

# SMITH FARMHOUSE

# Smith Farmhouse

603 S Main Street, Winter Garden FL 34787



**EXCHANGE PLACE**  
REAL ESTATE & DEVELOPMENT



# PROPERTY OVERVIEW

Discover the character and visibility of 603 S. Main Street also known as the Smith Farmhouse.

Developed with a forward philosophy of an office space that feels like a home. Two suites are available, fully built out in modern farmhouse finishes. The Florida vernacular wrap around porch offers patio area for fresh Florida sunshine during the busy workday. With C-2 zoning flexible opportunities for office or professional users await.

Located in charming Winter Garden. Adjacent to Winter Garden's historic downtown and centered in the commercial core. This property provides a distinctive address in one of West Orange County's most recognizable corridors.

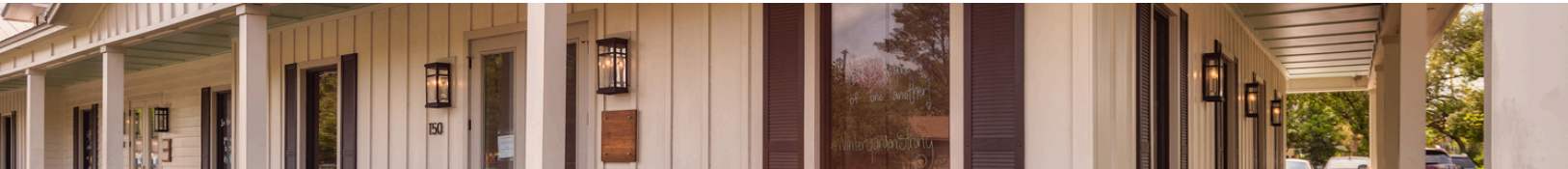




## AREA HIGHLIGHTS

- Located near Historic Downtown Winter Garden, with nearby destinations such as Plant Street Market, Garden Theatre, Centennial Plaza, and the Winter Garden Farmers Market.
- Surrounded by local dining and gathering spots including The Chef's Table, Thai Blossom, and Winter Garden Pizza Company, creating an active daytime and evening environment.
- Surrounded by professional offices, legal practices, wellness studios, and established local businesses that reflect the area's strong buying power and affluent customer base.
- Convenient access to Highway 50, South Dillard Street, and the broader Winter Garden / Horizon West growth corridor supports easy movement for customers, employees, and clients.

## EXECUTIVE SUMMARY



# DEMOGRAPHICS

603 S Main St, Winter Garden, Florida, 34787

Ring: 5 mile radius

## KEY FACTS

123,601

Population

38.8

Median Age



42,118

Households

\$92,970

Median Disposable Income

## EDUCATION

9.1%

No High School Diploma



21.8%

High School Graduate



25.0%

Some College/  
Associate's Degree



44.1%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$110,350

Median Household Income



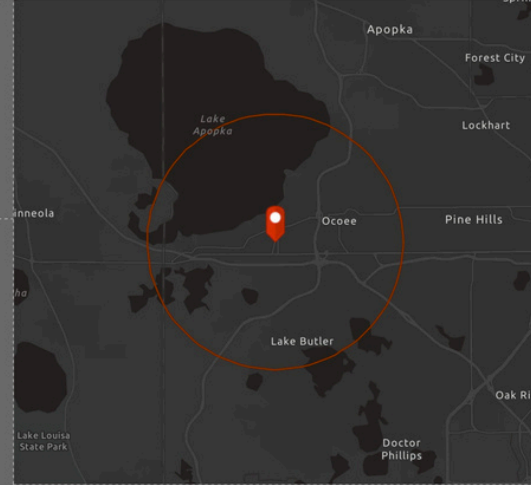
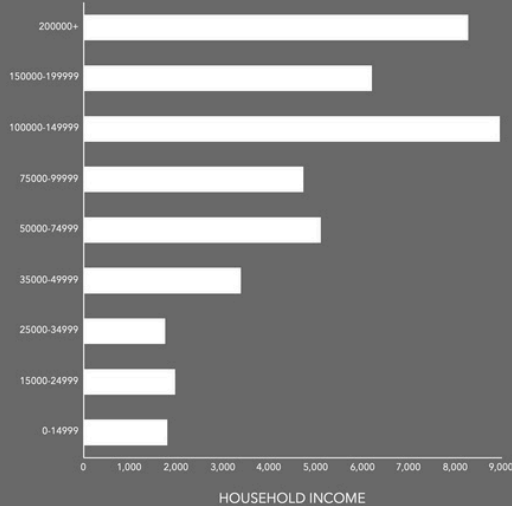
\$49,725

Per Capita Income



\$379,592

Median Net Worth



## EMPLOYMENT

White Collar 70.5%

Blue Collar 16.1%

Services 15.2%

3.0%

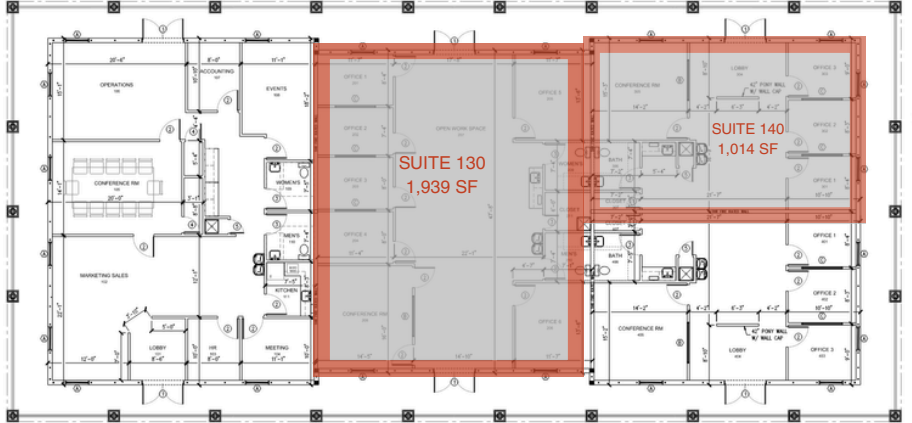
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri





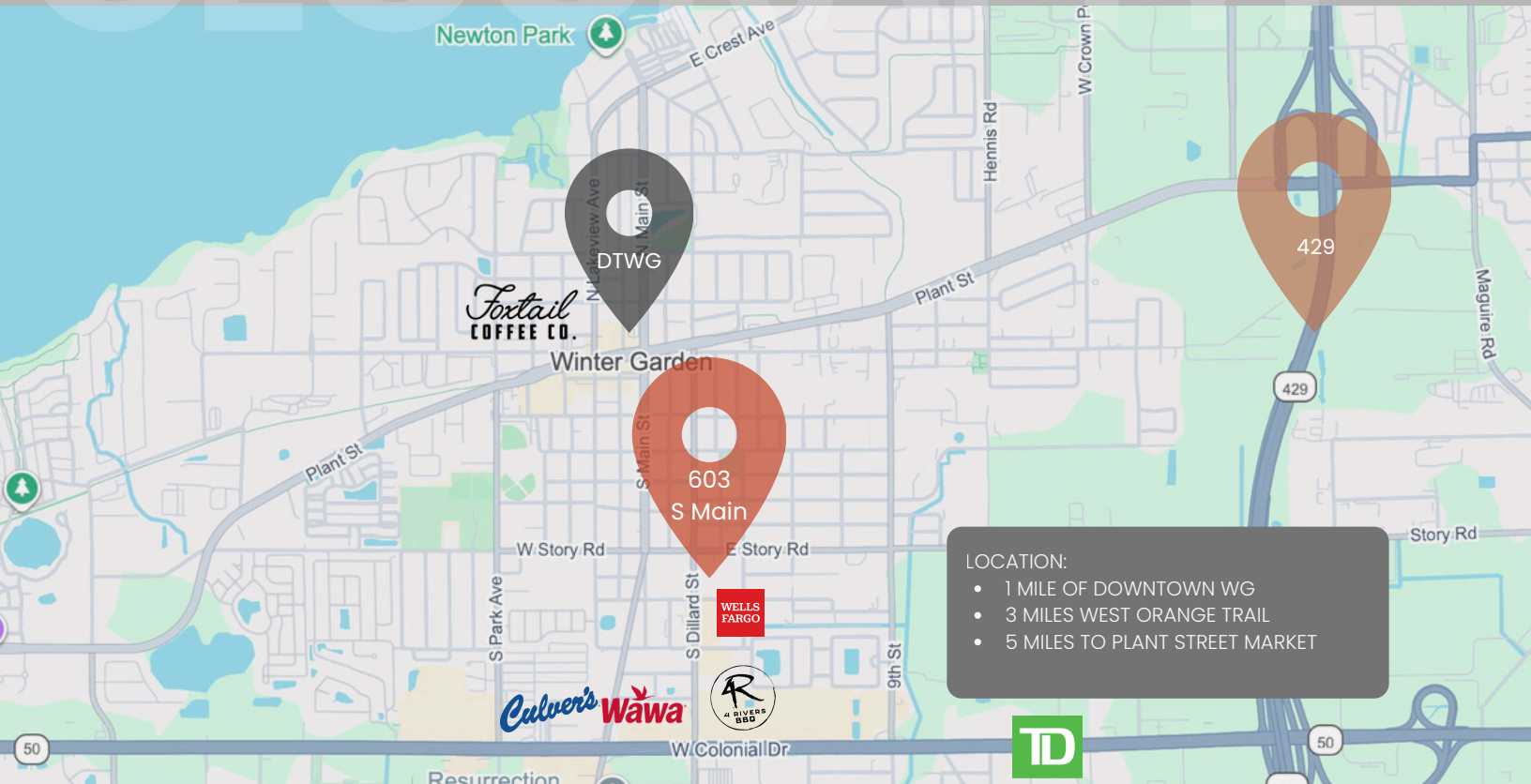
# AVAILABLE UNITS



PROPERTY NAME	<b>Smith Farmhouse</b>
PROPERTY ADDRESS	603 S. Main Street, Winter Garden
YEAR BUILT	2019
BUILDING SIZE	8,184 SF
AVAILABLE SF (USABLE)	2,953 SF
GROSS SF	3,812 SF
# OF SUITES AVAILABLE	2
SUITE SQFT	1360-2600 SF
PROPERTY TYPE	Medical/Office
ZONING	C-2
MARKET	West Orlando
SUBMARKET	Winter Garden
TRAFFIC COUNT (HWY 50)	54,000 +/-
PARKING COUNT	5:1

UNIT	SQ FT	RATE	CAM	AVAILABILITY
130	1,939	Price Upon Request	\$11 PSF	Available Now
140	1,014	Price Upon Request	\$11 PSF	Available Now

# GEOGRAPHY



LOCATION:

- 1 MILE OF DOWNTOWN WG
- 3 MILES WEST ORANGE TRAIL
- 5 MILES TO PLANT STREET MARKET



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