

WEST OAKS COMMERCE PARK

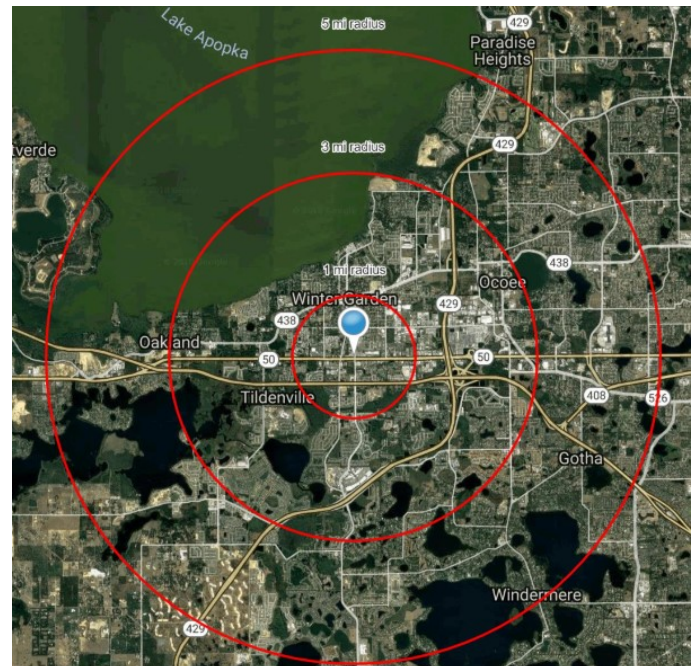
13650 & 13640 W Colonial Dr, Winter Garden FL 34787



PROPERTY HIGHLIGHTS

- Office Space Available
- Executive Office Suites Available
- **121 SF**
- Building B/ 13650:
 - Former Nail Salon— **1,367 sf**
 - Former Medical Office— **5,028 sf**
- Building A/ 13640
 - Former Office— **1,257 sf** (Lease Pending)
- Dense population with some of the highest average HH incomes in the Orlando DMA.
- Less than 2 miles from Winter Garden Village
- Traffic Counts
 - W Colonial Drive: 45,000 CPD

Demographics	1-Mile	3-Mile	5-Mile
Population	11,541	53,693	120,183
Average HH Income	\$73,650	\$100,151	\$101,335



Heather Coons
305-283-1521

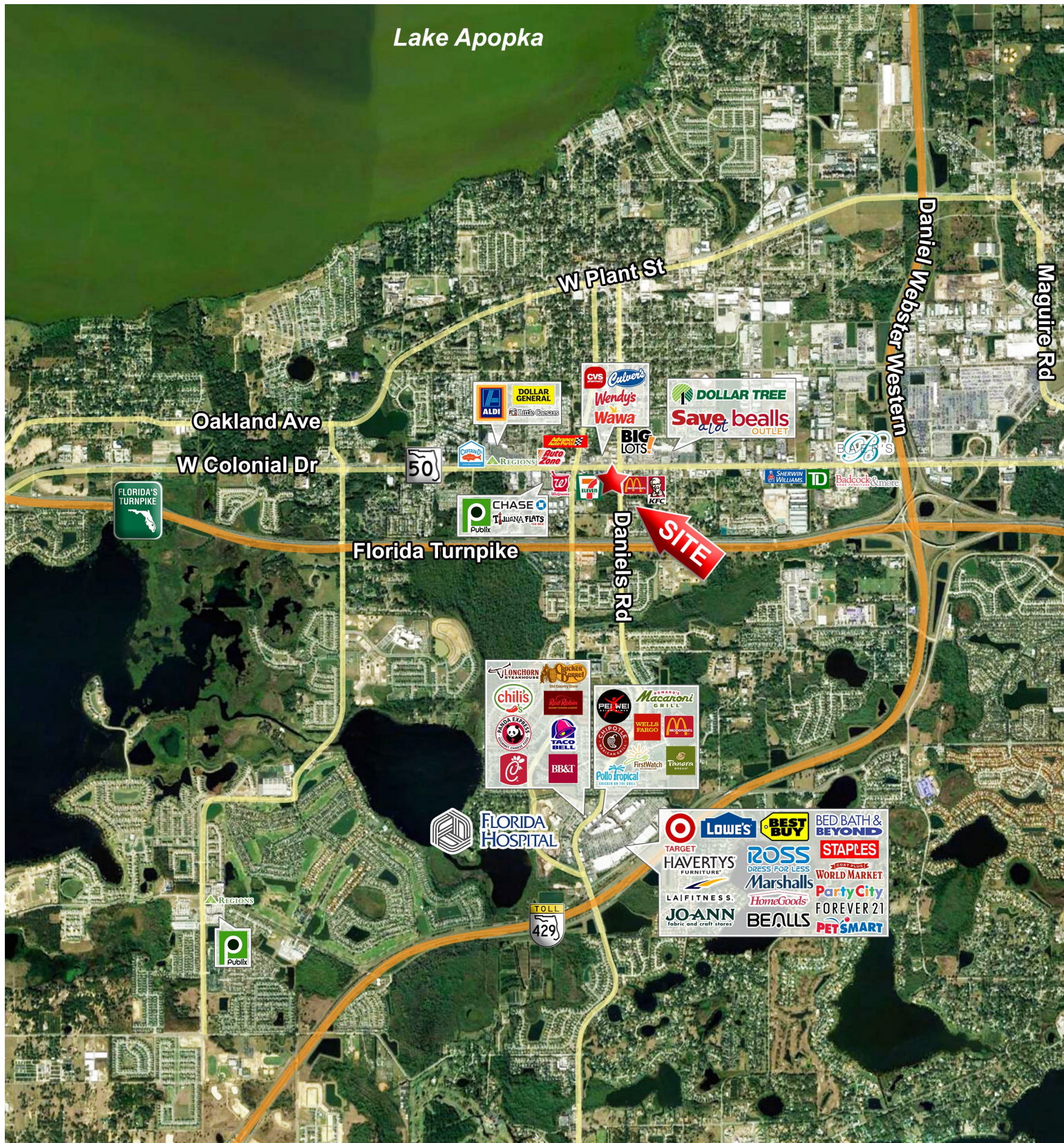
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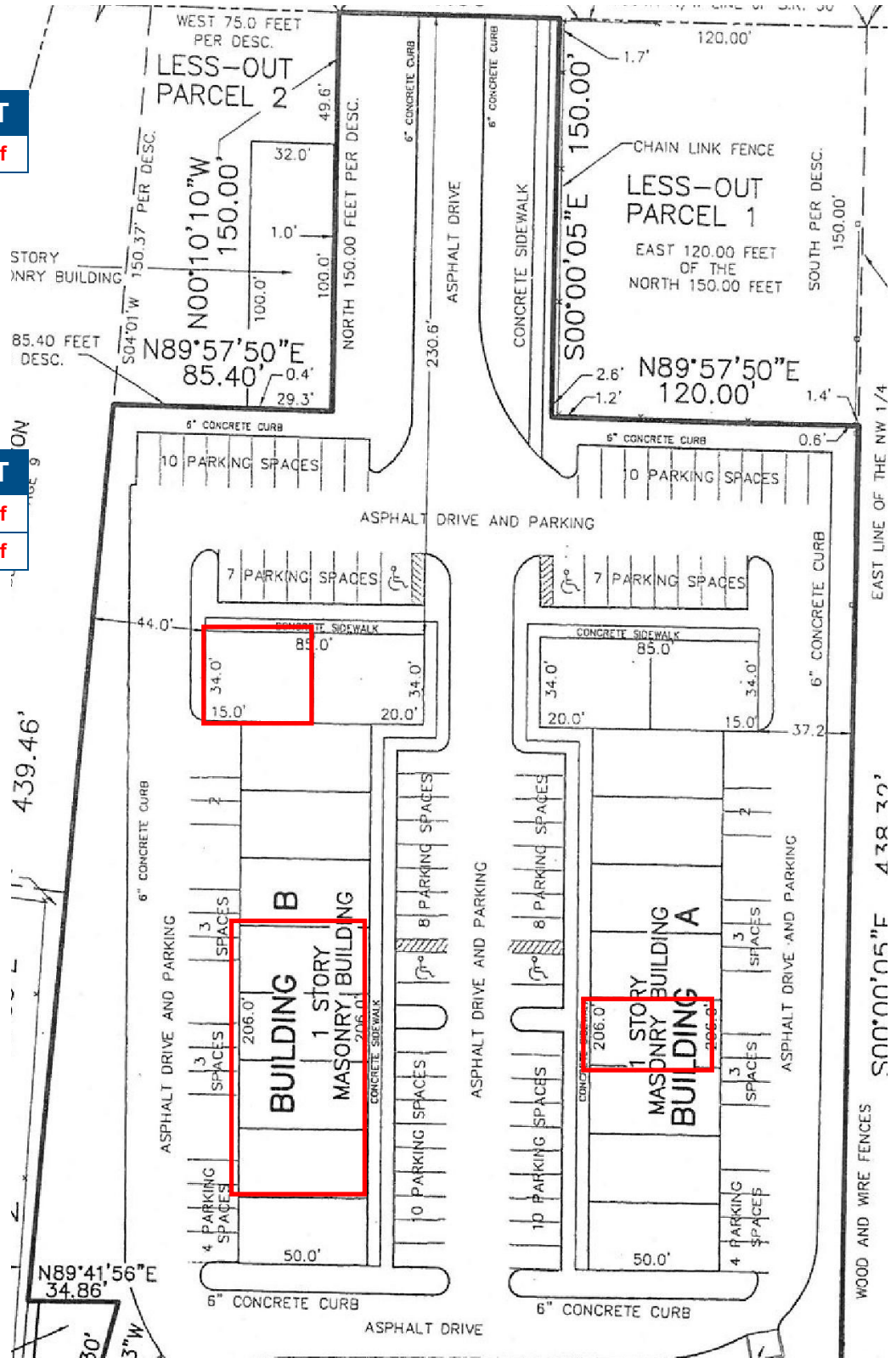
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Site Plan

#	Building A	SQ FT
7	Former Office	1,257 sf

#	Building B	SQ FT
1	Former Nail Salon	1,367 sf
6-9	Former Medical Office	5,028 sf



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Site Plan

#	Executive Office Suites	SQ FT
1	Former Office	121 sf

