

FOR LEASE

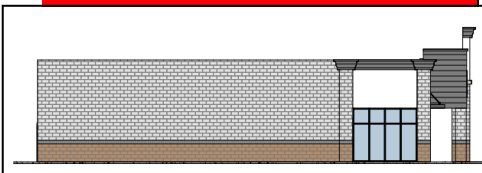


OUTPARCEL, MULTI-TENANT RETAIL/OFFICE PROPERTY 14375 W COLONIAL DR, WINTER GARDEN, FL, 34787

Building 1 of 3 retail buildings



Side View, Building Elevation



PROPERTY HIGHLIGHTS

- Total Rentable Building Area: 31,200 SF, 15 units
- 3 each, 10,400 SF, Multi-tenant Retail Buildings
- 6 each End Cap Units, 2,760 SF each
- 9 each in-line spaces, 1,627 SF each
- Land Size: 4.69 acres Zoning: C-2
- Parking Ratio: 3 per 1k SF Muni: Winter Garden
- Traffic Ct: 40,360 VPD 5 Mi Radius: \$115,589 ^{HH Inc}
- Frontage along SR 50/: 776 Linear Foot +/-
- Close to: Florida Turnpike, SR 429, SR 408, I-75,
Walt Disney World, I-4
- Lease Rate: \$34.99 - \$44.99 PSF NNN
- End Cap: \$39.99 PSF NNN In-Line: \$34.99 PSF NNN
- Bldg 300, Suite E & Bldg 200, Suite A&E: \$44.99 PSF NNN
- Possible TI Allowance: 10 PSF (space delivered gray shell)

See Page 5, Space Overview/Pricing

Scott Garrett

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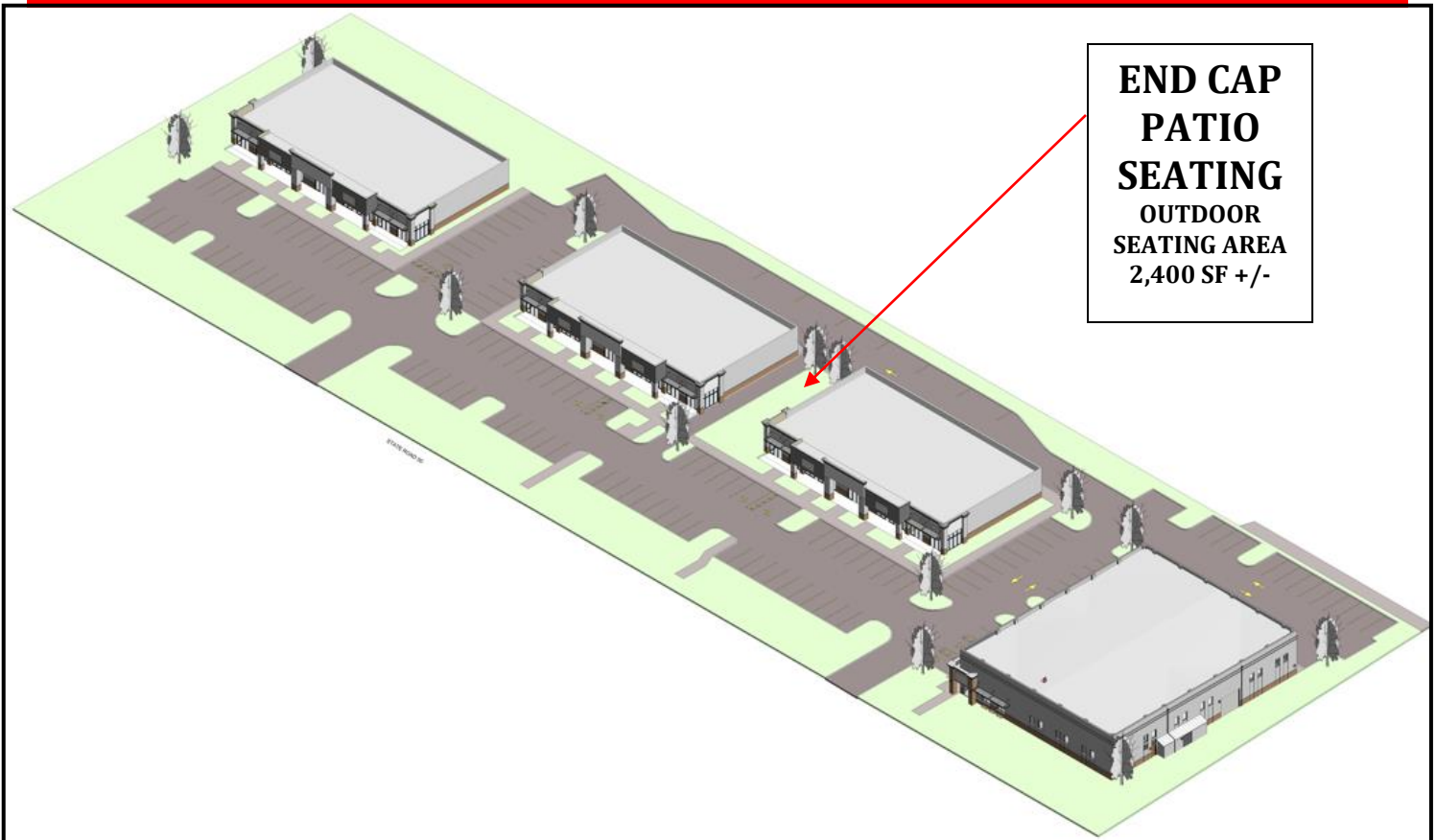
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ELEVATION VIEWS



**END CAP
PATIO
SEATING
OUTDOOR
SEATING AREA
2,400 SF +/-**

CONTACT

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Automotive
Style User

AERIAL OVERVIEW – CONCEPT PLAN



SITE ACCESS: 3 POSSIBLE CURB CUTS ALONG SR 50

ALL 3, RIGHT IN, RIGHT OUT

MEDIAN CUTS: 1 EACH EAST BOUND TRAFFIC WITH U TURN

1 EACH WEST BOUND WITH U TURN

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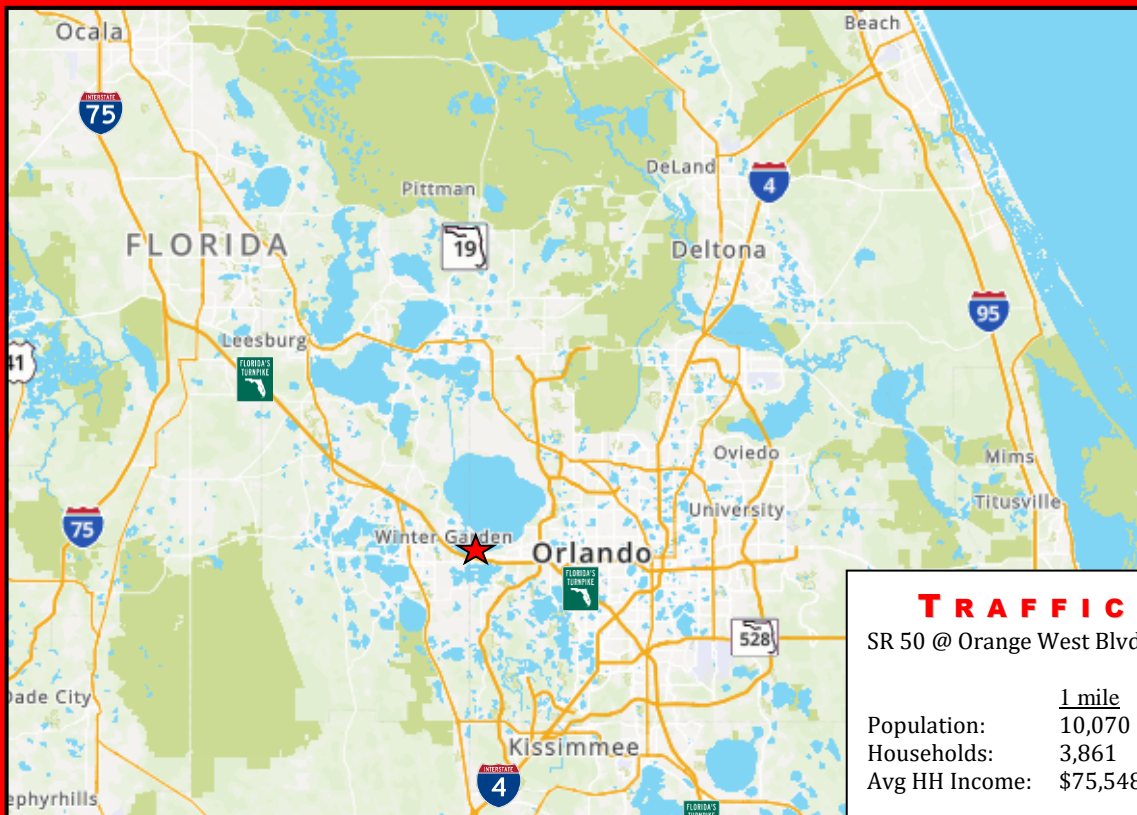
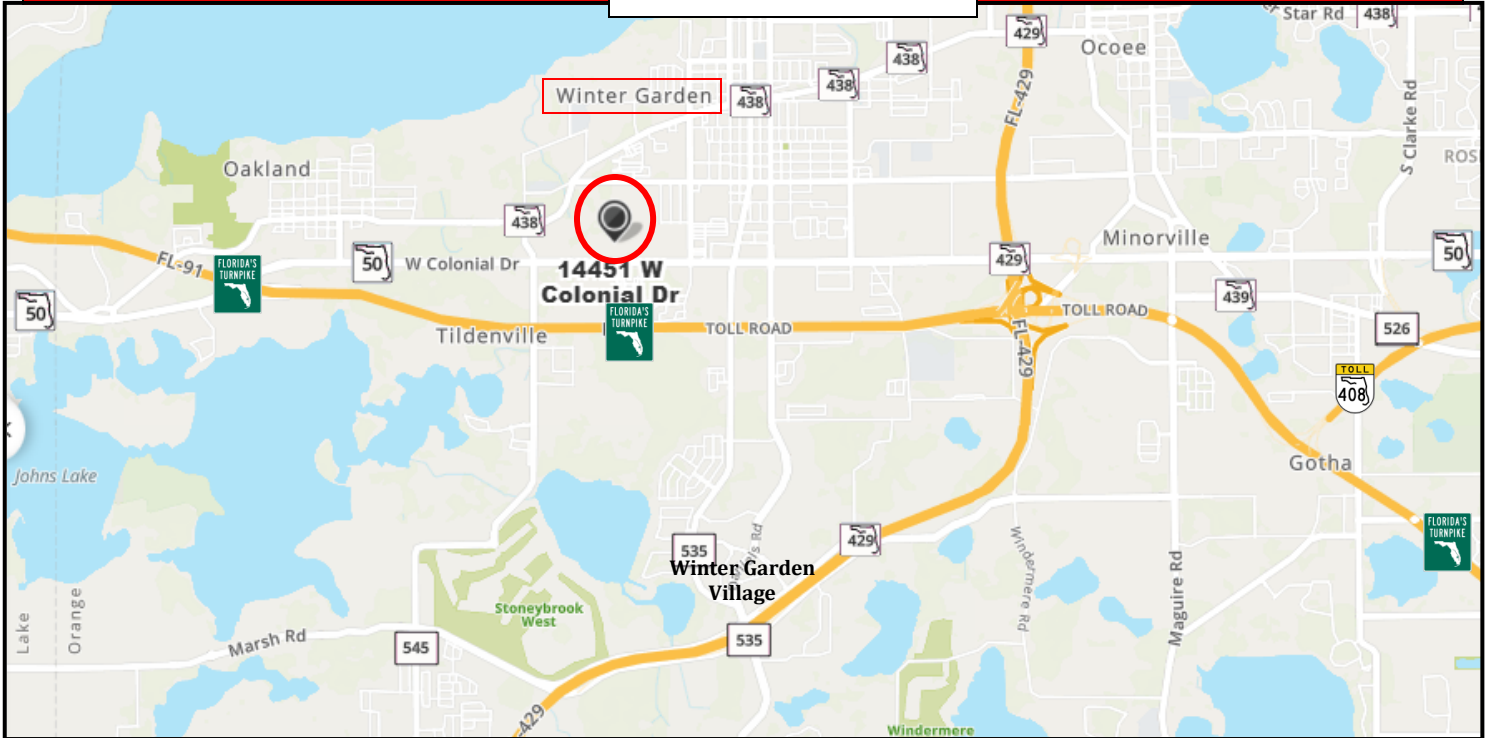
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MAP OVERVIEW



TRAFFIC COUNTS

SR 50 @ Orange West Blvd 40,360 per day

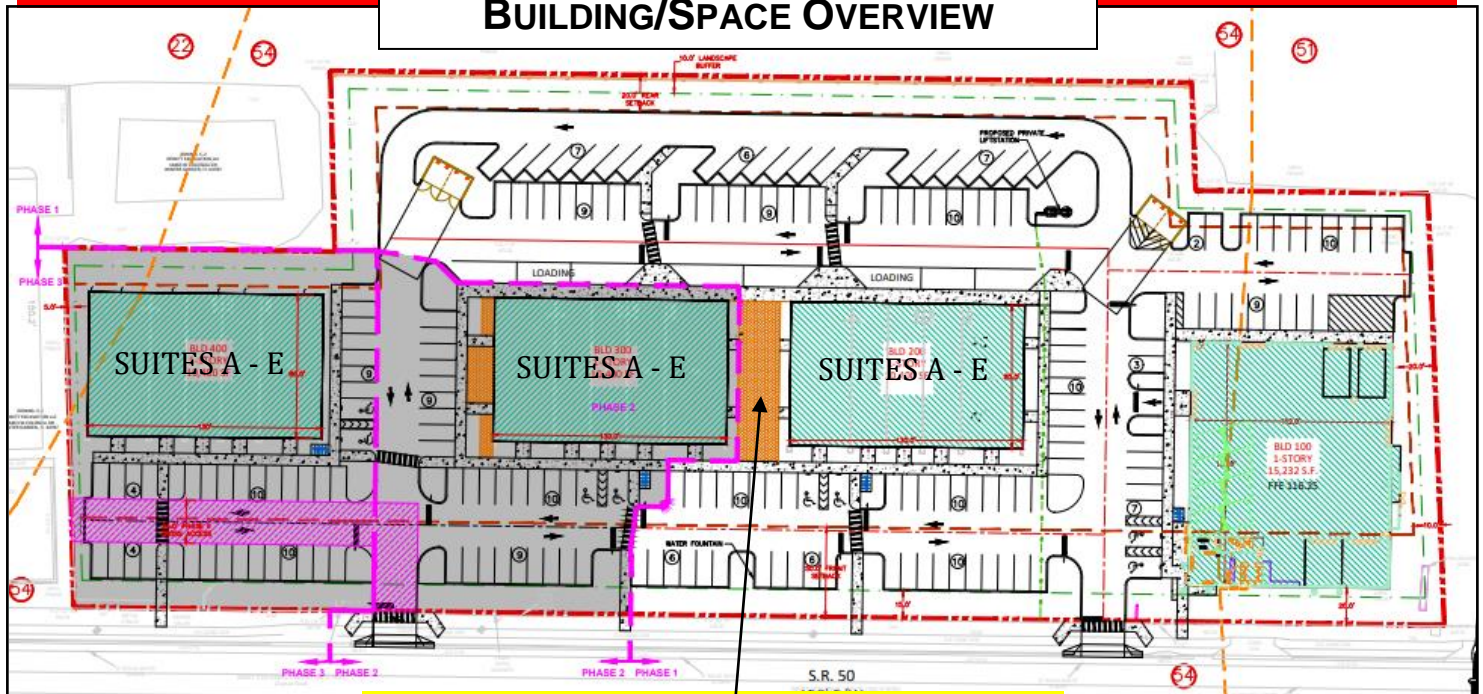
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	10,070	46,304	105,275
Households:	3,861	16,152	35,957
Avg HH Income:	\$75,548	\$108,246	\$115,589

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BUILDING/SPACE OVERVIEW



**BUILDING 200 & 300, SUITE A & E
INCLUDES SOME OUTDOOR PATIO TERRACE**

RENTABLE BUILDING AREA SPACE BREAKDOWN All units are 80 FT D

Building 200	Suite A	Suite B	Suite C	Suite D	Suite E	Total End Cap	Total In Line	Total Bldg #200
Space Dimensions	34.5 FT Wide	20.3 FT Wide	20.3 FT Wide	20.3 FT Wide	34.5 FT Wide			130 FT Wide
End Cap	2,760				2,760	5,520		5,520
In Line Space							4,881	4,881
Asking Base Rent PSF	\$44.99	\$34.99	\$34.99	\$34.99	\$44.99	Total Building Size		10,401
Building 300	Suite A	Suite B	Suite C	Suite D	Suite E	Total Building Size		Total Bldg #300
Space Dimensions	34.5 FT Wide	20.3 FT Wide	20.3 FT Wide	20.3 FT Wide	34.5 FT Wide			130 FT Wide
End Cap	2,760				2,760	5,520		5,520
In Line Space		1,627	1,627	1,627			4,881	4,881
Asking Base Rent PSF	\$39.99	\$34.99	\$34.99	\$34.99	\$44.99	Total Building Size		10,401
Building 400	Suite A	Suite B	Suite C	Suite D	Suite E	Total Building Size		Total Bldg #400
Space Dimensions	34.5 FT Wide	20.3 FT Wide	20.3 FT Wide	20.3 FT Wide	34.5 FT Wide			130 FT Wide
End Cap	2,760				2,760	5,520		5,520
In Line Space		1,627	1,627	1,627			4,881	4,881
Asking Base Rent PSF	\$34.99	\$34.99	\$34.99	\$34.99	\$39.99	Total Building Size		10,401
Total End Cap, Total In Line Space Availability All 3 Buildings on Property						16,560	14,643	31,203

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