

**FOR LEASE**



**PROPERTY DESCRIPTION**

Winter Garden Regional Shopping Center is a ±128,973 SF grocery anchored shopping center, with major tenants including ALDI, Harbor Freight and Dollar General. The property is situated on West Colonial Drive and Park Avenue in the flourishing City of Winter Garden.

Located in the heart of the West Colonial submarket. West Colonial Drive, also known as State Road 50, is a 6-lane divided highway that carries an estimated 44,000 cars per day in front of the property. It runs east-west, connecting the City of Winter Garden to Orlando, as well as both the Atlantic and Gulf coasts of Florida.

**PROPERTY HIGHLIGHTS**

- Grocery Anchored Shopping Center
- VPD - 44,000 (West Colonial Drive)
- Parking Ratio - 4.9/1000
- Located in Winter Garden, affluent submarket in the

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	24
<b>Available SF:</b>	900 - 25,038 SF
<b>Lot Size:</b>	17.75 Acres
<b>Building Size:</b>	128,973 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	4,913	17,037	36,961
<b>Total Population</b>	13,481	50,282	110,542
<b>Average HH Income</b>	\$69,778	\$102,157	\$111,670

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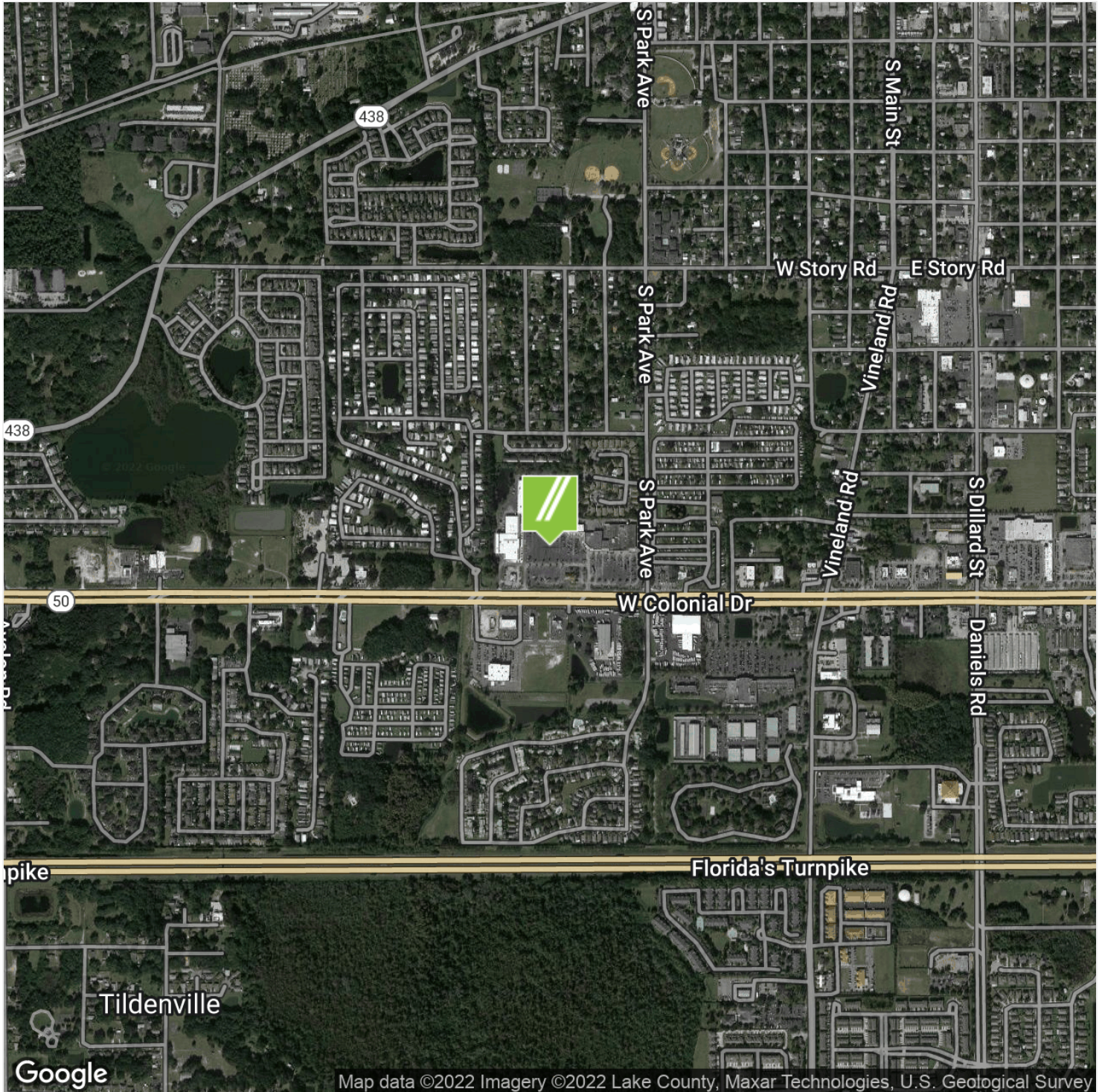
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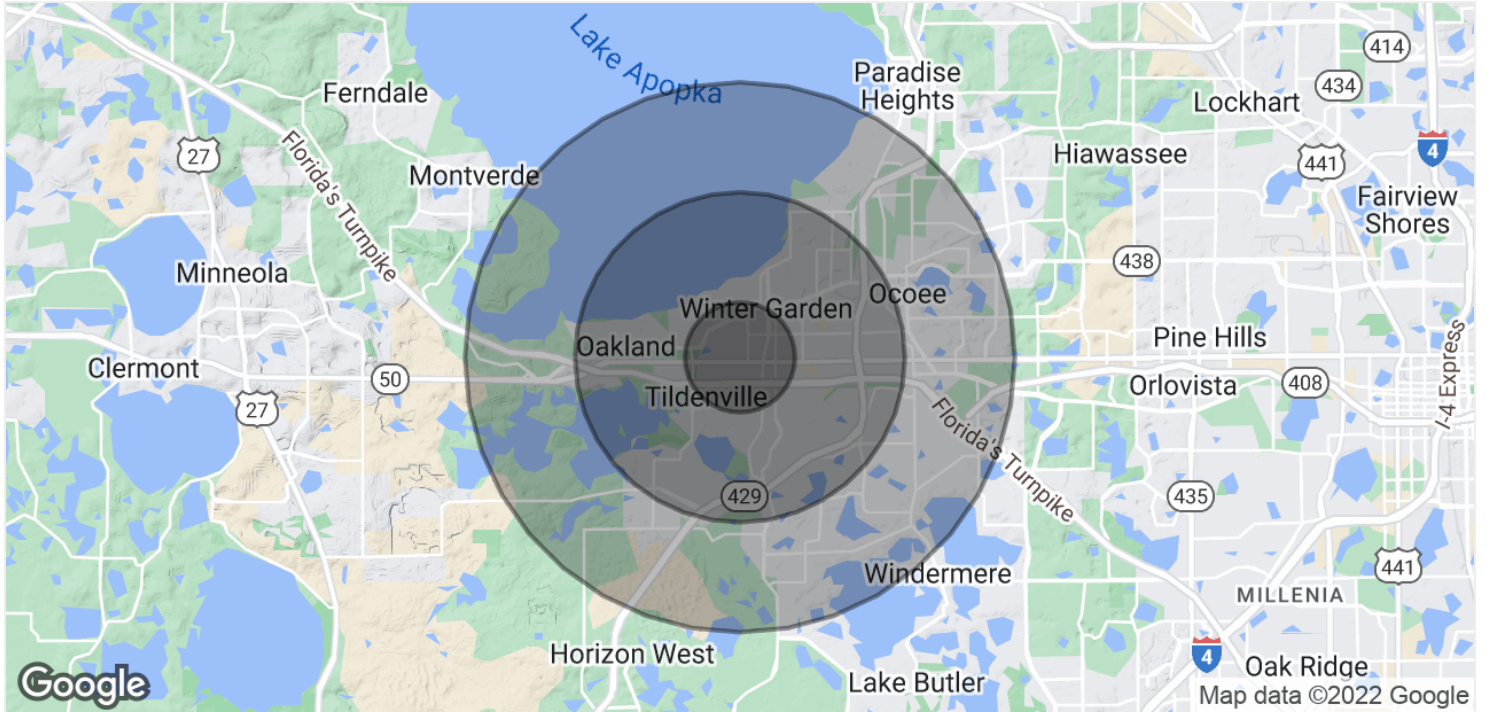
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,481	50,282	110,542
<b>Average Age</b>	35.2	36	36.5
<b>Average Age (Male)</b>	33.5	35.4	36
<b>Average Age (Female)</b>	36.9	36.7	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,913	17,037	36,961
<b># of Persons per HH</b>	2.7	2.9	3.0
<b>Average HH Income</b>	\$69,778	\$102,157	\$111,670
<b>Average House Value</b>	\$309,670	\$299,355	\$323,784

\* Demographic data derived from 2010 US Census