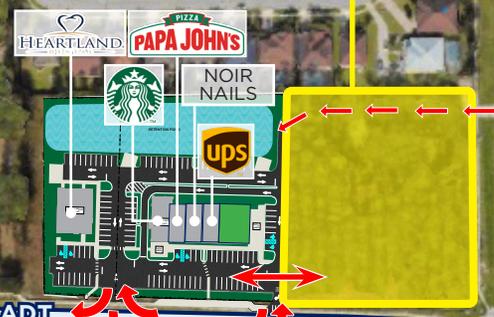


● AVAILABLE ● LEASED ● PENDING

Avalon Reserve
66 Units

Westbrook
Townhomes
186 Units

SITE
2.25 AC
For Sale or Ground Lease



AVALON RD

MARSH RD

15,900 AADT

STONEYBROOK PKWY

8,400 AADT



TRUSTCO BANK

AT&T
Great Clips

Ladybird
ACADEMY

Stoneybrook West Village
Publix
SUBWAY
Wendy's

Stoneybrook West Storage



Atlantic
RETAIL

WINTER GARDEN, FL

NWC AVALON RD & MARSH RD

2.25 AC CORNER LOT AVAILABLE



PROPERTY
DETAILS

PROPERTY HIGHLIGHTS

- Prime new retail development in a dense, high-income residential market
- 2.25 acres on a hard corner site at a signalized intersection for sale or ground lease
- Suitable for restaurant, medical, retail
- No Drive thru permitted
- Only commercially zoned site between subject and US 27
- High residential growth to the west
- Multiple access points along Marsh Rd & Avalon Rd

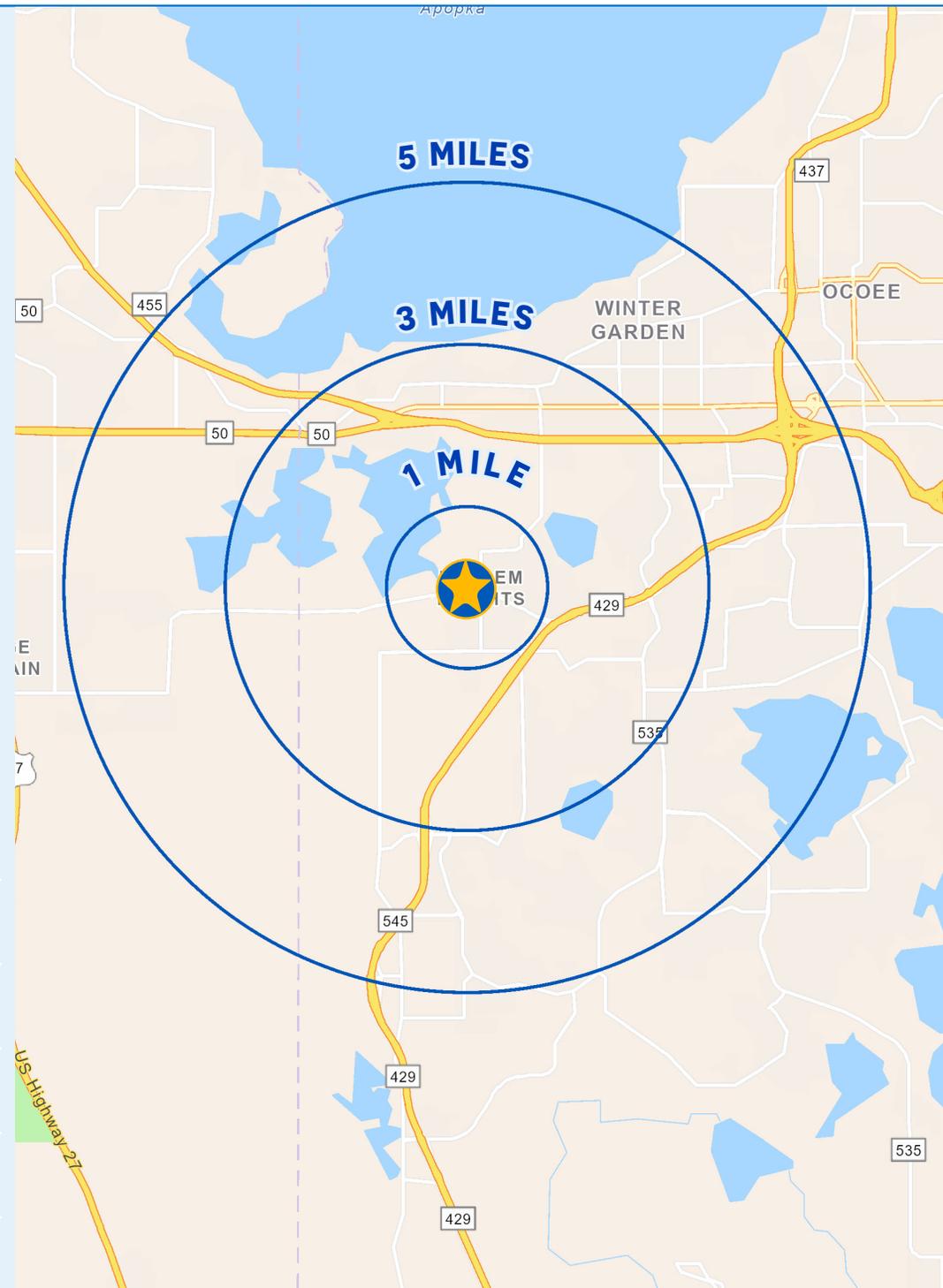
CO-TENANTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,320	46,966	118,527
DAYTIME POPULATION	5,655	37,929	98,907
MEDIAN HH INCOME	\$134,204	\$137,864	\$125,900
TOTAL HOUSEHOLDS	2,566	15,331	40,505

SOURCE: ESRI 2024



AREA OVERVIEW

SITE

STARBUCKS
HEARTLAND DUST
UPS
PAPA JOHN'S
NOIR NAILS

TACO BELL
CRACKER BARREL
KFC
PANDA EXPRESS
COLD STONE CREAMERY
STARBUCKS
JERSEY MIKE'S SUBS
MOBIL
CHICK-FIL-A
EL POLLO LOCO

Winter Garden Village

FK
ARBY'S
NIKE FACTORY STORE
LOWE'S
MARSHALLS
BEST BUY
STAPLES
PET SMART
HOME GOODS
BEALLS
BURTLINGTON
FAMOUS FOOTWEAR
WORLD MARKET
AT&T
VERIZON
PLANET SMOOTHIE
FIVE GUYS BURGERS and FRIES
PANERA BREAD
MATTRESS FIRM
VISIONWORKS
LENSCRAFTERS

Stoneybrook West Village

WALGREENS
DOMINO'S PIZZA

PUBLIX
SUBWAY
WENDY'S

AVALON RD
MARSH RD
8,300 AADT

15,000 AADT
STONEBROOK PKWY

60,500 AADT
STONEBROOK PKWY
WINTER GARDEN VILLAGE
41500 AADT

SAN JOSE'S
HF
LADYBIRD ACADEMY
GREAT CLIPS
TRUSTCO BANK
AT&T

The Shoppes at
Windward Cay

SHERWIN WILLIAMS
CLUB PILATES

Walgreens

SITE AERIAL

● AVAILABLE ● LEASED ● PENDING

SITE
2.25 AC
For Sale or Ground Lease



RETENTION POND
NOIR NAILS

HEARTLAND



MARSH RD 15,900 AADT

AVALON RD

8,400 AADT



AERIAL
PHOTOS

ANTERIOR
EAST BOUND VIEW FROM
MARSH RD



POSTERIOR
SOUTHEAST VIEW

SITE

2.25 AC
For Sale or Ground Lease

PIZZA
PAPA JOHN'S

ATTENTION POINT
NOIR NAILS

Starbucks
ups
PATIO AREA

WINTER GARDEN, FLORIDA

NWC AVALON RD & MARSH RD

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ALBANY

ATLANTA

BOSTON

CHARLESTON

CHARLOTTE

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RETAIL ADVISORS