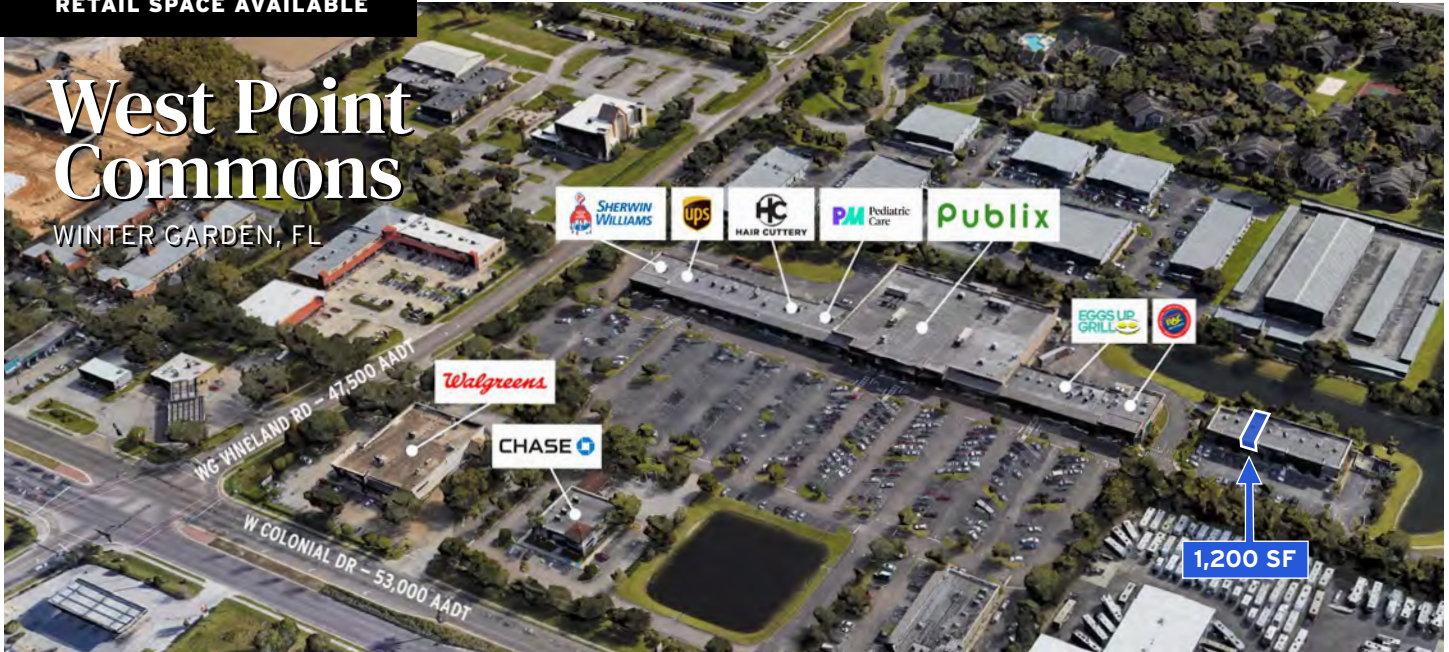


For Lease

1,200 SF OF RETAIL AVAILABLE
13750 W COLONIAL DRIVE, WINTER GARDEN, FL 34787

RETAIL SPACE AVAILABLE



DESCRIPTION

West Point Commons is a Publix-anchored neighborhood center located at the high-traffic intersection of W. Colonial Drive and Winter Garden Vineland Road, with over 100,500 vehicles passing daily. The center benefits from strong co-tenancy and excellent visibility. Convenient access to Florida's Turnpike and SR 429 positions the center as a prime retail destination serving the growing Winter Garden and Horizon West communities.

PROPERTY OVERVIEW

SPACE AVAILABLE	1,200 SF
ASKING RATE (Suite 300)	\$25/SF + NNN
GLA	94,294 SF

HIGHLIGHTS

- There is a population of nearly 127,000 with average household incomes of over \$135,000 within a 15-minute drivetime.
- Highly trafficked retail corridor with over 100,500 cars passing the site daily.
- W Colonial Drive: 53,000 AADT
- Winter Garden Vineland Road: 47,500 AADT

CO-TENANTS
INCLUDE:

Publix



SHERWIN
WILLIAMS



CHASE



OneMain
Financial

PM Pediatric
Care

Walgreens

EGGS UP
GRILL

FOR MORE INFORMATION, PLEASE CONTACT:

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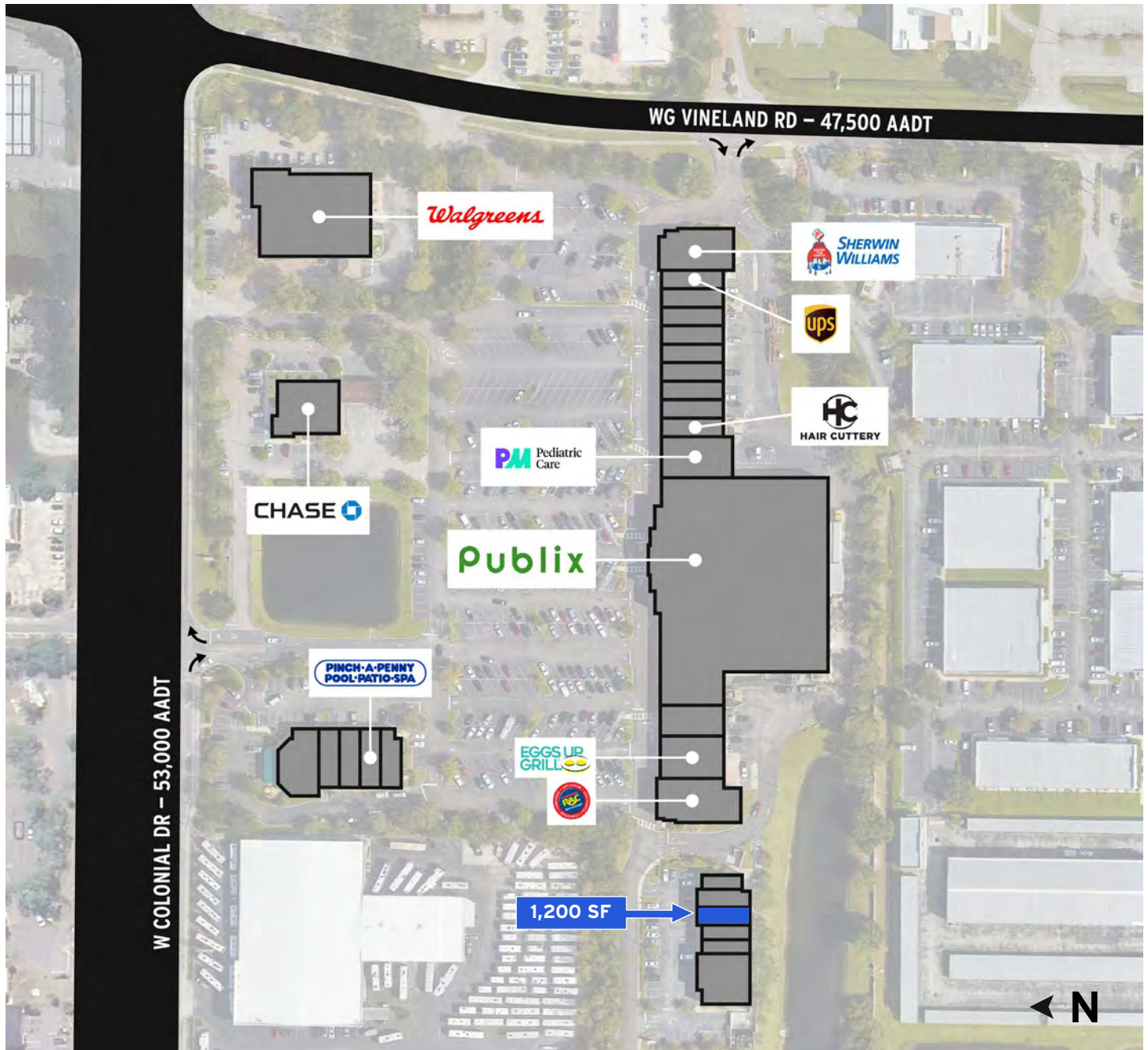
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SITE PLAN



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[illegible]

SUITE 300: +/- 1,200 SF

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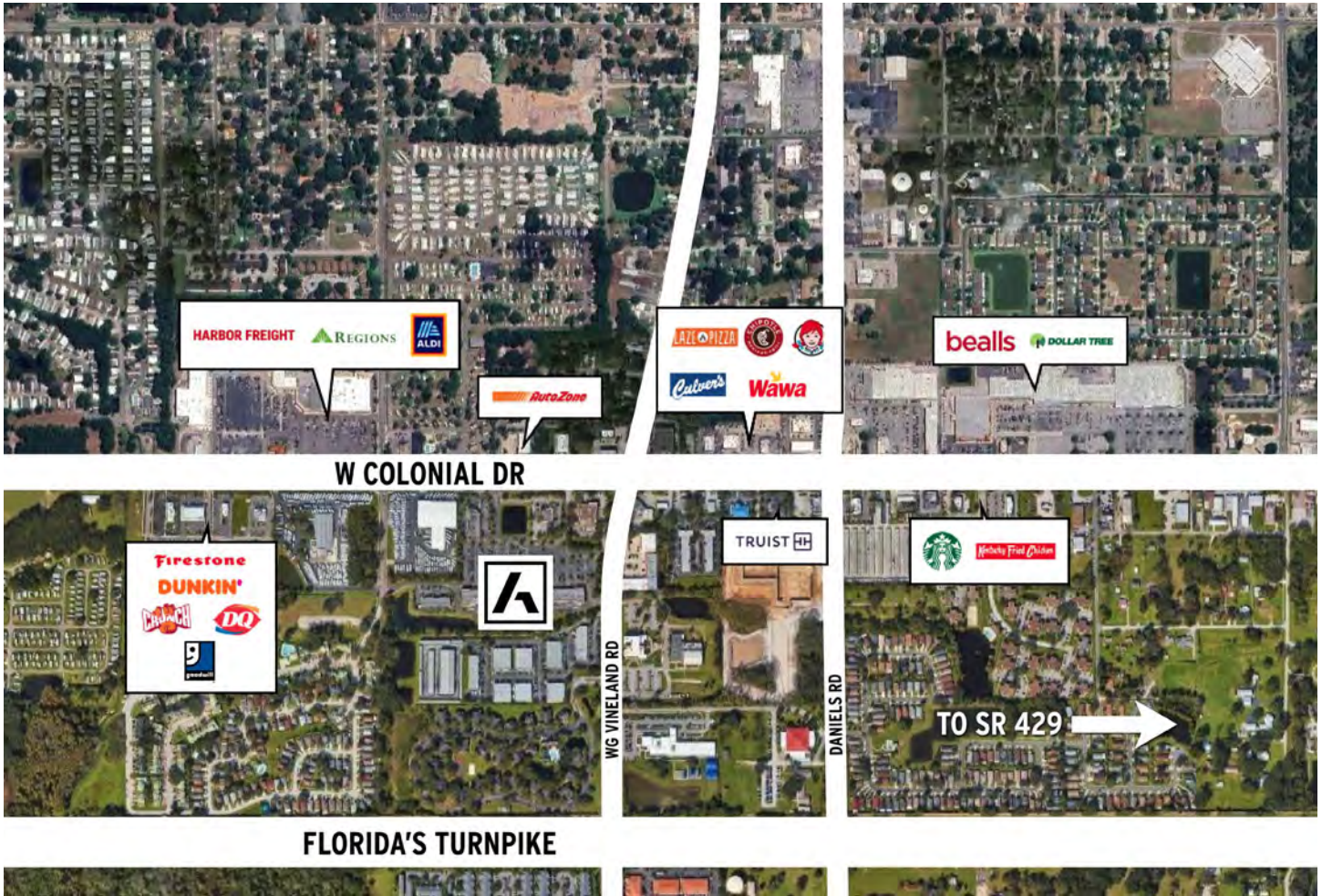
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1,200 SF OF RETAIL AVAILABLE

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KEY LOCATIONS



53,000 AADT

W Colonial Dr

47,500 AADT

WG Vineland Rd

21,500 AADT

Daniels Rd

118,700 AADT

FL Turnpike

81,500 AADT

SR 429

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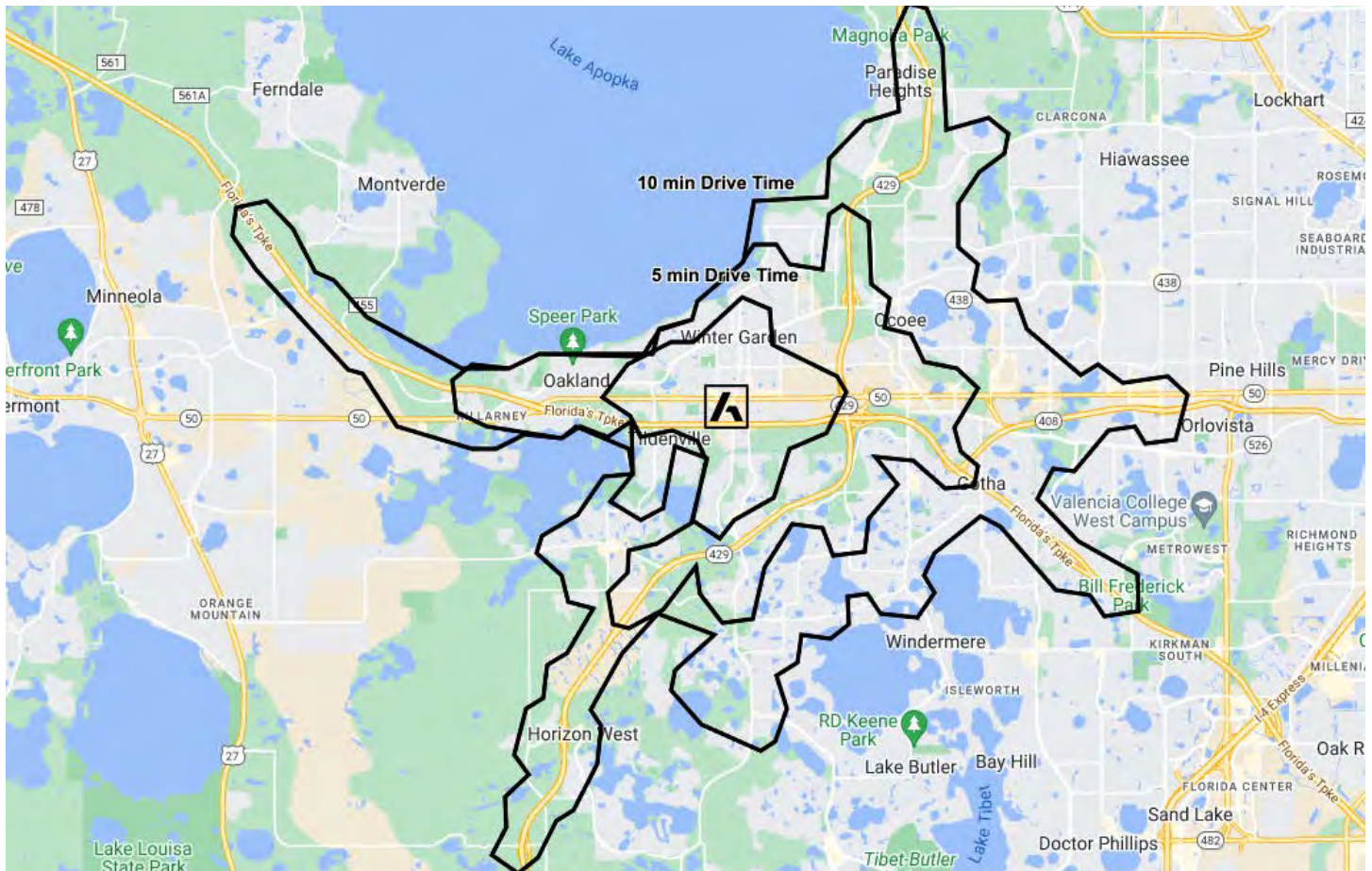
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



21,561
ESTIMATED POPULATION



8,100
HOUSEHOLDS



10,022
TOTAL EMPLOYEES



\$113,311
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



50,252
ESTIMATED POPULATION



18,288
HOUSEHOLDS



24,960
TOTAL EMPLOYEES



\$124,448
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



126,646
ESTIMATED POPULATION



45,523
HOUSEHOLDS



45,575
TOTAL EMPLOYEES



\$135,162
AVERAGE HOUSEHOLD INCOME

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