



# For Lease

## Winter Park Corners

1951 Aloma Ave, Winter Park, FL 32792



# Property Highlights

## Winter Park Corners

Introducing the prime retail shopping opportunity at Winter Park Corners:

- 95,211-GLA, grocery-anchored shopping center
- Unparalleled location in the heart of the affluent Winter Park area
- Excellent frontage and visibility on high-traffic roads totaling 58,300± AADT (Aloma Ave and N Lakemont Ave)
- Spacious layout with ample square footage, allowing for versatile configurations to suit a range of retail concepts
- Encompassed within a residentially-dense area, ensuring a steady flow of customers
- Surrounding neighborhood is home to a variety of businesses, enhancing the potential for cross-promotion and attracting a diverse customer base

## Key Tenants



Bank of America



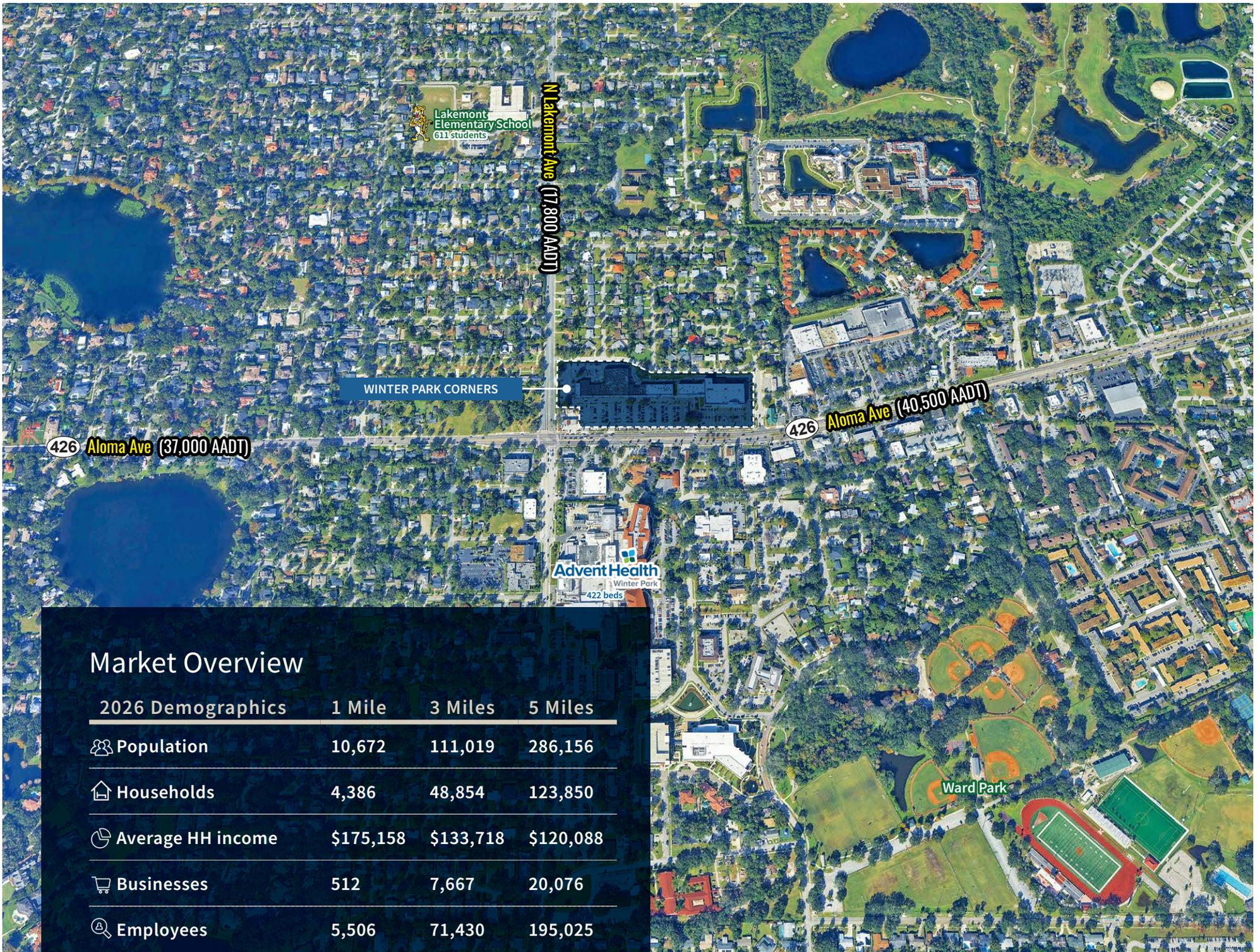
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

# Site Plan

- AVAILABLE
- LEASED



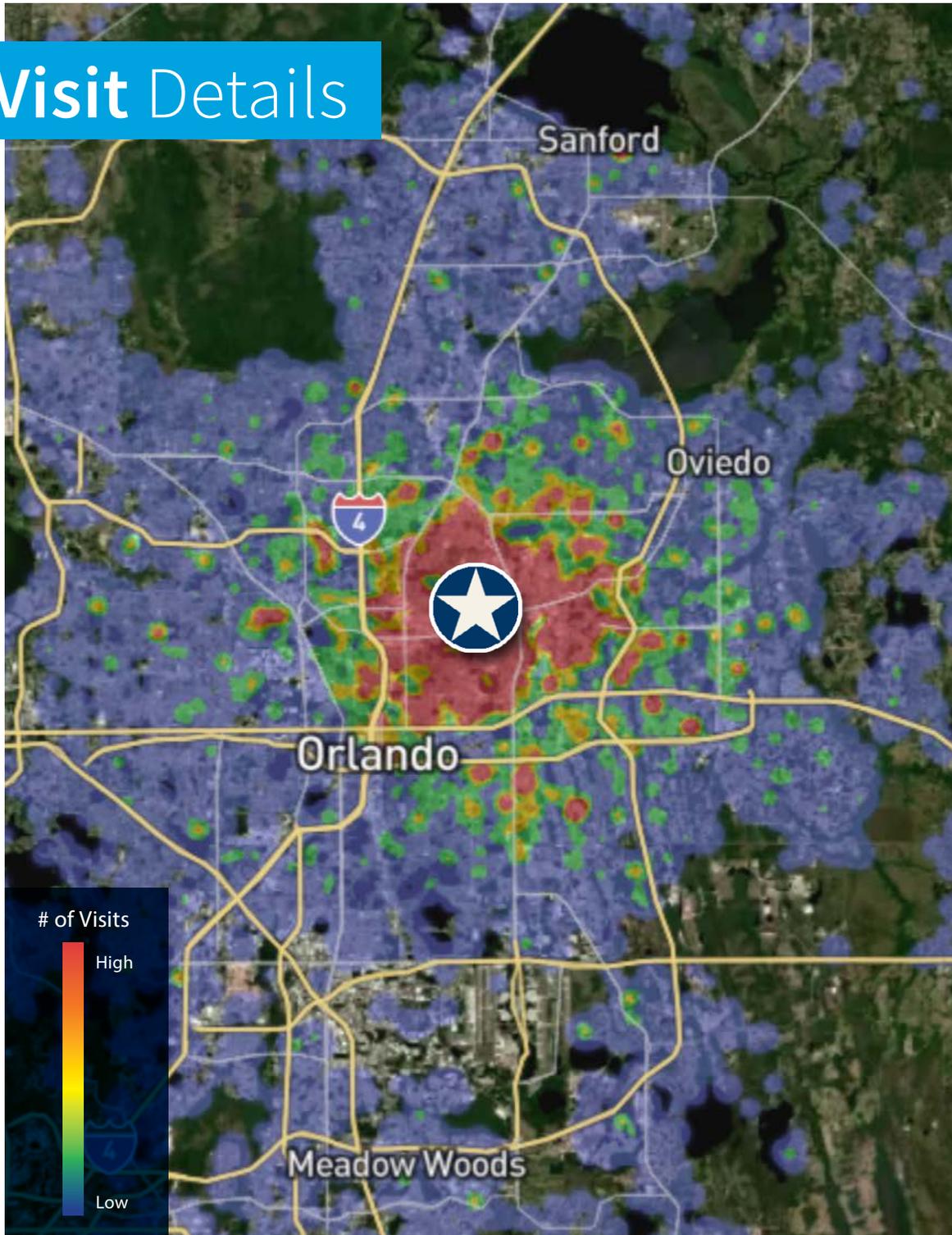
#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Perspire Sauna Studio	1,900	11	Christine's Nails	1,050	19	Spine Labs	1,050
2	Bank of America	5,000	12	Winter Park Eyewear	1,050	20	European Wax Center	1,050
3	Panoramic Doors	750	13	Cold Stone Creamery	1,295	21	F & D Woodfired Italian Kitchen	2,100
4	Worldwide Corals	1,425	13A	Woof Gang Bakery & Grooming	600	22	JETSET Pilates	2,100
6	SimonMed Imaging	4,241	14	Toasted	1,050	23	Bolay	2,450
7	Massage Envy	3,400	15	AVAILABLE	1,050	24	Pacific Dental Services, LLC	2,800
8	Outback	6,809	16	Jersey Mike's Subs	1,050	25	Little Greek Fresh Grill	1,400
9	AVAILABLE	10,500	17	Tijuana Flats	2,100	26	Spectrum	3,500
10	Central Florida School of Mass	4,093	18	Tropical Smoothie Café	1,050	27	Sprouts Winter Park	30,348



## Market Overview

2026 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	10,672	111,019	286,156
🏠 Households	4,386	48,854	123,850
📊 Average HH income	\$175,158	\$133,718	\$120,088
🛒 Businesses	512	7,667	20,076
🔍 Employees	5,506	71,430	195,025

# Visit Details



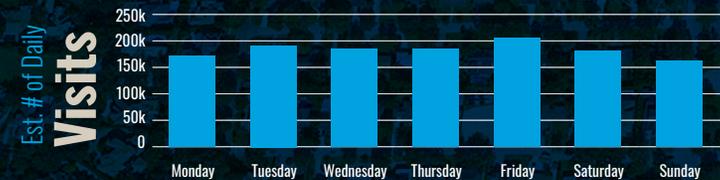
# Customer Data

 **1.3M** Est. # of Annual **Visits**

**346.2K** Est. # of Annual **Customers** 

 /  **3.86** Avg. Visits/ Customer Annually

**36** Minutes/ Avg. Stay  Minutes/ Med. Stay **24**



# Contact Us



**Colette Santana**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



**Taylor Ling**  
Associate  
taylor.ling@jll.com  
+1 407 271 3067



**Billy Rodriguez**  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925



**Brandon McCalla**  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113

