

RETAIL/ MEDICAL/ OFFICE DEVELOPMENT

2,170 - 4,340 SF Available

Stoneybrook W Parkway & Windermere Rd
Winter Garden, FL 34787



 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

SCOTT EDWARDS | Director
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PROPERTY SUMMARY

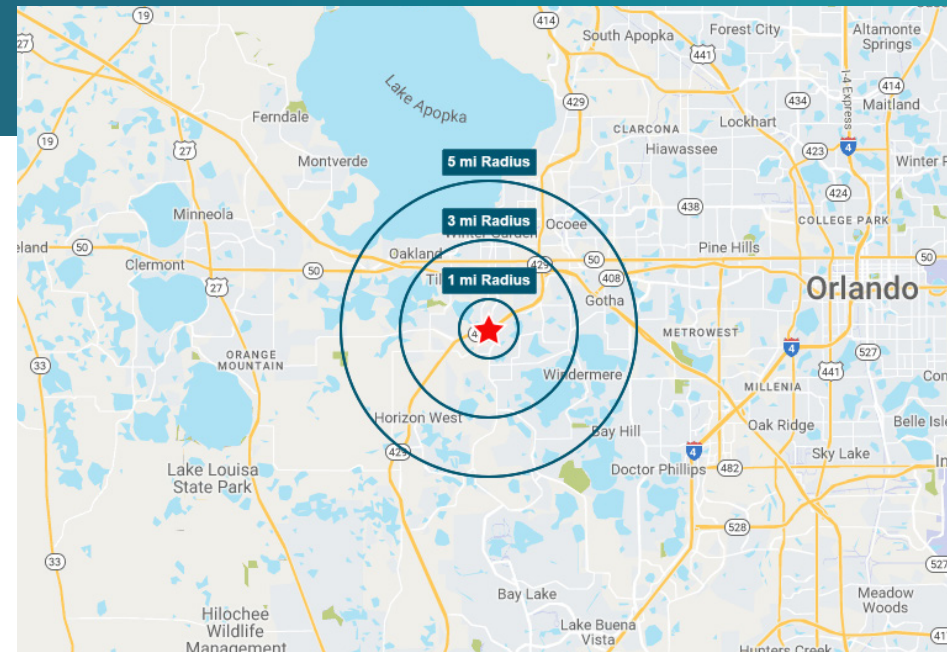


PROPERTY HIGHLIGHTS

- X2 Suites 2,170 SF each
- Base Rent: \$36-39/NNN
- Use: Medical Office
- Delivery: Gray-Shell
- Term length: 10 yr +
- Available: November 2024
- Parking: 5:1,000
- Mixed-use development situated at the intersection of Winter Garden and Windermere
- Located just up the street from Winter Garden Village, the dominant power center of the Western Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users
- Situated along SR429 / Western Expressway for additional highway visibility and market presence

AREA DEMOGRAPHICS

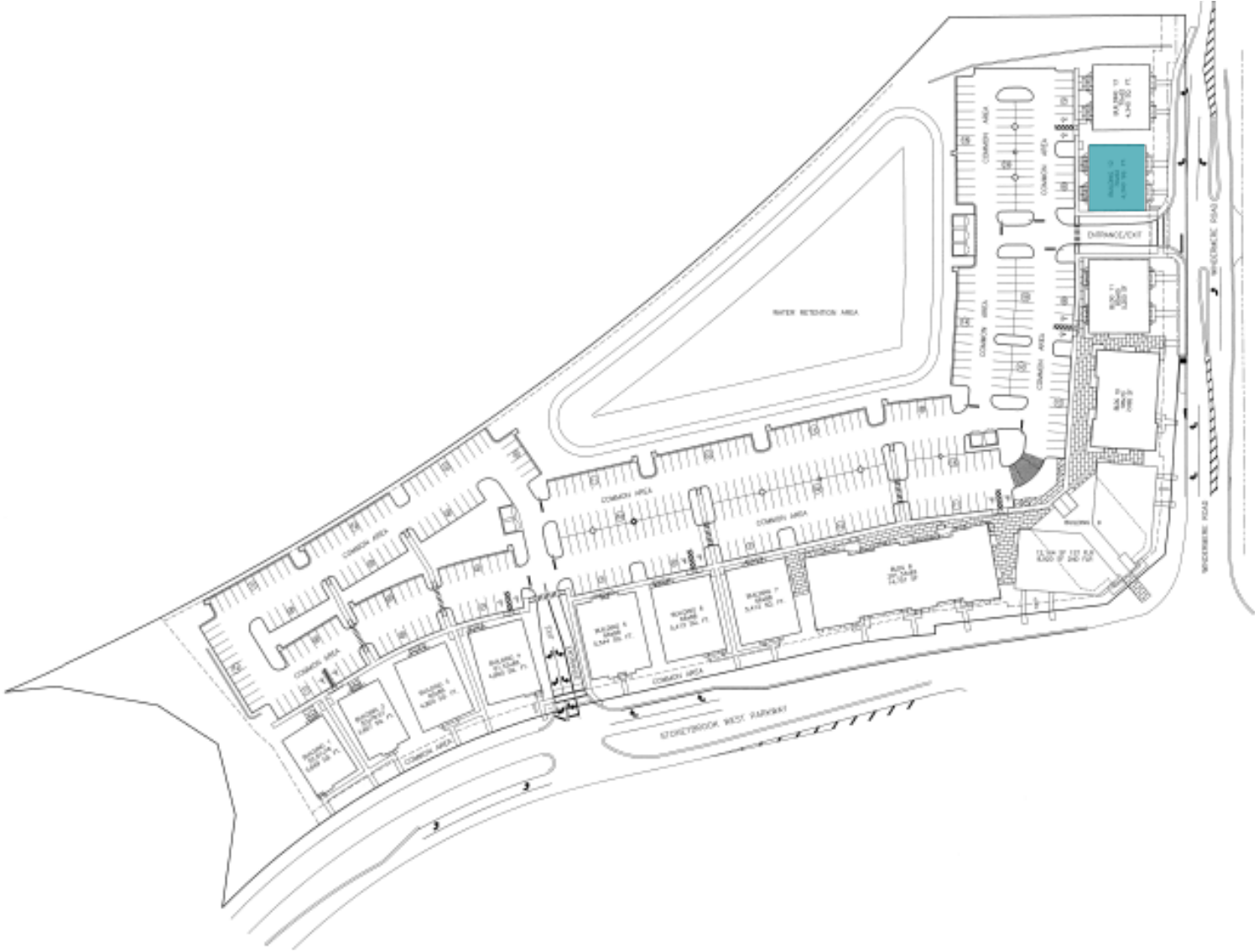
	1 MILE	3 MILE	5 MILE
Population	8,093	41,095	106,153
Total Households	2,737	14,464	37,299
Average Income	\$155,036	\$135,601	\$126,892
Median Age	37	37.8	38.6
Daytime Population	7,519	38,458	96,572



SITE PLAN

Building 12

2,170 - 4,340 SF Available



WHAT'S IN THE AREA



CONTACT

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STONEBROOK W PKWY & WINDERMERE RD, WINTER GARDEN, FL 34787