

1870
ALOMA
AVENUE
WINTER PARK



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● WINTER PARK CORNERS

Outback Steakhouse
Tijuana Flats
Jersey Mike's Subs
Tosted Restaurant
Menchie's Frozen Yogurt
Bolay Restaurant
Rice & Beans Cocian
Latina
Hair Cuttery
Massage Envy
T-Mobile
Bank of America
Sprouts Farmers Market

● ALOMA SHOPPING CENTER

Mellow Mushroom
Dunkin'
Starbucks
Tibby's New Orleans
Kitchen
Colombian
Restaurant
First Watch
Publix
GNC
Wells Fargo
CVS
Pet Supermarket

● ALOMA AVENUE SOUTHEAST

Panera Bread
McDonald's
Smoothie King
Hungry Howie's
Pizza
Japan Express
Jimmy Hula's

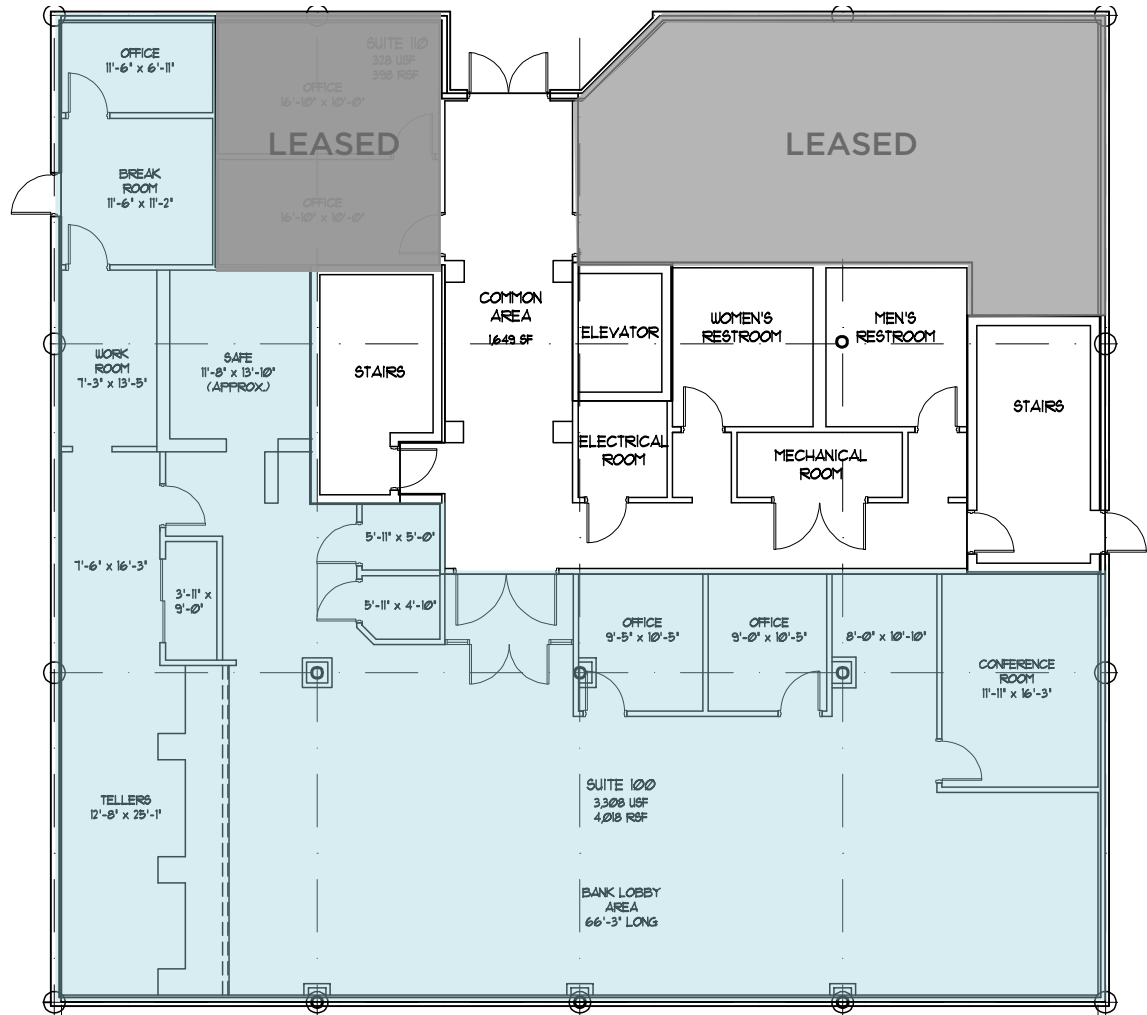
LOCATION, LOCATION, LOCATION...

Located on the corner of Aloma Avenue and Lakemont Avenue. The area has an abundance of restaurants, retail, entertainment, specialty businesses, healthcare services. The property is in close proximity to numerous upscale residential areas and the AdventHealth Winter Park campus.

AVAILABLE SPACE

SUITE 100 4,018 SF

- **SUITE 100** - currently plug-and-play full service bank including walk-up and drive-thru tellers, walk-in vault, modular desks, IT server room, file storage, conference room and private offices.
- **Additional 3,588 SF covered drive-thru with four teller or potential to enclose for additional office space**
- Interior break room
- Floor to ceiling glass throughout space
- Newly renovated restroom and common areas
- Accommodate a variety of professional users
- Includes private offices and large reception areas
- Monument and building signage available
- Ample on-site parking - 4/1000 SF
- **Landlord tenant improvement package available**



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ROBERT KELLOGG, CCIM
Senior Director
Office Brokerage Services
407 541 4416
robert.kellogg@cushwake.com

TODD DAVIS, SIOR, CCIM
Senior Director
Office Brokerage Services
407 541 4412
todd.a.davis@cushwake.com

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