

OFFERING MEMORANDUM

FOR LEASE SMITH & MAIN PLACE

PRIME RETAIL SPACES FOR LEASE

186 S MAIN ST, WINTER GARDEN, FL 34787



JOIN A PREMIER, PURPOSE-BUILT DEVELOPMENT

Secure your place alongside established tenants in a highly visible, strategically located property designed for growth in one of the region's most vibrant submarkets.

EXECUTIVE SUMMARY

Prime Downtown Winter Garden Retail Space for Lease

186 S Main St presents a prime leasing opportunity in the heart of Downtown Winter Garden, positioned alongside the new two-story anchor restaurant Harlow Grove and surrounded by a high-quality tenant mix. With rare on-site parking, dual street frontage, and walkable access to Plant Street's shops, dining, and arts district, this location offers exceptional visibility and connectivity within one of West Orange County's most vibrant retail corridors. Three remaining suites provide flexibility for a variety of tenant uses.

PROPERTY HIGHLIGHTS



ESTABLISHED DOWNTOWN LOCATION

Located in the heart of Downtown Winter Garden, 186 S Main St offers unmatched visibility along Main and Smith Streets and direct access to the vibrant Plant Street corridor. The property benefits from dense surrounding residential neighborhoods, strong demographics, and a highly walkable environment that draws both local and visitor traffic, including over 1.3 million annual visitors to the downtown arts district.



HIGH-QUALITY TENANT MIX

Anchored by Harlow Grove Restaurant & Bar, the property is complemented by a curated tenant lineup including Eggdose, Pure Barre, and Monarch Men's Lounge, creating a dynamic retail and lifestyle destination that attracts consistent daily traffic and enhances co-tenancy value.



FLEXIBLE, DIVISIBLE SPACE

Three remaining suites from 1,104-1,680 SF are available for lease. The spaces offer versatile layouts suitable for retail, service, or experiential concepts.

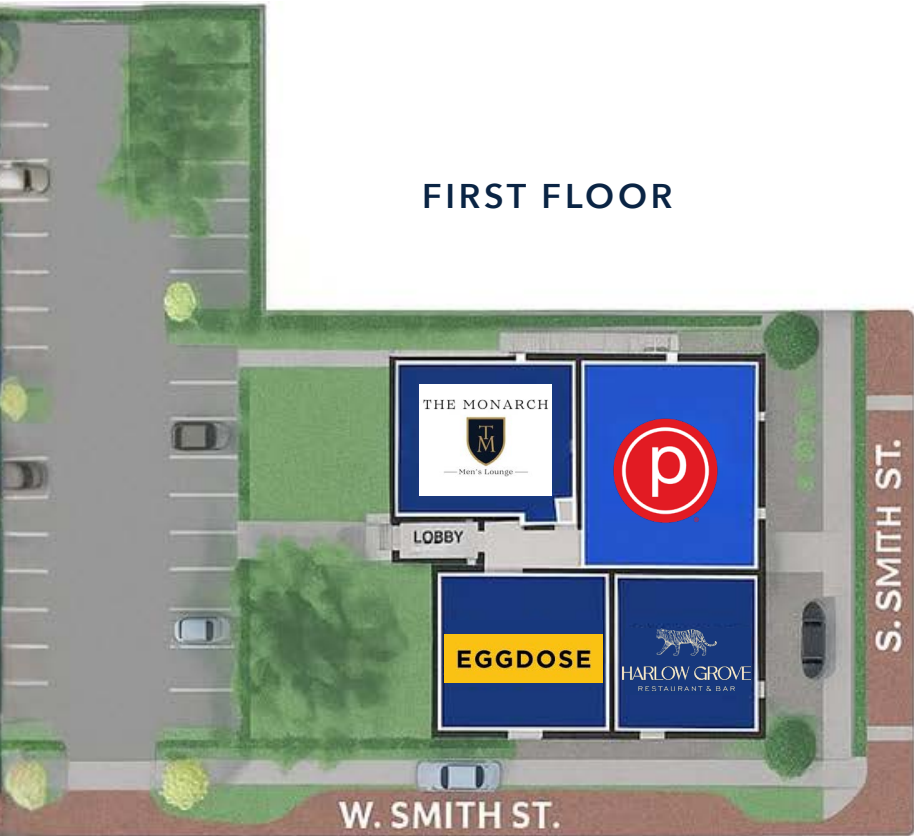


RARE ON-SITE PARKING & ACCESSIBILITY

The property includes 39 on-site parking spaces—a rare amenity in the Downtown Winter Garden market—and benefits from dual street frontage, providing excellent visibility and convenient access for customers, tenants, and employees alike.

FLOOR PLANS

Three second-floor space suites are the only remaining vacancies in an otherwise fully leased property, highlighting the property’s strong performance. Flexible configuration supports a wide range of uses.



SUITE	TENANT	SIZE
101	Monarch	1,121 SF
102	Pure Barre	1,474 SF
103	Eggdose	1,254 SF
104	Harlow Grove Restaurant	
201	AVAILABLE	1,680 SF
202	AVAILABLE	1,161 SF
203	AVAILABLE	1,104 SF
204	Harlow Grove Restaurant	

JOIN THE TENANTS



Pure Barre is a boutique fitness tenant with 600+ locations across the US.

EGGDOSE

Eggdose is a fast-casual breakfast restaurant born from a food-truck concept, now opening brick-and-mortar locations in Florida.



HARLOW GROVE
RESTAURANT & BAR

Harlow Grove is a two-story restaurant and lounge, blending vibrant ambiance, elevated food, and handcrafted cocktails in a warm, stylish setting.



Monarch Men’s Lounge is an upscale grooming lounge offering premium barbering, and a refined atmosphere for today’s gentleman.



Downtown WINTER GARDEN

EST 1903

STRATEGIC VISIBILITY & PEDESTRIAN CONNECTIVITY

- Positioned along S Main Street with continuous pedestrian activity driven by Downtown Winter Garden's thriving retail and dining scene.
- Walkable access to Plant Street's shops, markets, restaurants, and arts district enhances daily foot traffic and customer engagement.
- Strong district cohesion and steady visitor flow support sustained tenant visibility, brand presence, and long-term performance.

LEASE OVERVIEW

AVAILABILITY:	Now Leasing
PROPERTY TYPE:	Retail
BUILDING SIZE:	12,662 SF
CONDITION:	Shell Space
LEASE STUCTURE:	NNN
TENANTS:	Eggdose, Harlow Grove, Pure Barre, Monarch Men's Lounge
LEASE RATE:	Contact Broker for Pricing & Terms



Winter Garden boasts a median household income of \$106,371, with 35% of households earning over \$150,000 annually, indicating strong purchasing power in the area.



Approximately 43.6% of residents aged 25 and over hold a bachelor's degree or higher, reflecting a well-educated community.



Winter Garden's population has grown by 1.43% between 2022 and 2023, reaching 47,182 residents, indicating a growing market.

Approximately 69.2% of housing units are owner-occupied, demonstrating community stability.



DEMOGRAPHICS

WINTER GARDEN: A FLOURISHING GROWTH MARKET

Winter Garden, Florida – located just west of Orlando – is one of Central Florida’s most vibrant and fastest-growing communities. With a thriving downtown, strategic access to major highways, and a strong demographic profile, Winter Garden presents an exceptional opportunity for commercial tenants seeking a stable, high-demand location.

The area continues to attract professionals, families, and retirees drawn by its lifestyle offerings, quality schools, and economic vitality. Its growth trajectory and upscale population make it an ideal setting for healthcare providers, retail operators, and office users.

HIGH-GROWTH DEMOGRAPHICS

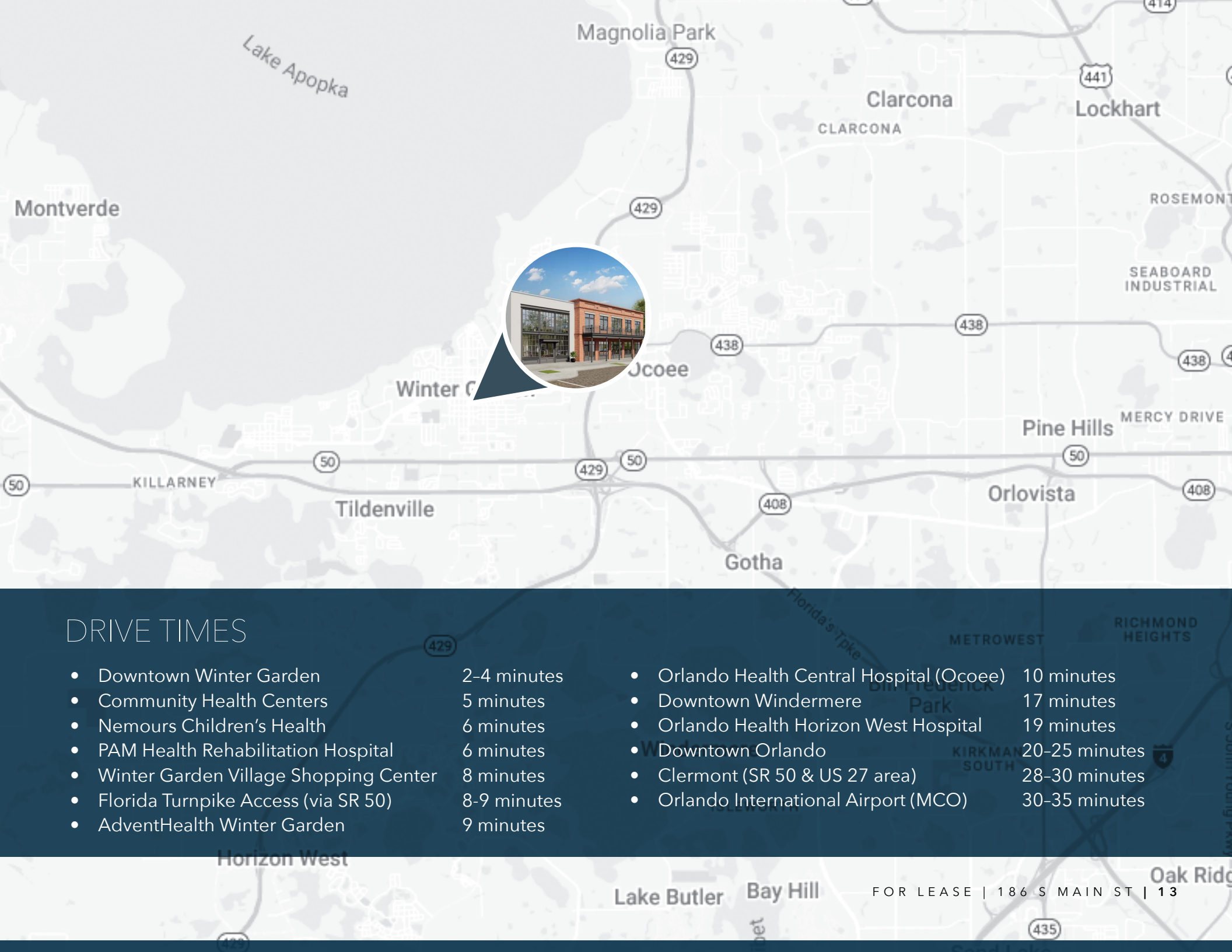
Winter Garden is positioned in Orange County, one of Florida’s most dynamic regions. Rapid population increases, rising income levels, and a well-educated resident base contribute to sustained demand for high-quality commercial services.

ECONOMIC & EMPLOYMENT MOMENTUM

Winter Garden is strategically located within the Orlando metro area, a region known for economic resilience and a broad employment base. The area continues to benefit from sustained job growth, low unemployment, and ongoing commercial development.

MARKET DRIVERS:

- As of December 2024, the Orlando metro area supports over 1.5 million nonfarm jobs with an unemployment rate of just 3.0%
- Rapid expansion in healthcare, hospitality, retail, and Class A office space is elevating Winter Garden’s status as a west Orlando commercial hub
- Continued investment in multifamily, single-family, and senior living developments expands the local consumer base and enhances leasing potential for service providers
- Favorable business conditions and infrastructure improvements position the area for long-term commercial success



DRIVE TIMES

- | | | | |
|---|-------------|---|---------------|
| • Downtown Winter Garden | 2-4 minutes | • Orlando Health Central Hospital (Ocoee) | 10 minutes |
| • Community Health Centers | 5 minutes | • Downtown Windermere | 17 minutes |
| • Nemours Children’s Health | 6 minutes | • Orlando Health Horizon West Hospital | 19 minutes |
| • PAM Health Rehabilitation Hospital | 6 minutes | • Downtown Orlando | 20-25 minutes |
| • Winter Garden Village Shopping Center | 8 minutes | • Clermont (SR 50 & US 27 area) | 28-30 minutes |
| • Florida Turnpike Access (via SR 50) | 8-9 minutes | • Orlando International Airport (MCO) | 30-35 minutes |
| • AdventHealth Winter Garden | 9 minutes | | |

FOR LEASE

A PREMIER DOWNTOWN RETAIL OPPORTUNITY

186 S MAIN ST OFFERS A RARE
CHANCE TO JOIN A THOUGHTFULLY
POSITIONED RETAIL DESTINATION IN
THE HEART OF ONE OF WEST ORANGE
COUNTY'S MOST VIBRANT AND
WALKABLE CORRIDORS.

DESIGNED WITH FLEXIBILITY IN MIND,
THIS SPACE IS IDEALLY SUITED FOR
RETAILERS, SERVICE PROVIDERS,
AND EXPERIENCE-DRIVEN CONCEPTS
SEEKING A CENTRAL, HIGHLY VISIBLE
LOCATION WITHIN DOWNTOWN
WINTER GARDEN.



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PREMIER REALTY



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FOR LEASE

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