



“Smith & Main Place”

corcoran

PREMIER REALTY

1st Floor



	TENANT	SIZE
101	Monarch	1,121
102	Pure Barre	1,474
103	Eggdose	1,254

2nd Floor



SUITE	TENANT	SIZE
201	Available Divisible	4,172
202	Harlow Grove	
202	Harlow Grove Restaurant	

Nearby Businesses -



Site Features

- Join an iconic two-story anchor restaurant, Harlow Grove Restaurant & Bar, an elevated dining experience anchoring Downtown Winter Garden
- Frontage along both Main and Smith Streets, offering excellent visibility and easy accessibility
- Includes 39 on-site parking spaces, a rare amenity for the Downtown Winter Garden market
- Exceptional tenant lineup includes:
 - – Harlow Grove Restaurant & Bar, an upscale two-story dining destination
 - – Eggdose, a lively breakfast and brunch concept
 - – Pure Barre, a boutique fitness studio with a strong lifestyle-focused following
 - – Monarch Men's Lounge, a modern luxury barbershop providing a refined men's grooming experience
- One remaining suite available for lease, which can potentially be divided into two units to accommodate tenant needs
- Steps from Plant Street, surrounded by thriving local shops, restaurants, and the downtown arts district that attracts over 1.3 million annual visitors
- Located in the heart of Downtown Winter Garden, one of West Orange County's most desirable and walkable retail destinations
- Approximately 20 minutes from world class theme parks.
- Within 800 feet of the 20-mile West Orange Trail, which draws over 1.1 million visitors each year
- Dense surrounding residential communities and strong demographics drive steady year-round customer traffic

Property Highlights

- Steps from Plant Street, surrounded by thriving local shops, restaurants & the downtown arts district that attracts over 1.3 million visitors annually.
- Located in the heart of Downtown Winter Garden, one of West Orange County's most desirable and walkable retail destinations
- Approximately 20 minutes from world class theme parks.
- Dense surrounding residential communities and strong demographics drive steady year-round customer traffic



corcoran

PREMIER REALTY

THE MONARCH



— Men's Lounge —



HARLOW GROVE
RESTAURANT & BAR

EGGDOSE



corcoran

PREMIER REALTY

Demographic Snapshot

Number of Employees

135.9k

Top Employment Categories

Management, business, s...



Educational services, and ...



Arts, entertainment, and r...



Professional, scientific, an...



Retail trade



Housing Occupancy Ratio

10:1

22:1 predicted by
2028

Occupied



Vacant



Demographic Snapshot

Household Income

\$105.4k

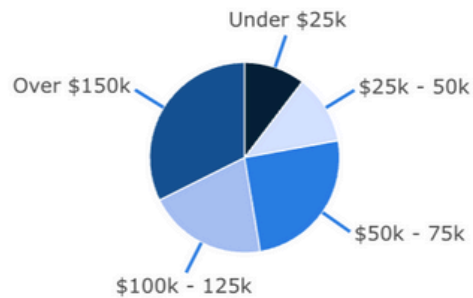
Median Income

\$126.5k

2028 Estimate

↑ **20%**

Growth Rate



Age Demographics

38

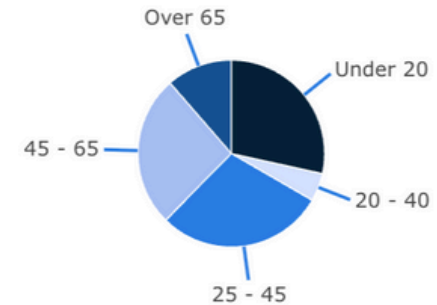
Median Age

40

2028 Estimate

↑ **4%**

Growth Rate



Flood Risk ⓘ



This property has a minimal Flood Factor™.

Contact

Sina Abelkord

Real Estate Consultant
GKC | SFR | RPA | CRE

407.777.7744

sina@corcoranpremier.com
www.dreamhomebysina.com

1921 Maguire Road Ste. 104,
Windermere, FL 34786



@DreamSpaceBySina

corcoran



PREMIER REALTY

corcoran

PREMIER REALTY