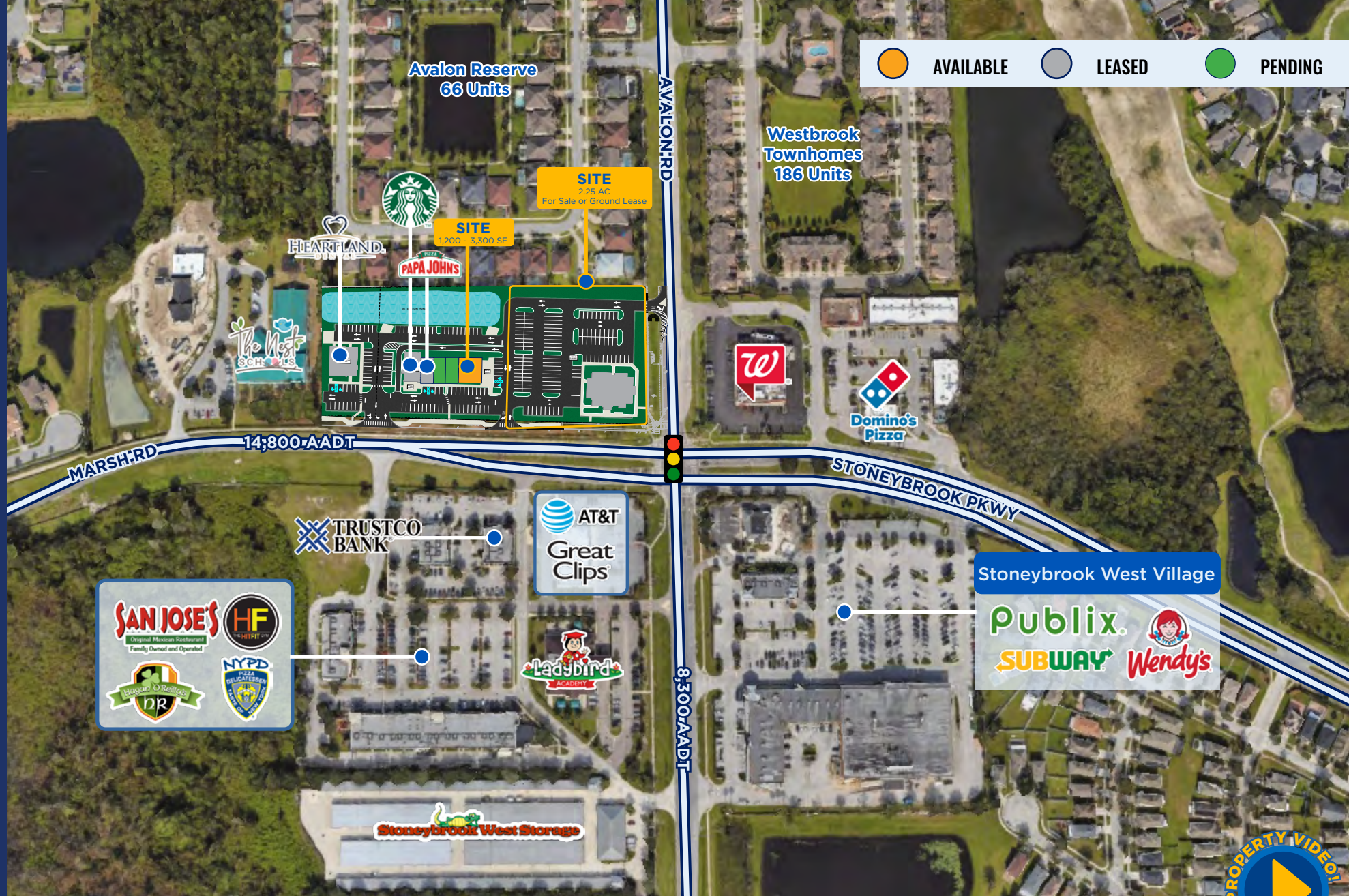


AVAILABLE LEASED PENDING



WINTER GARDEN, FL

NWC AVALON RD & MARSH RD

2,100 SF ENDCAP WITH A1,500 SF PATIO & 2.25 AC CORNER LOT AVAILABLE

PROPERTY DETAILS

NWC AVALON RD & MARSH RD • WINTER GARDEN • 2,100 SF ENDCAP WITH A 1,500 SF PATIO & 2.25 AC CORNER LOT AVAILABLE

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
- 1,200 SF inline space
- 2,100 SF endcap with a 1,500 SF patio available (can be combined for a total of 3,300 SF)
- Q2 2025 delivery
- Multiple access points along Marsh Rd & Avalon Rd

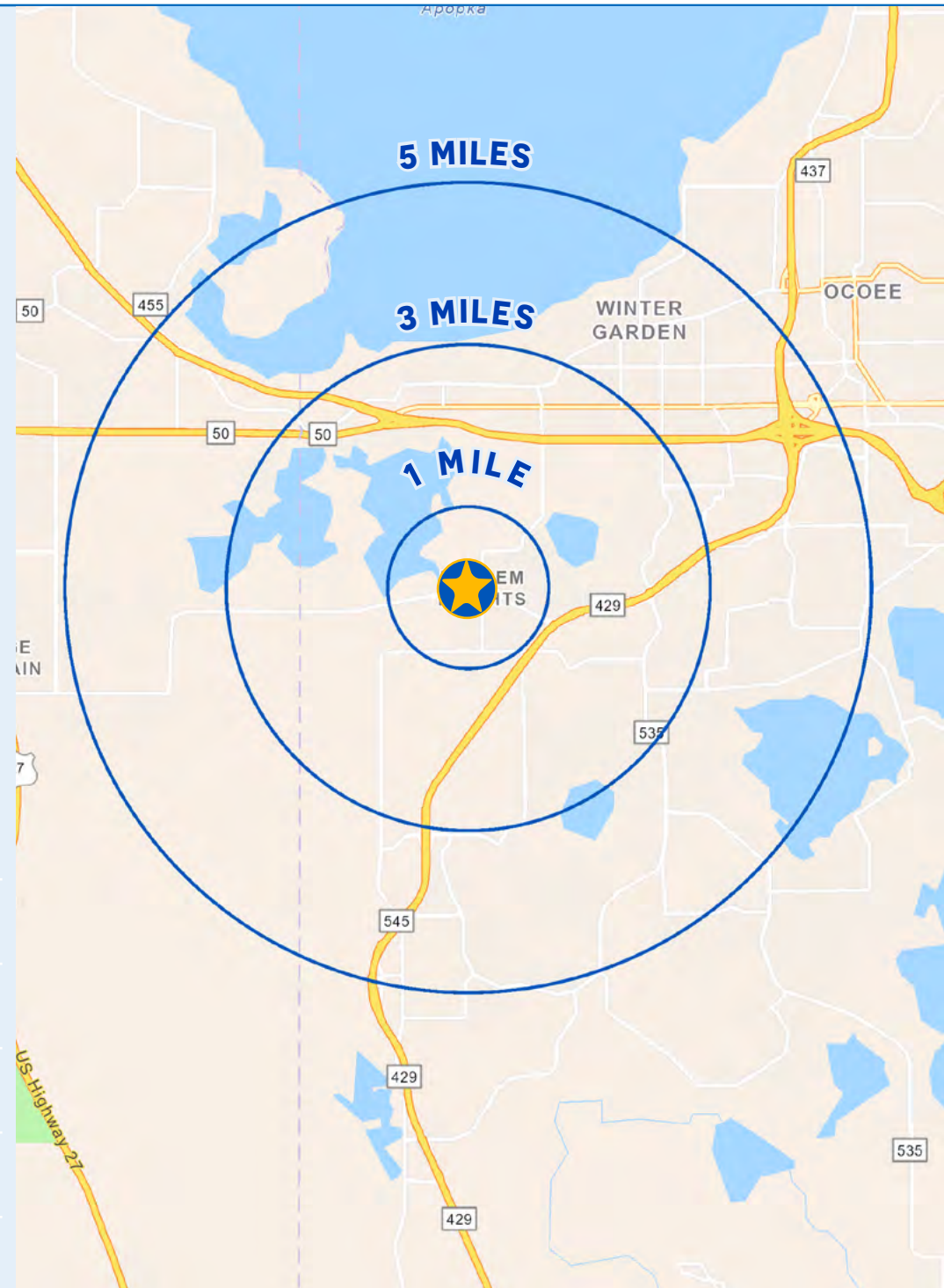
CO-TENANTS



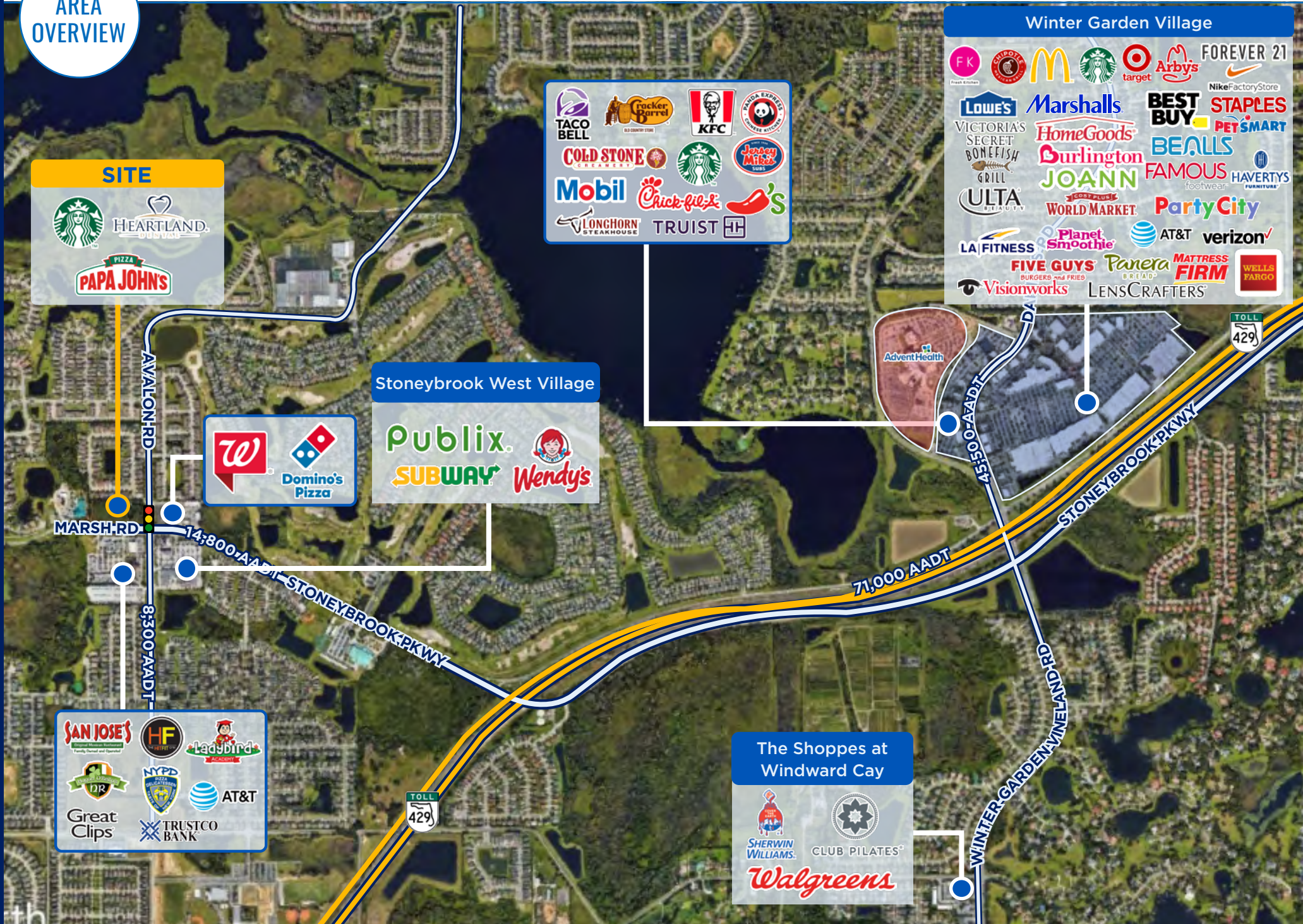
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	8,139	47,147	115,420
 DAYTIME POPULATION	5,657	36,690	93,154
 MEDIAN HH INCOME	\$135,102	\$129,854	\$117,353
 TOTAL HOUSEHOLDS	2,513	15,510	39,336

SOURCE: ESRI 2024



AREA
OVERVIEW



SITE
AERIAL

NWC AVALON RD & MARSH RD • WINTER GARDEN • 2,100 SF ENDCAP WITH A 1,500 SF PATIO & 2.25 AC CORNER LOT AVAILABLE



AVAILABLE



LEASED



PENDING

SITE

2.25 AC

For Sale or Ground Lease

SITE

1,200 - 3,300 SF



RETENTION POND

HEARTLAND



PATIO AREA

LOT 2
(2.36 AC)

AVALON RD 8,300 AADT

MARSH RD 14,800 AADT



AERIAL
PHOTOS

NWC AVALON RD & MARSH RD • WINTER GARDEN • 2,100 SF ENDCAP WITH A 1,500 SF PATIO & 2.25 AC CORNER LOT AVAILABLE



WINTER GARDEN, FLORIDA

NWC AVALON RD & MARSH RD

SITE
1,200 - 3,300 SF

**2,100 SF ENDCAP WITH A 1,500 SF PATIO &
2.25 AC CORNER LOT AVAILABLE**

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