FOUNDRY COMMERCIAL

MINNESOTA ROW

WINTER PARK

RETAIL / MEDICAL / PREMIER OFFICE / FOOD & BEVERAGE

AVAILABLE FOR LEASE

807 S ORLANDO AVE, WINTER PARK FL

WINTER PARK BY THE NUMBERS



80

WALK SCORE

44

MEDIAN AGE

8

SPRING FED LAKES

$108,081

AVERAGE HH INCOME (3 MI.)

87,287

POPULATION (3 MI.)

140

BOUTIQUES, CAFES, RESTAURANTS, AND MUSEUMS

Combining historic charm and brick-lined streets with a famous reputation for retail, Winter Park stands out as the cool place to be in a red-hot Central Florida.

32789











WINTER PARK

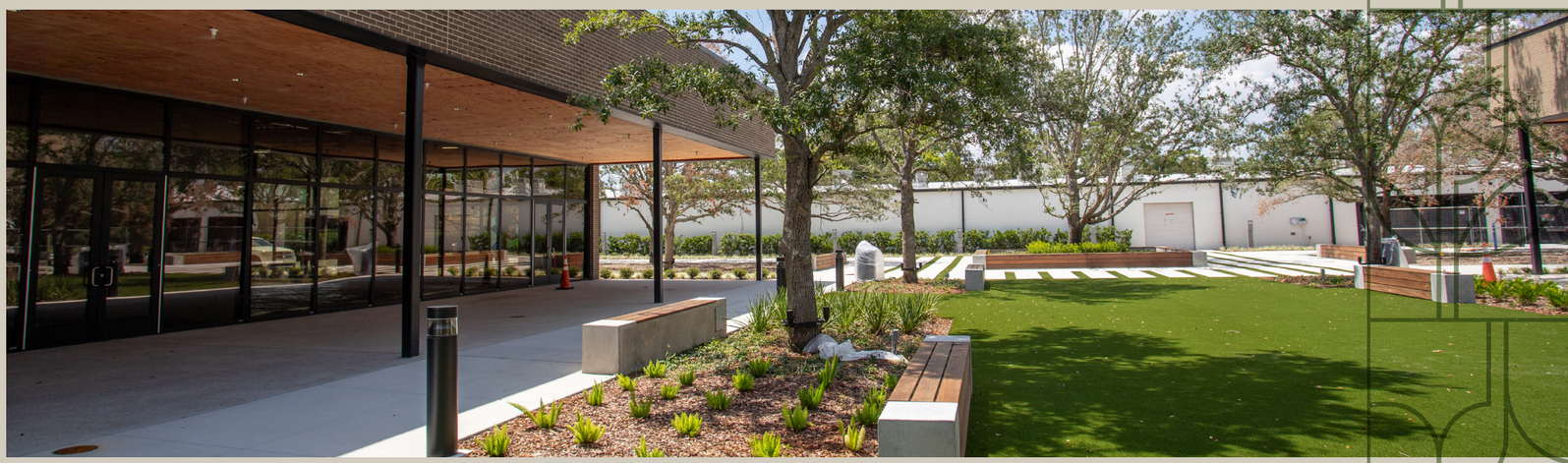
RETAIL HIGHLIGHTS

Winter Park is an established historic community, but also known as a retail destination. Park Avenue provides an idyllic small-town main street surrounded by 140 high-end boutiques, cafés, fine restaurants, and museums.









MINNESOTA ROW

WINTER PARK

Formerly known as Winter Park Business Center, Minnesota Row has completed a significant transformation into a walkable, 18-hour mixed-use destination.

The multi-million dollar renovation includes façade, landscaping, and greenspace improvements throughout, the addition of a central pedestrian gathering place in the heart of the project, as well as dynamic restaurant, retail and office space.

PROPERTY HIGHLIGHTS

- 75K SF of Office (Creative & Medical) and Showroom
- 40K SF of Retail and Restaurants
- Single-Story Layout Providing Maximum Signage & Visibility
- 3.5/1,000 Parking



SITE PLAN

OFFICE & RETAIL

MEET OUR RETAILERS



BARRY'S

Founded in West Hollywood in 1998, Barry's is a global boutique fitness brand known for its signature high-intensity interval training (HIIT) classes that combine cardio and strength in an electric atmosphere for 60 minute sessions.



O-Ku

O Ku Sushi is a contemporary Japanese restaurant from Indigo Road, dedicated to celebrating authentic flavors—think pristine nigiri, sashimi, makimono, inventive small plates, and seasonal hot dishes—crafted with both traditional techniques and unique ingredients. O-Ku delivers an elevated, yet welcoming modern Japanese experience.



Aloha
AESTHETICS

Aloha Aesthetics offers a calm, caring med-spa including a range of non-surgical treatments tailored to each client.



LOCATION

ORLANDO AVE

PARK AVE

ALOMA AVE.

ROLLINS COLLEGE

WINTER PARK

I-4

ORANGE AVE.

GLENRIDGE WAY

COLLEGE PARK

PRINCETON ST.

BALDWIN PARK

CORRINE DR.

441

IVANHOE VILLAGE

MILLS AVE

AUDUBON PARK

MILLS 50

COLONIAL DR.

MILK DISTRICT

ROBINSON ST.

ORLANDO EXECUTIVE AIRPORT

I-4

DOWNTOWN ORLANDO

408





WE CREATE DESTINATIONS



ASANA PARTNERS

ABOUT US

Asana Partners is a vertically integrated real estate investment firm creating value in dynamic and vibrant mixed-use neighborhoods.



WE BELIEVE IN IRREPLACABLE NEIGHBORHOODS



SOUTH END
Charlotte, NC



FULTON MARKET
Chicago, IL



CARLSBAD
San Diego, CA



WILLIAMSBURG
New York City, NY



DEEP ELLUM
Dallas, TX



SUNSET HARBOUR
Miami, FL

MINNESOTA ROW

WINTER PARK

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