

WEST OAKS COMMERCE PARK

13650 & 13640 W Colonial Dr, Winter Garden FL 34787

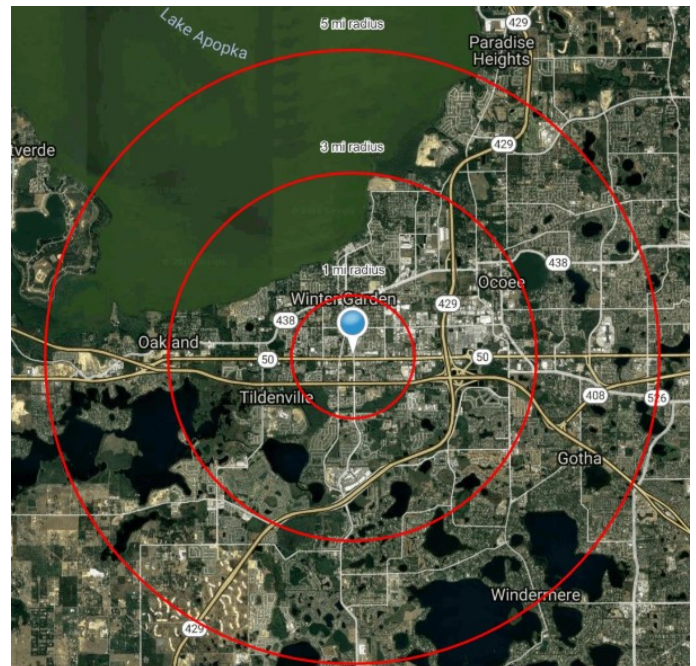


PROPERTY HIGHLIGHTS

- Office Space Available
- Executive Office Suites Available
 - 200 SF
- Building B/ 13650:
- 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

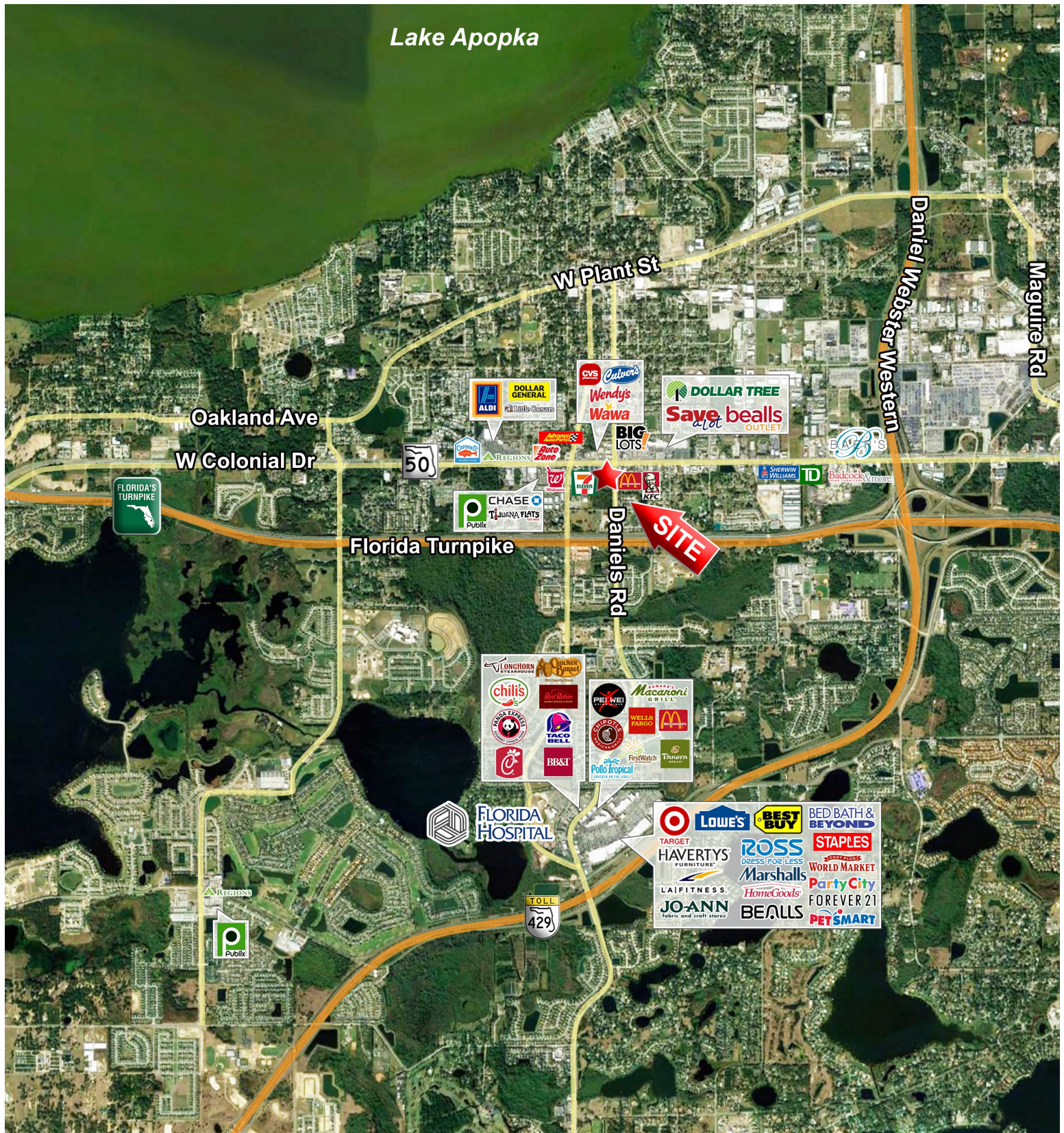
Demographics

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



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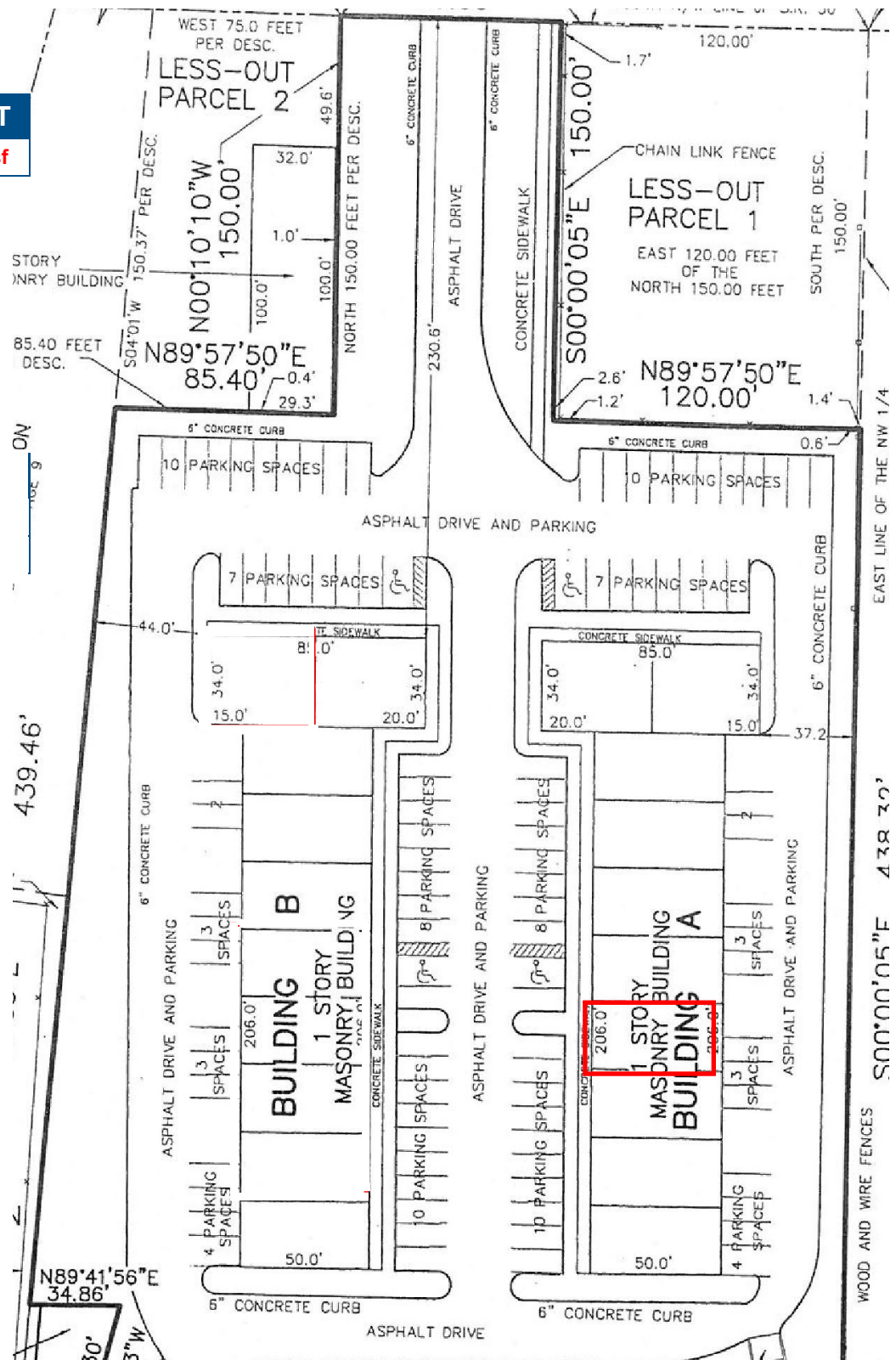


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Site Plan

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





Site Plan

#	Executive Office Suites	SQ FT
1	Former Office	200 SF

