

Heritage Park



FOR LEASE | OFFICE



941 W. Morse Blvd, Winter Park, FL 32789

PROPERTY FEATURES:

- State-of-the-art and energy efficient class A office building
- The only new, large floor plate, institutional office project in the core of Winter Park
- Situated in a corporate campus setting and is adjacent to Winter Park Village
- Easy access to 17-92 and I-4
- Walking distance to Park Ave, Trade Joe's retail plaza and the Sunrail Station
- Lush landscaping

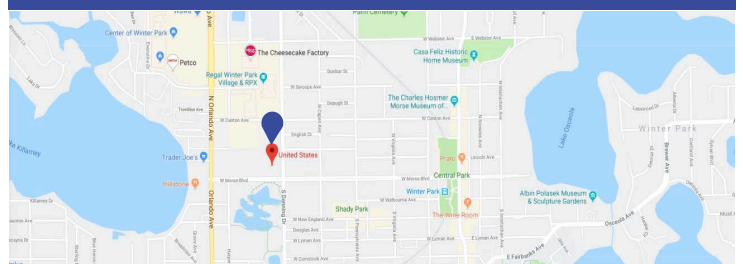
2020 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|----------|
| Population | 11,269 | 75,892 | 192,229 |
| Average HH Income | \$91,717 | \$117,542 | \$76,597 |
| Number of Households | 5,422 | 33,077 | 86,363 |

TRAFFIC COUNT

| | |
|-------------------|-------------|
| S. Orange Ave | 40,926 AADT |
| W. Fairbanks Ave. | 38,000 AADT |

MAP



Contact us now for more information

Demetree Real Estate Services
407-759-3399
leasing@dresi.com

Demetree Real Estate Services
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
DemetreeRealEstate.com

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