



MINNESOTA ROW

WINTER PARK

1311 MINNESOTA AVE. | WINTER PARK, FL 32789

RESTAURANT | RETAIL | SHOWROOM FOR LEASE
120,600 RSF MIXED-USE REDEVELOPMENT





MINNESOTA ROW

FORMERLY KNOWN AS WINTER PARK BUSINESS CENTER, THIS ASSET IS SLATED TO UNDERGO AN IMPRESSIVE TRANSFORMATION THAT INCLUDES FAÇADE, LANDSCAPING, AND GREENSPACE IMPROVEMENTS THROUGHOUT, ALONG WITH THE ADDITION OF A CENTRAL PEDESTRIAN GATHERING PLACE IN THE HEART OF THE PROJECT.

SITUATED IN THE HEART OF WINTER PARK. THIS 120,600 RSF MIXED-USE REDEVELOPMENT WILL CONSIST OF A DYNAMIC MIX OF RESTAURANT, RETAIL, AND CREATIVE OFFICE SPACE UPON COMPLETION IN 2025.





Property Highlights

- FULL REDEVELOPMENT OF AN OFFICE PROPERTY WITH NEW ELEVATED FACADES
- LOCATED OFF OF 17-92 ON MINNESOTA AVENUE WITH SIGNAGE ALONG BOTH ROADWAYS
- ONLY A HALF MILE FROM WINTER PARK VILLAGE AND WINTER PARK'S FAMOUS PARK AVENUE
- CENTRAL FLORIDA'S MOST AFFLUENT MARKET WITH AVERAGE INCOMES OF \$136K WITHIN A 3 MILE RADIUS
- INCREDIBLE POSITIONING WITHIN WINTER PARK AND ADJACENT TO PUBLIX AT HOLLIEANNA SHOPPING CENTER
- OPPORTUNITIES FOR AT LEAST 3 FOOD AND BEVERAGE TENANTS
- AMPLE PARKING FOR ALL RETAIL TYPES
- JOIN ORLANDO'S NEWEST DISTRICT, MINNESOTA ROW

Leasing Opportunities

MINNESOTA ROW PRESENTS AN ATTRACTIVE OPPORTUNITY TO BE WELL-POSITIONED ALONG HEAVILY-TRAFFICKED MINNESOTA & ORLANDO AVENUES IN ORLANDO'S POPULAR WINTER PARK NEIGHBORHOOD.

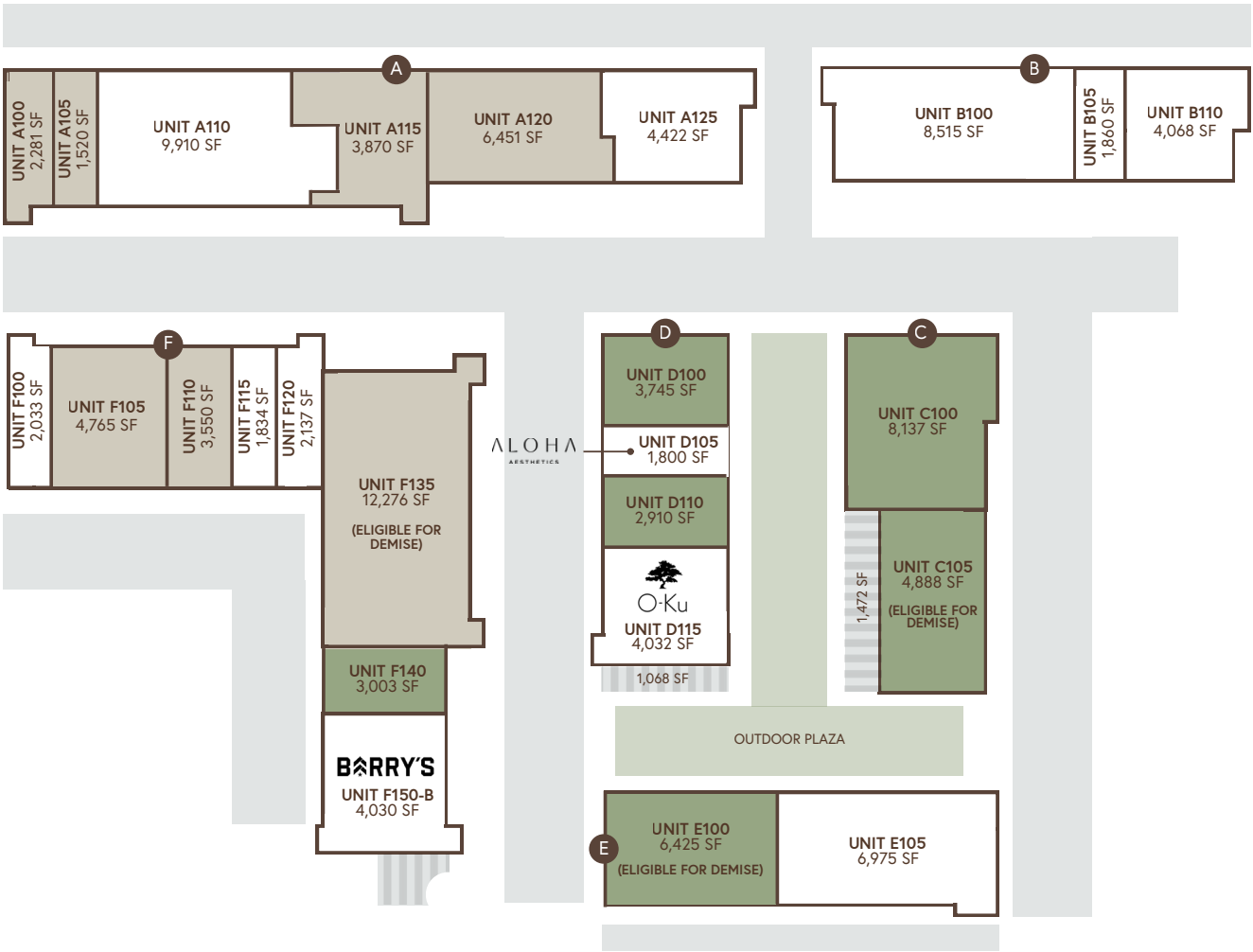
OPPORTUNITY DETAILS:

- 803-811 ORLANDO AVE, WINTER PARK, FL
- DELIVERY: Q1 2026
- RETAIL CONDITION: COLD DARK SHELL
- RESTAURANT CONDITION: SHELL
- AVAILABILITY RANGING FROM 860 – 6,286 SF
- PROMINENT SIGNAGE POTENTIAL ALONG MINNESOTA AVE + MOMUMENT SIGNAGE ON ORLANDO AVE
- SURROUNDED BY INCOMING PREMIUM OFFICE USERS FOR SIGNIFICANT DAYTIME POPULATION



803 – 811 S ORLANDO AVE.

□ Leased ■ Retail ■ Showroom / Creative Office ■ Patio



Minnesota Ave



Demographics

POPULATION

1 MILE: 10,195
3 MILE: 88,979
5 MILE: 280,262

DAYTIME POPULATION

1 MILE: 43,183
3 MILE: 166,023
5 MILE: 477,016

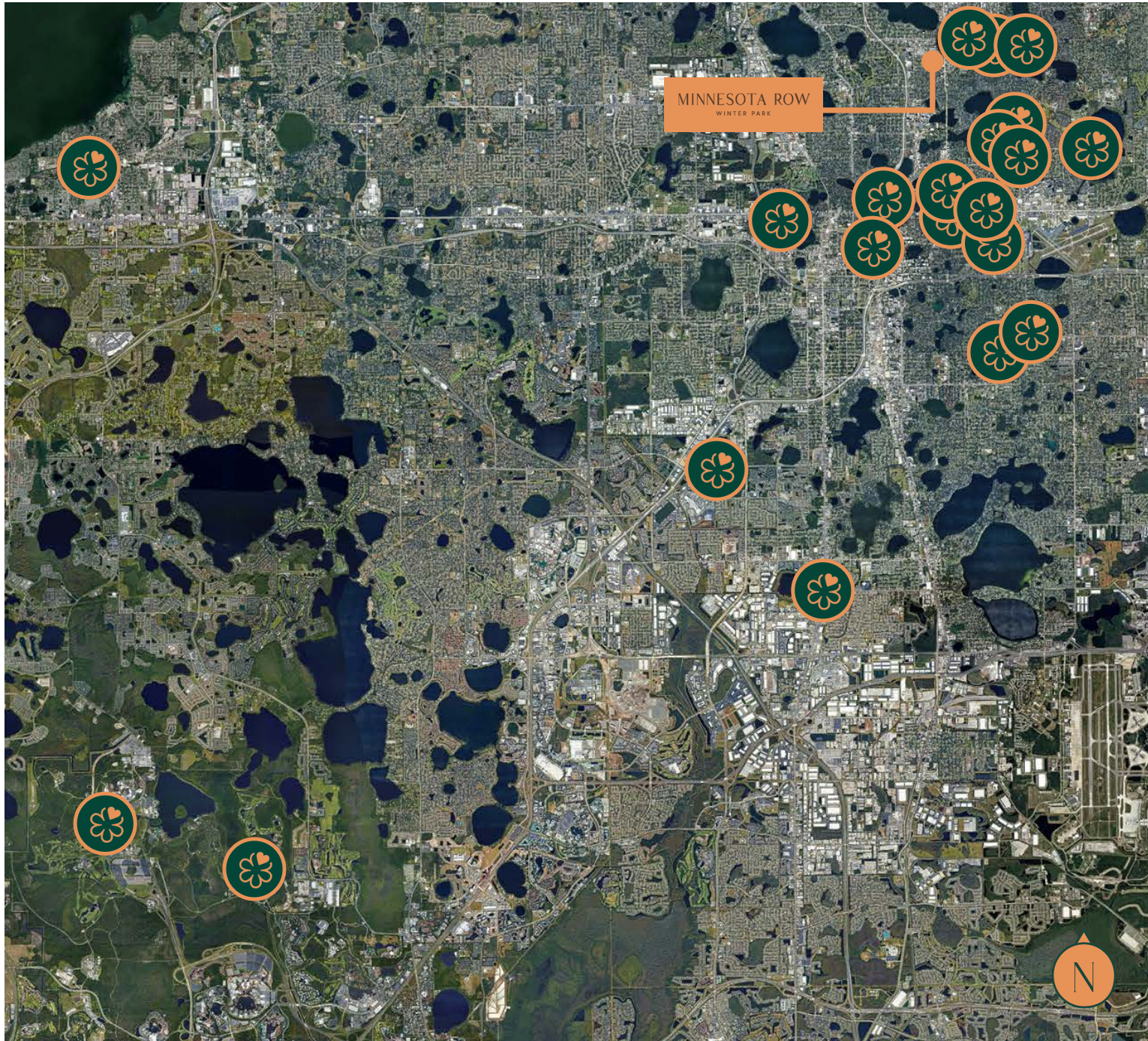
AVG HH INCOME

1 MILE: \$ 113,133
3 MILE: \$ 136,180
5 MILE: \$ 104,347

HOUSEHOLDS

1 MILE: 5,526
3 MILE: 41,663
5 MILE: 126,063

Culinary Scenery in Orlando



CULINARY ARTS AND HOSPITALITY MANAGEMENT - VALENCIA

FROM MEETING PLANNING TO MENU PLANNING, THE SKILLS VALENCIA COLLEGE STUDENTS GAIN DURING THEIR COURSES OF STUDY ARE TRANSFERABLE AROUND THE WORLD, WHICH MEANS THAT, UPON GRADUATION, YOUR JOB COULD TAKE YOU ANYWHERE YOU WANT TO GO. OF COURSE, STARTING HERE IN CENTRAL FLORIDA GIVES YOU QUITE A LEG UP. AS ONE OF THE MOST DIVERSE AND EXPANSIVE HOSPITALITY MARKETS IN THE WORLD, ORLANDO IS THE PERFECT PLACE TO START YOUR HOSPITALITY CAREER WHERE JOBS ARE PLENTIFUL AND OPPORTUNITIES TO EXPERIENCE THE MANY FACETS OF THE INDUSTRY ARE ABUNDANT. THAT'S WHY WE CALL IT THE WORLD'S LARGEST LEARNING LABORATORY.

Creative Village - 3.8 Miles



1 STAR

6 RESTAURANT
High Quality Cooking



BIB GOURMAND

11 RESTAURANT
Good Quality



SELECTED RESTAURANTS

25 RESTAURANT
Good Cooking

[LEARN MORE](#)



Housing Study - 5 Mile

CURRENT HOUSES: 126,063

FUTURE: 1,103

UNDER CONSTRUCTION: 153

MEDIAN VALUE: \$381,121

For retail information:

ALEXIE FONSECA

SENIOR VICE PRESIDENT
407 367 0777
ALEXIE.FONSECA@COLLIERS.COM

JEFF JOHNSON

ASSOCIATE VICE PRESIDENT
407 362 6156
JEFF.JOHNSON@COLLIERS.COM

VANESA RODRIGUEZ

ASSOCIATE VICE PRESIDENT
407 362 6152
VANESA.RODRIGUEZ@COLLIERS.COM

DAVID GABBAI

EXECUTIVE VICE PRESIDENT
407 362 6123
DAVID.GABBAI@COLLIERS.COM

