

1675 LEE ROAD

EXCLUSIVE LISTING | CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA



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EXECUTIVE SUMMARY



PROPERTY SIZE	±4.08 Acres
MUNICIPALITY	City of Winter Park
ZONING	Office (O-1) & Commercial (C-3)
PARCEL NUMBERS ZONING SIZE	01-22-29-5040-00-050 - Lee Road; Zoned C-3; Approximately 0.14 Acres 01-22-29-0000-00-017 – Lee Road; Zoned O-1; Approximately 1.65 Acres 01-22-29-0000-00-093 – Bennett Road; Zoned O-1; Approximately 2.29 Acres
FUTURE LAND USE	Office Professional & Commercial (Planning Area K: Lee Road)
FLU POLICY 1-2.4.2	Office & Professional. This land use designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts and the PQP district where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units, however, shall only be permitted above the first or ground floor level. The intensity of use of buildings (floor area ratio) in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.
ACCESS	1) Lee Road - Approximately 92 feet of frontage along Lee Road 2) Bennett Ave – Approximately 291 feet of frontage along Bennett Ave
TRAFFIC COUNT	Average Annual Daily Traffic Count: 39,500 <i>Source: Florida Department of Transportation Traffic Online</i>
UTILITIES	City of Winter Park
ASKING PRICE	Bring offers. Mike Ripley e: mripley@landadvisors.com p: 407.310.6701. Nancy Surak e: nsurak@landadvisors.com p: 813.299.2587

EXECUTIVE SUMMARY



CITY OF WINTER PARK MAXIMUM FUTURE LAND USE DENSITY / INTENSITY TABLE

Future Land Use Map Designation Maximum Density/Intensity			
DENSITY	OFFICE	COMMERCIAL	C.B.D.
(units/acre)	17 units/acre	17 units/acre	17 units/acre
Up to 2- to 3-story limit	45%*+ 60%**	45%*+ 60%**	200%
Up to 4-story limit	45%*+ 60%**	45%*+ 60%**	Not permitted
Up to 5- to 8-story limit	45%*+ 60%**	45%*+ 60%**	Not permitted
Note	All categories count private parking garage floor space toward FAR limits. Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.		
+	The 45% FAR may be increased up to 5% if parking for the increase is entirely underground beneath the footprint of the building or if the building's upper floor(s) cantilevered over such parking or for hotel buildings.		
*	For any building project exclusively commercial or office; or any mix of commercial or office uses.		
**	For any building project at least 85% commercial or office on the first floor with residential units on upper floors.		
Note	This table reflects the maximum intensities that may be permitted in the underlying zoning district. The maximum intensity that will be approved on any specific site will be based on the applicable development regulations and the ability of the project to further promote the goals of the City, but is not an entitlement.		

POINTS OF INTEREST

POINT OF INTEREST	DISTANCE	DRIVE TIME
Downtown Orlando	7.11 miles	~16 minutes
Universal Studios Florida	14.74 miles	~19 minutes
Orlando International Airport	15.00 miles	~25 minutes
SeaWorld Orlando	19.21 miles	~24 minutes
Magic Kingdom Park	26.72 miles	~32 minutes
Daytona Beach	55.00 miles	~1 hour

DEMOGRAPHICS



2025 Total Population

	5 MILES	10 MILES
2025 Total Population	287,398	1,070,909
2030 Projected Population	296,876	1,092,374
2025 Total Daytime Population	443,610	1,155,216
2025 Employees	319,640	668,467



Population 25+ by Education

	5 MILES	10 MILES
Some College/No Degree	14.8%	15.7%
Associates Degree	11.7%	12.1%
Bachelors Degrees	29.0%	24.8%
Masters/Professional/Doctorate Degrees	18.2%	13.5%



Household Income and Size

	5 MILES	10 MILES
2025 Average Household Income	\$117,055	\$104,073
2030 Average Projected Household Income	\$126,841	\$115,470
2025 Total Households	129,661	421,199
2030 Projected Total Households	135,180	432,622
2024 Average Household Size	2.17	2.49

Population by Year (within 10 miles)

2030 PROJECTED
1,092,374



2025
1,070,909



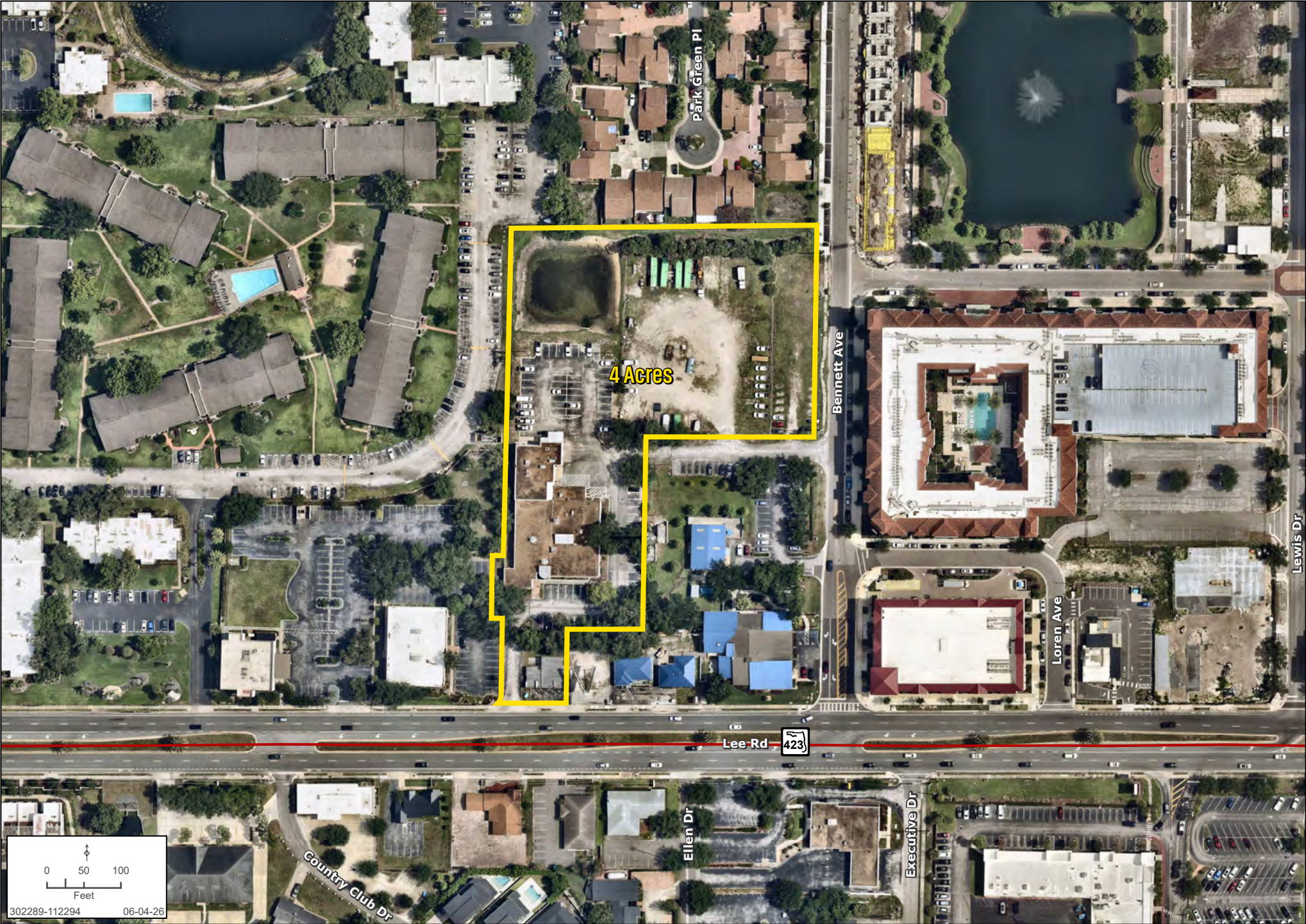
2020
1,044,074



DIMENSIONS | WINTER PARK OFFICE SITE

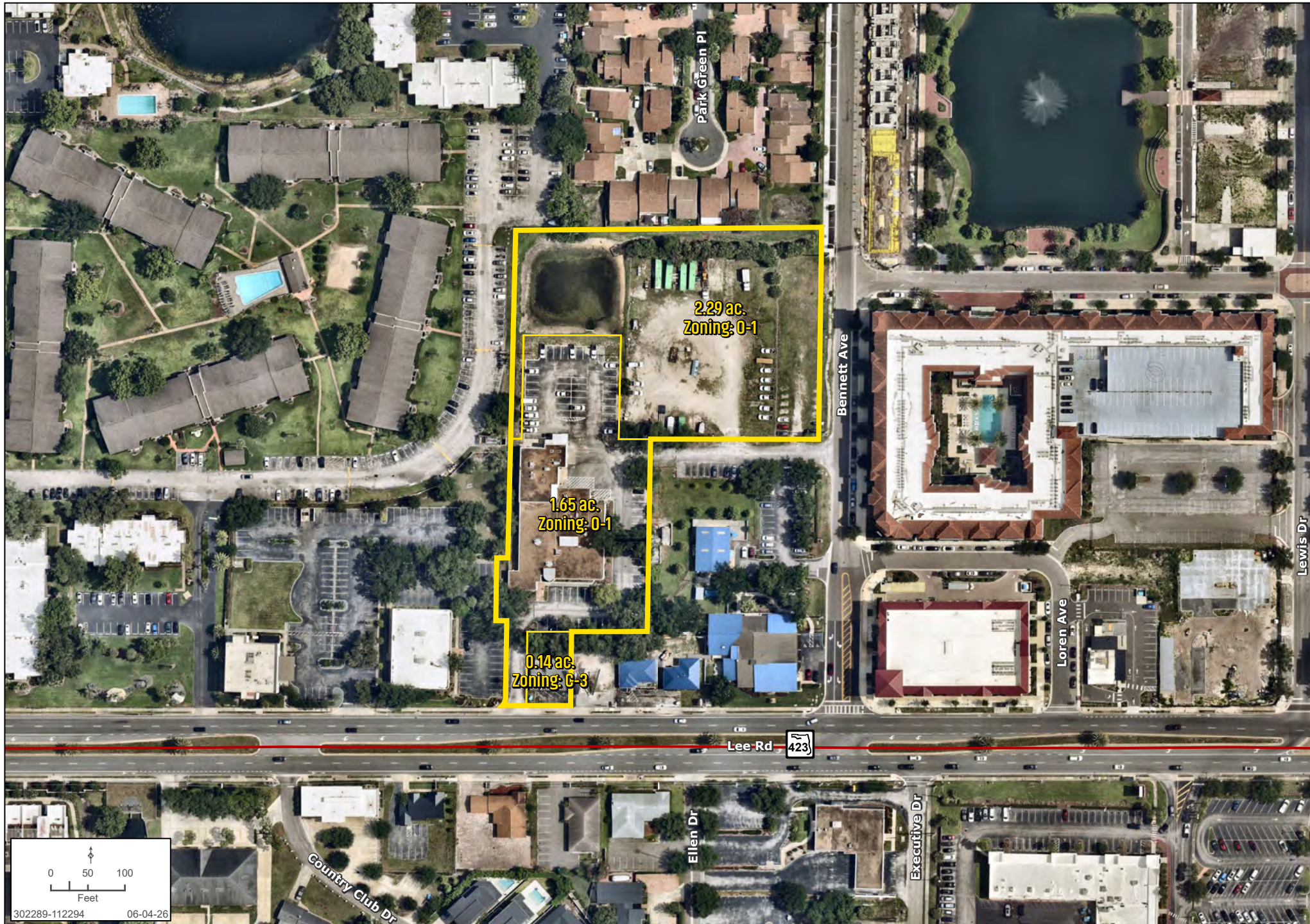
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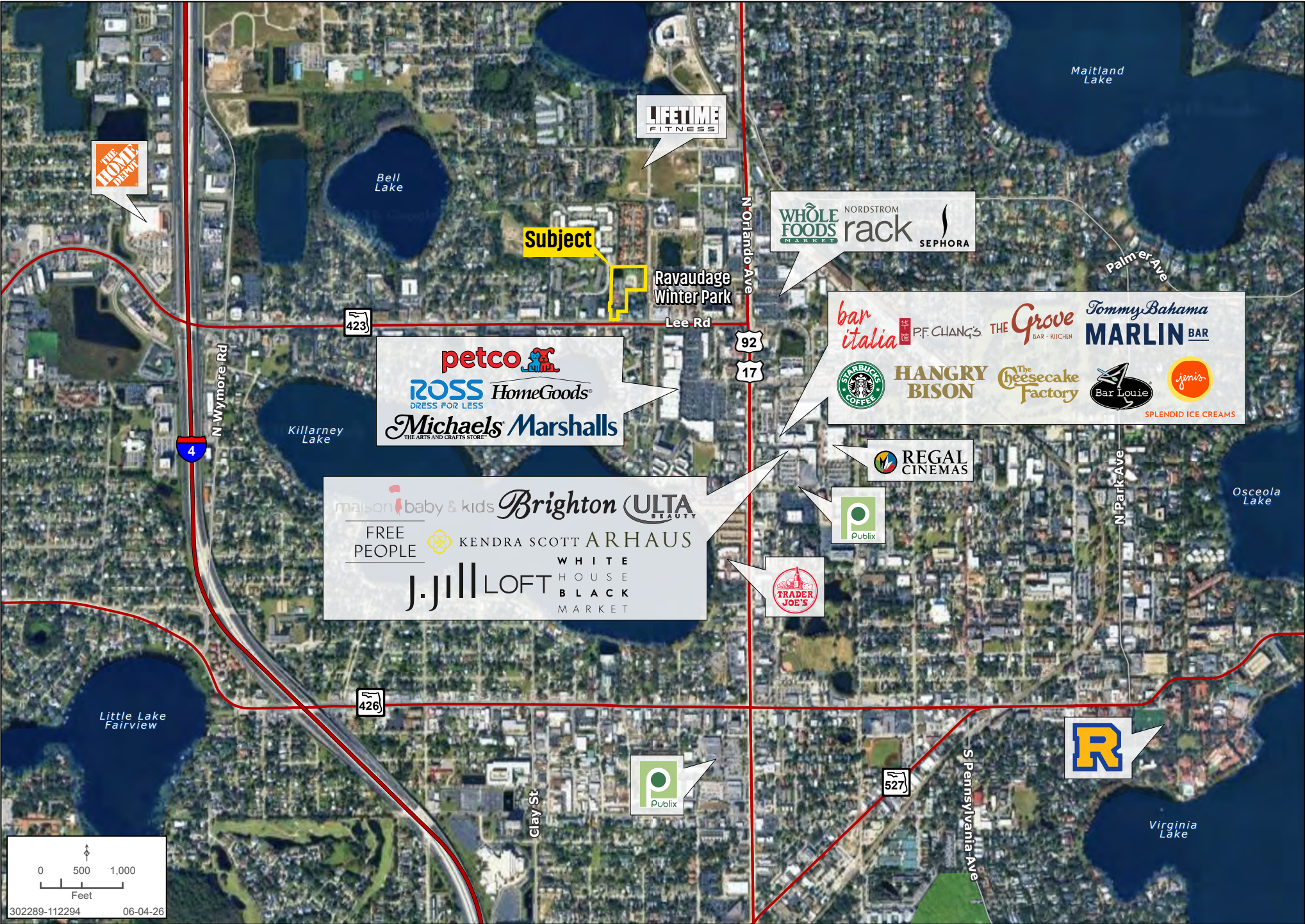


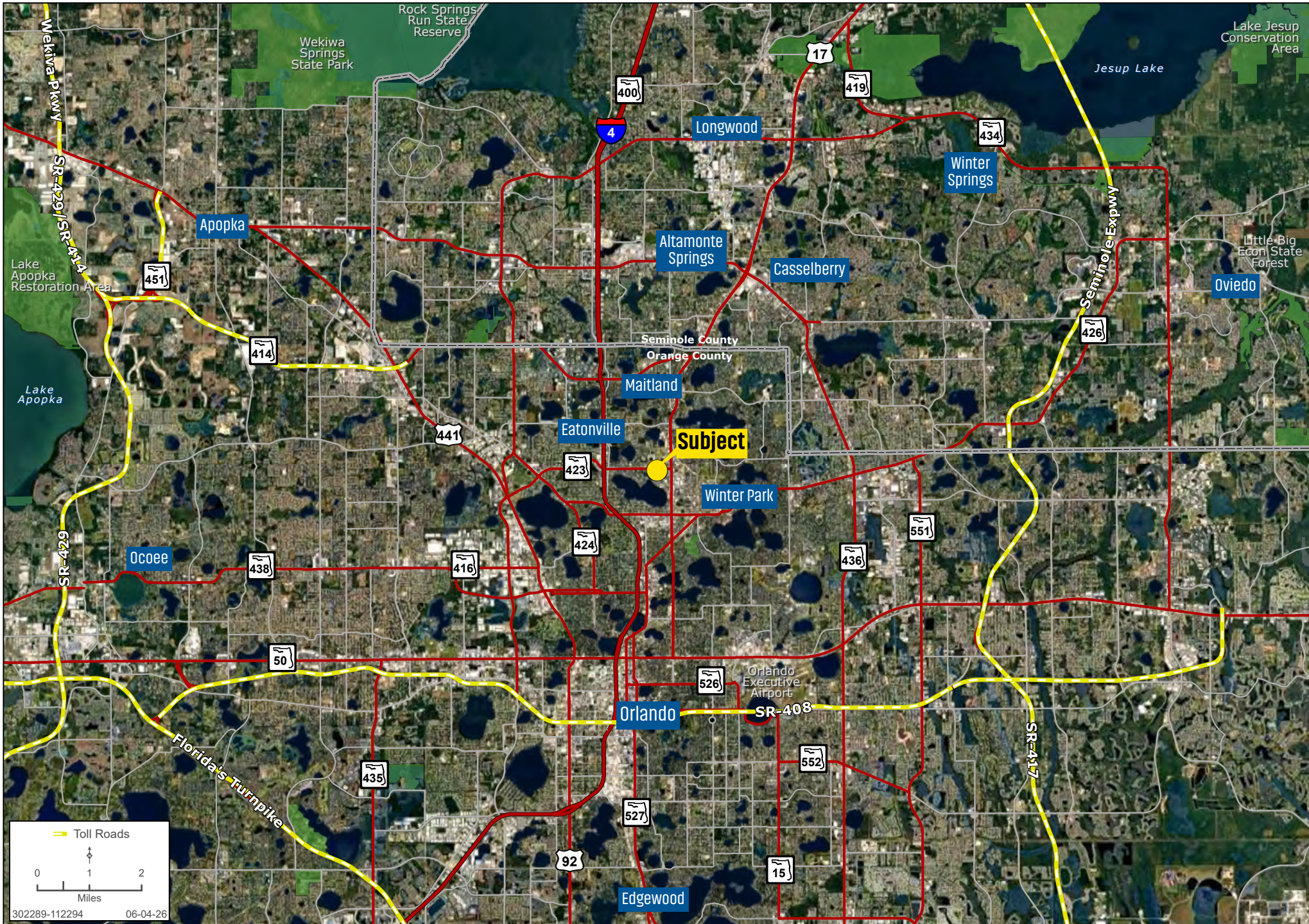
ZONING | 1675 LEE RD

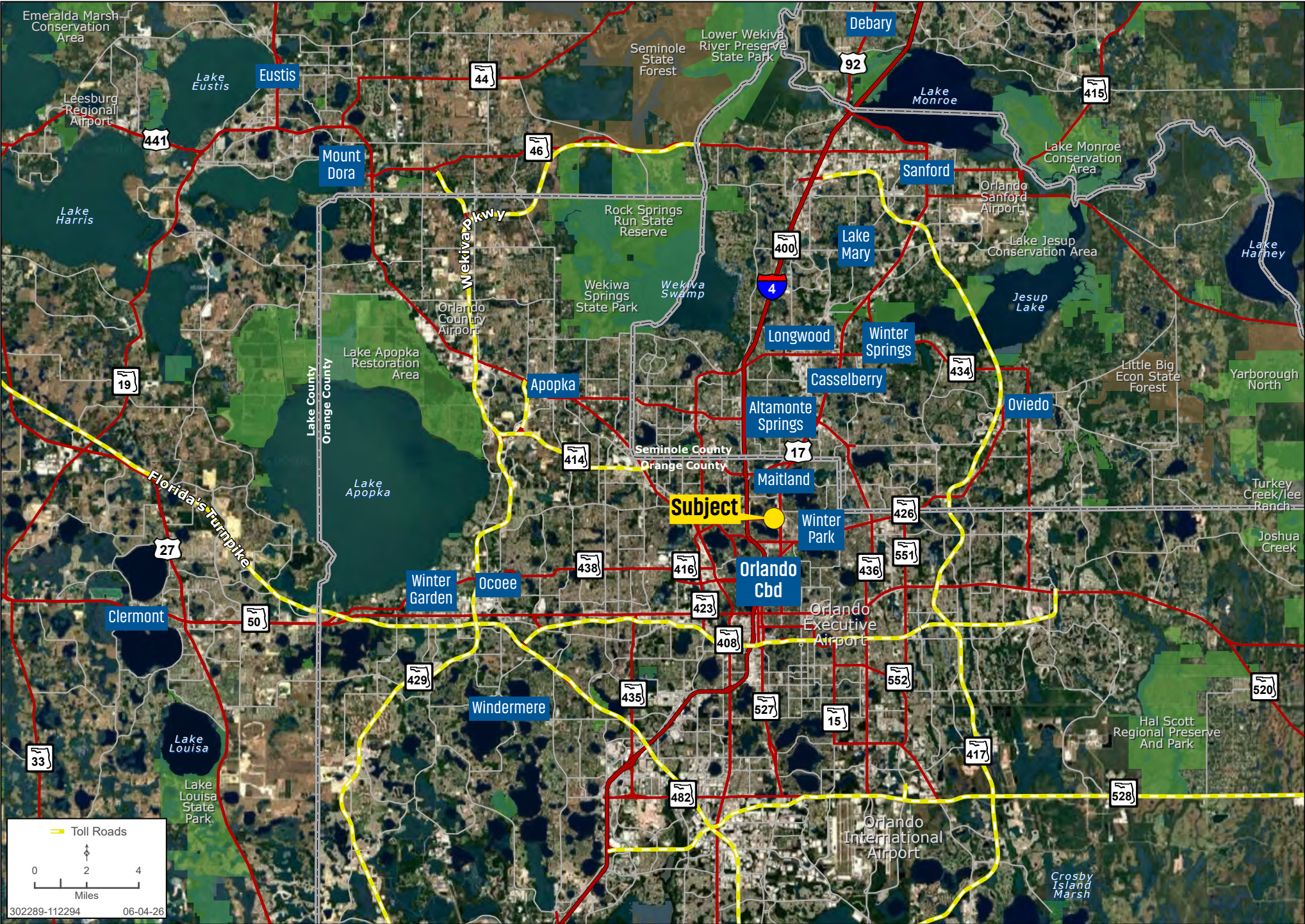
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