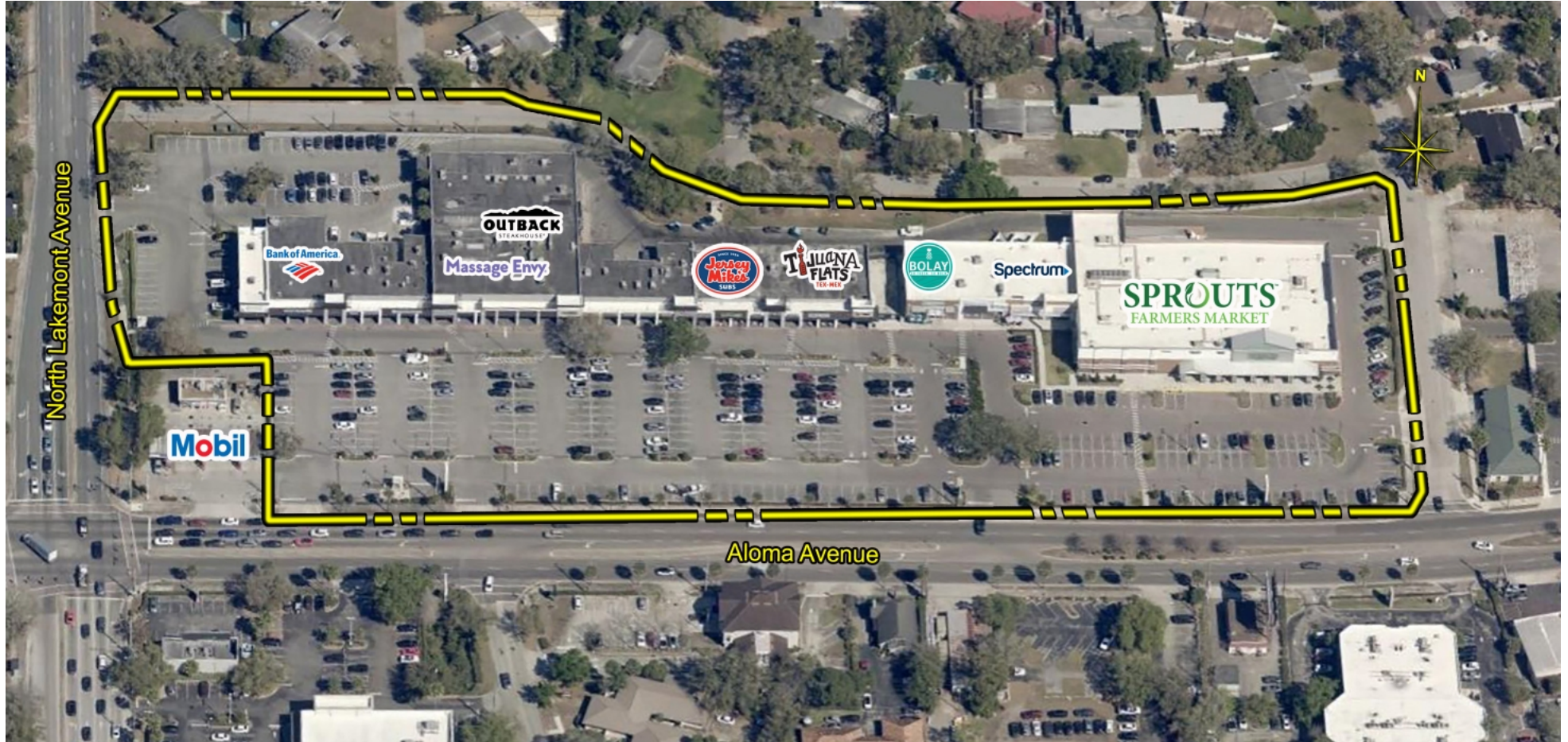
Winter Park, FL

Orlando-Kissimmee-Sanford (FL)



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AERIAL



GROSS LEASABLE AREA (GLA)

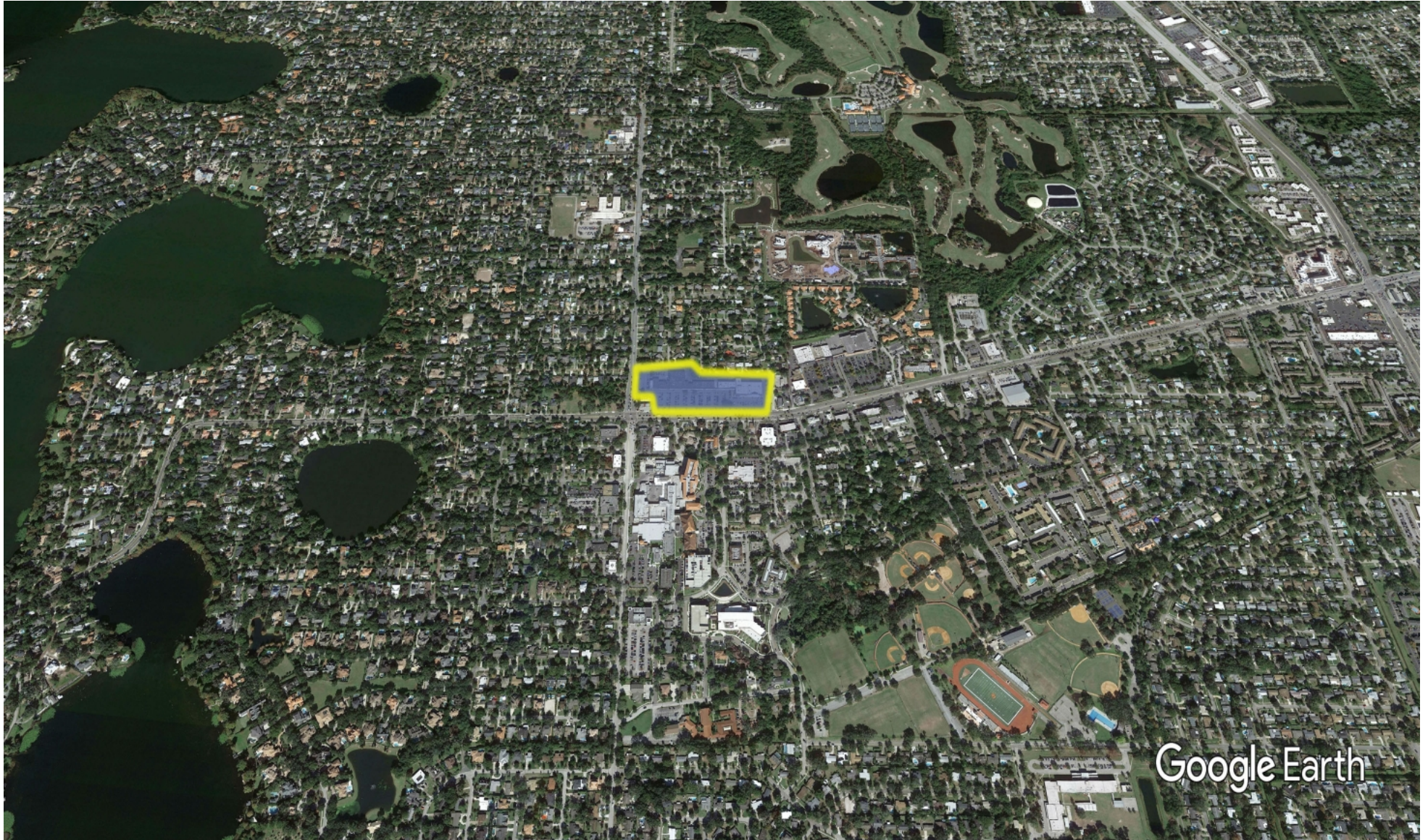
95,211 SF

PARKING SPACES

454

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DENSITY AERIAL

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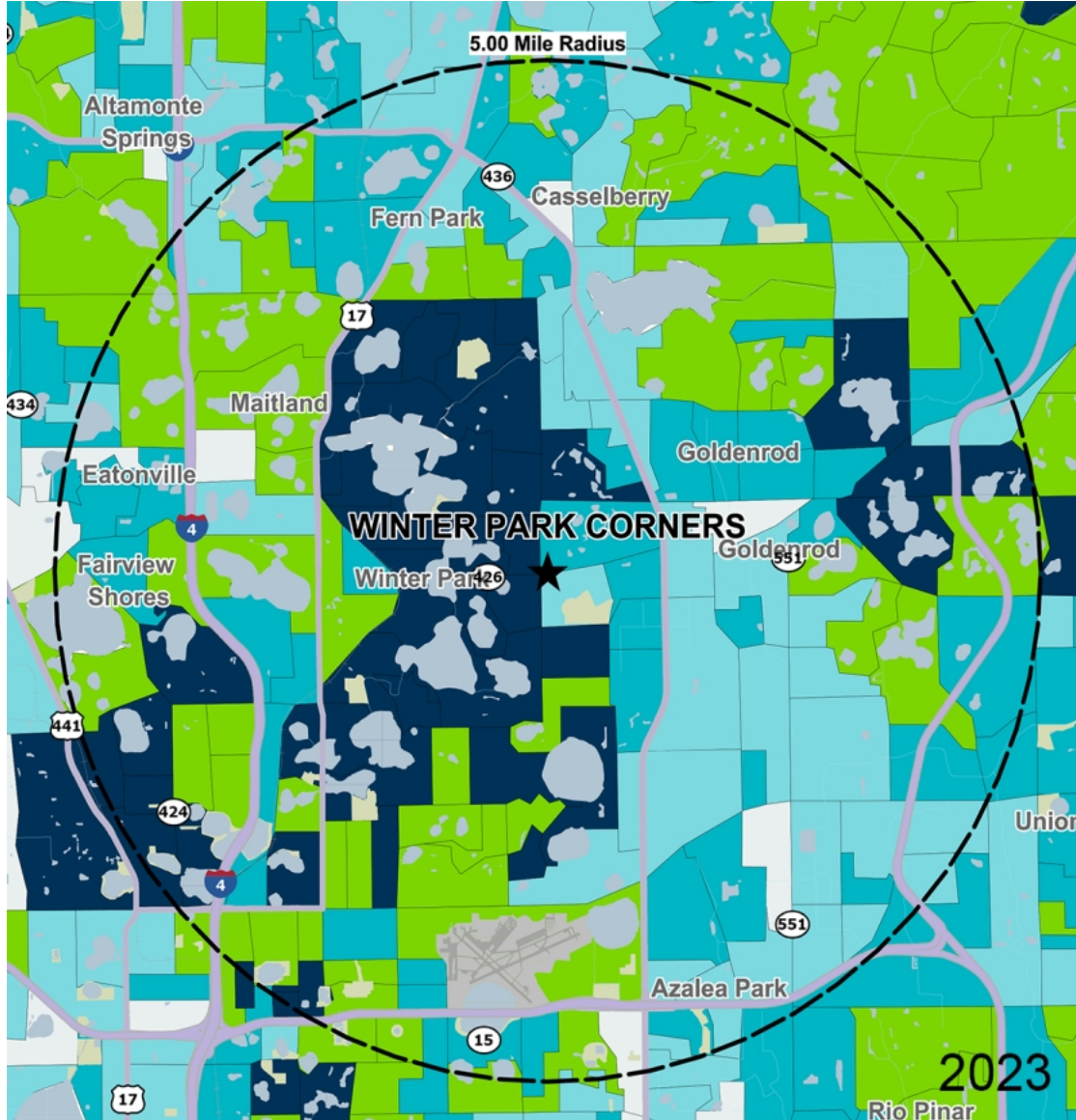
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| TENANT | SQ FT | |
|--------|--------------------------------|--------|
| 1 | Perspire Sauna Studio | 1,900 |
| 2 | Bank of America | 5,000 |
| 3 | Panoramic Doors | 750 |
| 4 | Worldwide Corals | 1,425 |
| 6 | SimonMed Imaging | 4,241 |
| 7 | Massage Envy | 3,400 |
| 8 | Outback | 6,809 |
| 9 | Orange County, Florida | 10,500 |
| 10 | Central Florida School of Mass | 4,093 |
| 11 | Christine's Nails | 1,050 |
| 12 | Winter Park Eyewear | 1,050 |
| 13 | Cold Stone Creamery | 1,295 |
| 13A | Woof Gang Bakery & Grooming | 600 |
| 14 | Toasted | 1,050 |
| 15 | Smallcakes Cupcakery | 1,050 |
| 16 | Jersey Mike's Subs | 1,050 |
| 17 | Tijuana Flats | 2,100 |
| 18 | Tropical Smoothie Café | 1,050 |
| 19 | Bigote Men's Grooming | 1,050 |
| 20 | European Wax Center | 1,050 |
| 21 | F & D Woodfired Italian Kitche | 2,100 |
| 22 | JETSET Pilates | 2,100 |
| 23 | Bolay | 2,450 |
| 24 | Pacific Dental Services, LLC | 2,800 |
| 25 | Little Greek Fresh Grill | 1,400 |
| 26 | Spectrum | 3,500 |
| 27 | Sprouts Winter Park | 30,348 |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



by Block Group

Demographics

| 2022 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|-----------|-----------|-----------|
| Population | 10,983 | 105,772 | 271,513 |
| Daytime Pop | 9,941 | 129,554 | 340,799 |
| Households | 4,921 | 47,381 | 118,141 |
| Average HH Income | \$148,682 | \$113,879 | \$101,257 |
| Median HH Income | \$93,788 | \$75,167 | \$70,993 |
| Per Capita Income | \$67,468 | \$51,793 | \$44,572 |

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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Aloma Ave. & N Lakemont Ave., Winter Park, FL



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