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MINNESOTA ROW
WINTER PARK

1311 MINNESOTA AVE. | WINTER PARK, FL 32789

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

New to Market. Right at Home in Winter Park



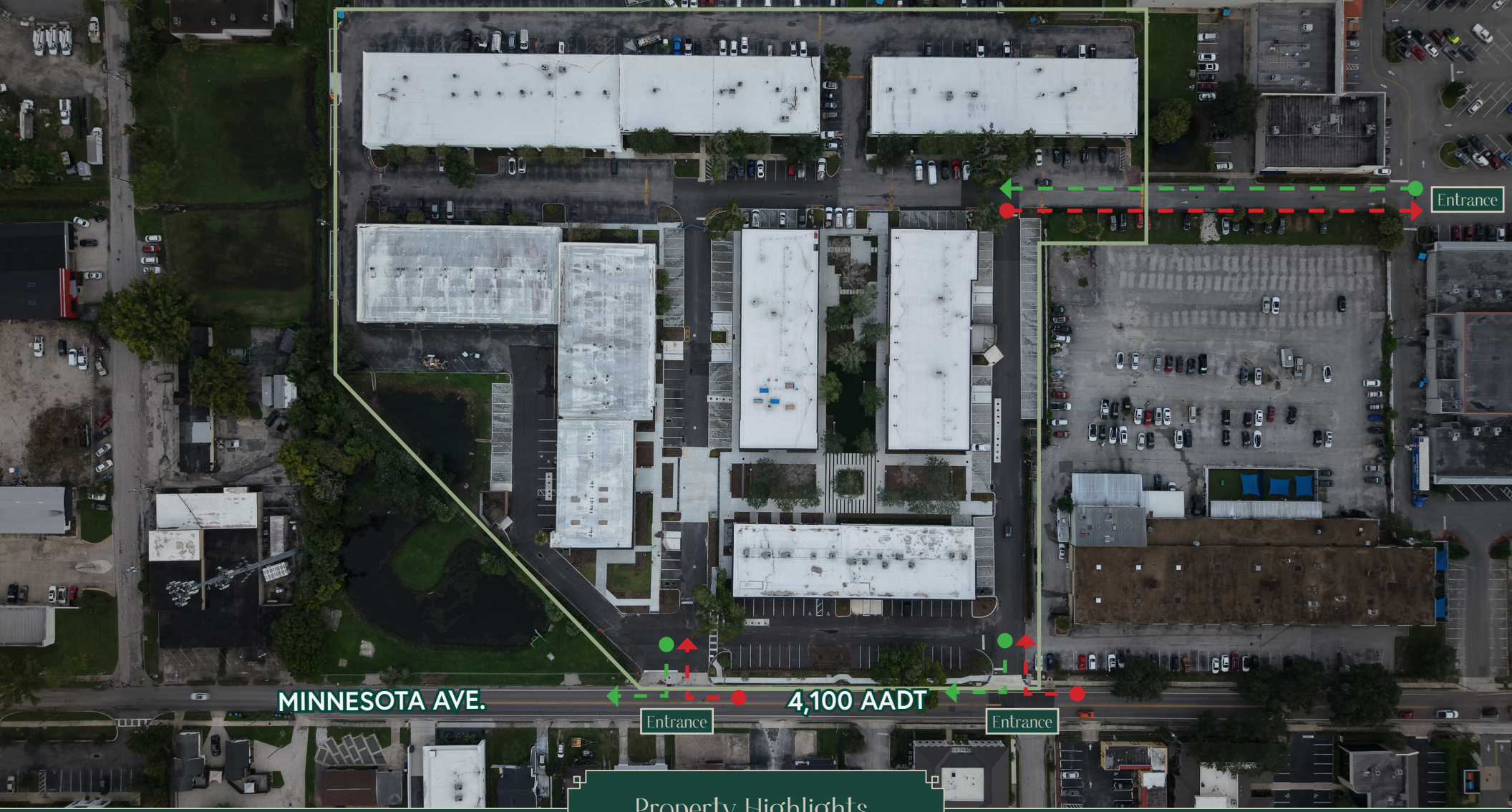






MINNESOTA ROW BRINGS TOGETHER AN EXCITING COLLECTION OF FIRST-TO-MARKET DINING, WELLNESS AND LIFESTYLE CONCEPTS, INCLUDING O-KU, BARRY'S, SOLIDCORE AND ALOHA MED SPA, CREATING A DESTINATION UNLIKE ANYTHING ELSE IN WINTER PARK.

WITH THE TRANSFORMATION COMPLETE, THE 120,600 RSF DISTRICT PAIRS THIS HIGHLY CURATED TENANT MIX WITH ENHANCED FAÇADES, LUSH LANDSCAPING, GREENSPACE AND A CENTRAL PEDESTRIAN GATHERING PLACE DESIGNED FOR DINING, SHOPPING, WELLNESS AND CONNECTION.



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: Q3 2026
- RETAIL CONDITION: COLD DARK SHELL
- RESTAURANT CONDITION: SHELL
- AVAILABILITY RANGING FROM 860 – 6,286 SF
- PROMINENT SIGNAGE POTENTIAL ALONG MINNESOTA AVE + MONUMENT 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













Demographics

POPULATION

5 MIN: 36,450
10 MIN: 243,314
20 MIN: 1,353,571

DAYTIME POPULATION

5 MIN: 75,283
10 MIN: 455,774
20 MIN: 1,584,817

AVG HH INCOME

5 MIN: $153,861
10 MIN: $129,888
20 MIN: $110,742

HOUSEHOLDS

5 MIN: 17,796
10 MIN: 111,202
20 MIN: 529,798

A Dining Destination with Stars

ORLANDO HAS EMERGED AS ONE OF FLORIDA'S MOST EXCITING CULINARY DESTINATIONS, WITH A GROWING COLLECTION OF MICHELIN-STARRED, BIB GOURMAND AND MICHELIN-RECOMMENDED RESTAURANTS. WINTER PARK IS AT THE HEART OF THIS EVOLUTION, ANCHORED BY "THE GOLDEN MILE," AN ESTABLISHED RESTAURANT ROW ATTRACTING SOME OF CENTRAL FLORIDA'S MOST SOUGHT-AFTER DINING CONCEPTS.

VALENCIA COLLEGE'S CULINARY ARTS & HOSPITALITY PROGRAM AT CREATIVE VILLAGE, BRINGING CULINARY TALENT CLOSE TO HOME — 3.8 MILES

2 STAR
1 RESTAURANT
Excellent Quality Cooking

1 STAR
5 RESTAURANT
High Quality Cooking

BIB GOURMAND
14 RESTAURANT
Good Quality

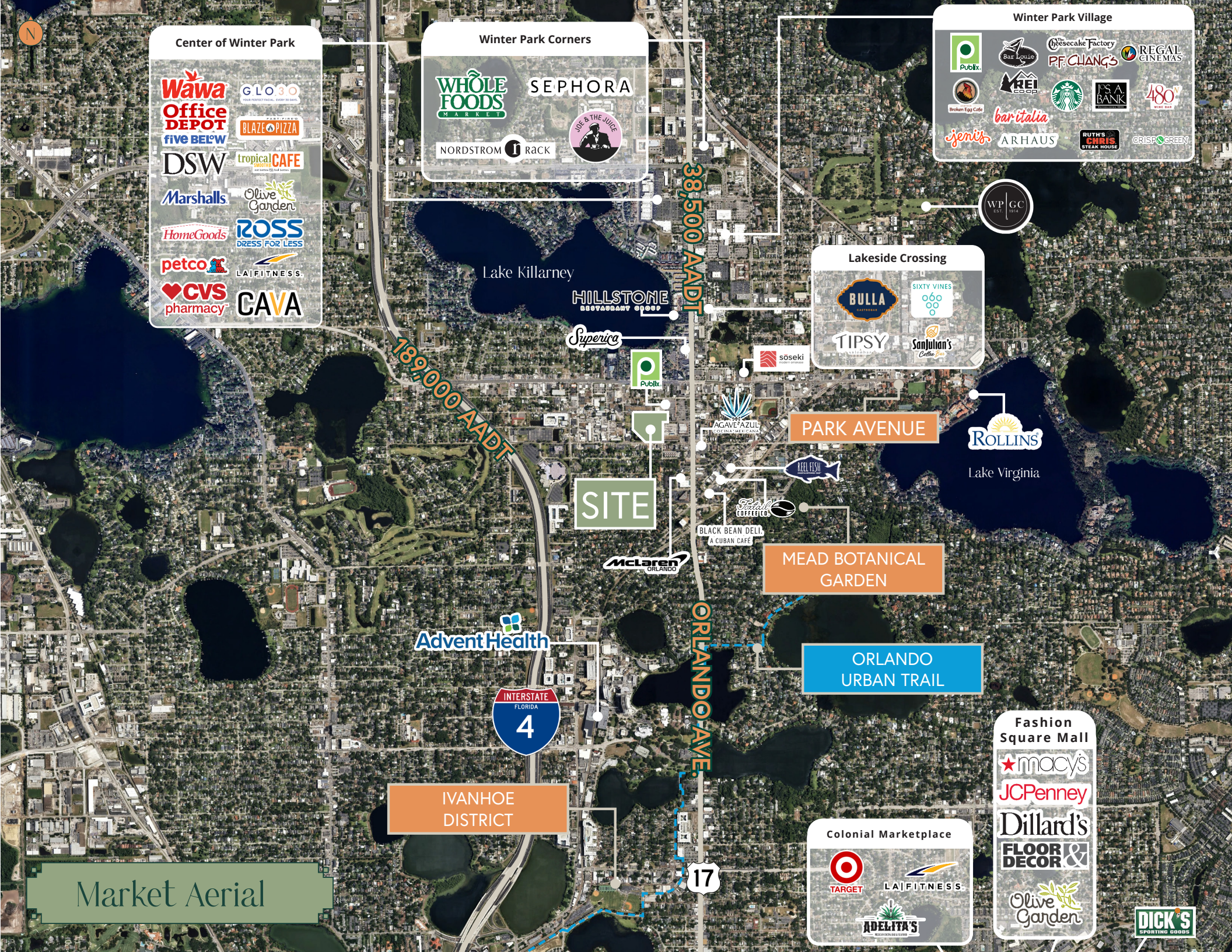
SELECTED RESTAURANTS
40 RESTAURANT
Good Cooking

LEARN MORE








Center of Winter Park
Wawa
GLO30
Office DEPOT
BLAZE PIZZA
five BELOW
DSW
tropical SMOOTHIE CAFE
Marshalls
Olive Garden
HomeGoods
ROSS DRESS FOR LESS
petco
LA FITNESS
CVS pharmacy
CAVA
Winter Park Corners
WHOLE FOODS MARKET
SEPHORA
NORDSTROM RACK
JOE & THE JUICE
Winter Park Village
Publix
Bar Louie
The Cheesecake Factory
P.F. CHANG'S
REGAL CINEMAS
REI co-op
IPS A. BANK
480° WINE BAR
Broken Egg Cafe
bar italia
jeni's
ARHAUS
RUTH'S CHRIS STEAK HOUSE
CRISP & GREEN
WP GC
Lakeside Crossing
BULLA GASTROBAR
SIXTY VINES
TIPSY
SanJulian's Coffee Bar
38,500 AADT
189,000 AADT
Lake Killarney
HILLSTONE RESTAURANT GROUP
Superica
Publix
soseki
AGAVE AZUL
PARK AVENUE
ROLLINS
Lake Virginia
SITE
KEEL FISH
Portalli COFFEE CO.
BLACK BEAN DELI A CUBAN CAFÉ
McLaren ORLANDO
MEAD BOTANICAL GARDEN
AdventHealth
ORLANDO URBAN TRAIL
ORLANDO AVE.
INTERSTATE FLORIDA 4
IVANHOE DISTRICT
17
Colonial Marketplace
TARGET
LA FITNESS
ADELITA'S
Fashion Square Mall
macy's
JCPenney
Dillard's
FLOOR & DECOR
Olive Garden
DICK'S SPORTING GOODS
Market Aerial









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