



INVESTMENT SUMMARY

270 W PLANT STREET, WINTER GARDEN, FL 34787

# THE EXCHANGE

±42,827 SF CLASS A MIXED-USE OFFICE & RETAIL  
PREMIER DOWNTOWN WINTER GARDEN ASSET

FOUNDRY  
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## PROPERTY OVERVIEW

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## THE EXCHANGE BUILDING

Foundry Commercial is pleased to present the opportunity to acquire The Exchange, a newly constructed  $\pm 42,827$  SF Class A mixed-use office and retail asset located in the heart of Downtown Winter Garden, one of Central Florida's most vibrant and highly sought-after suburban districts.

Delivered in 2021, The Exchange offers modern construction, efficient floor plates, and premium retail storefronts directly along Plant Street, benefiting from exceptional walkability and steady daily foot traffic driven by the Winter Garden Farmers Market, the award-winning West Orange Trail, and surrounding lifestyle amenities. Parking is accommodated via an adjacent, developer-funded public parking garage, along with on-street parking throughout the Plant Street corridor, providing ample free parking for tenants and visitors.

The building is currently 100% leased to a diverse mix of professional service firms, lifestyle tenants, and destination retail operators. The tenancy features long-term leases, proven operators, and a WALT of  $\pm 4.2$  years, with in-place rents sitting 10% below market, creating meaningful upside upon rollover.

This is a rare opportunity for investors to acquire a newer-vintage, institutional-quality suburban asset with durable income, a premier location, and long term rent growth in one of the most supply-constrained and highest-performing sub-markets in the Orlando MSA.

## PROPERTY HIGHLIGHTS

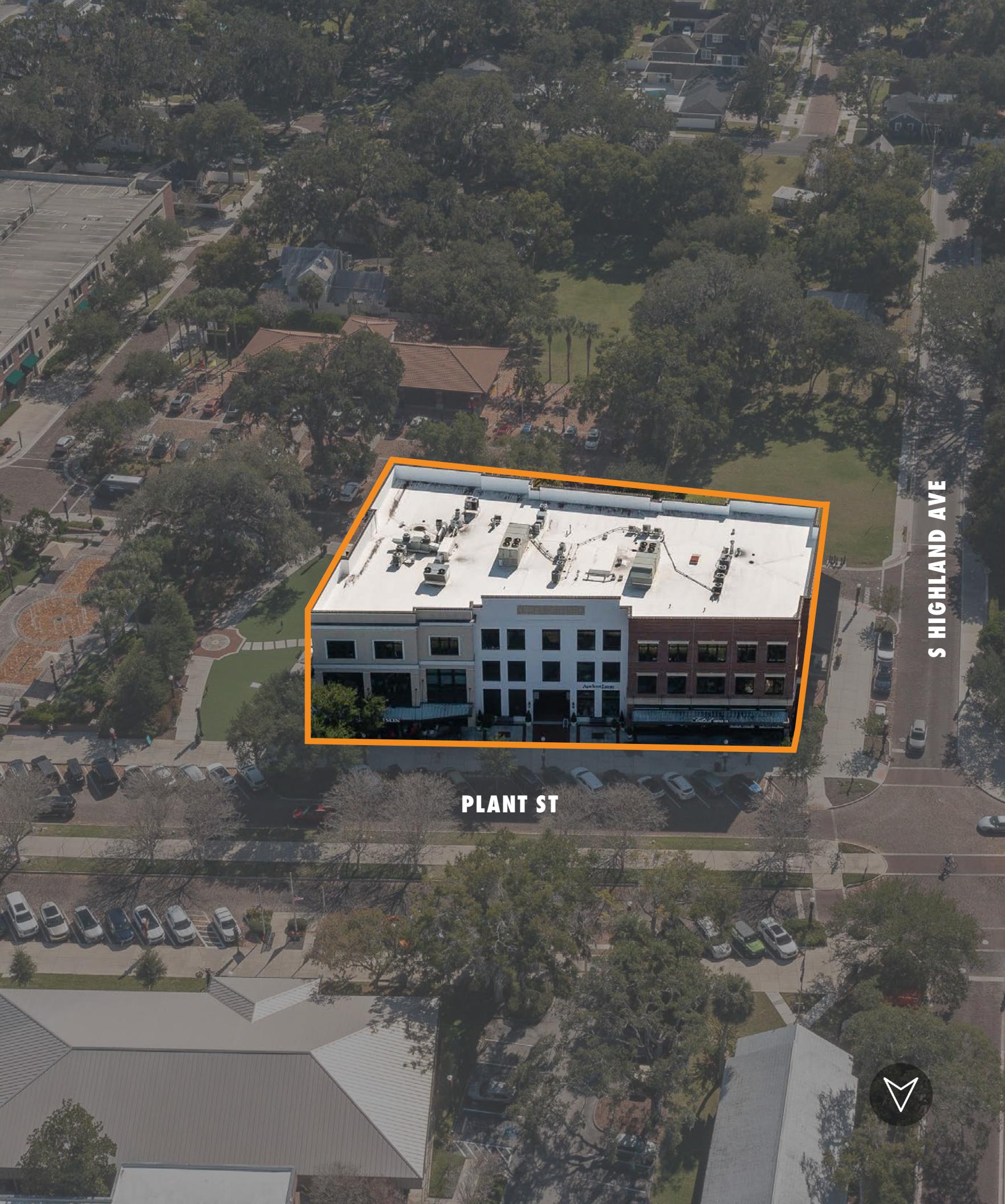
- $\pm 42,827$  SF Class A Mixed-Use Office & Retail
- 100% Leased to High-Quality Tenants
- Irreplaceable Downtown Winter Garden Location
- Strong Demographics & Limited Class A Supply
- Value Enhancement Through Lease Renewal Opportunities
- Mark-to-Market Upside Across Suites

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<b>Address</b>	270 W Plant Street, Winter Garden, FL 34787
<b>Parcel</b>	23-22-27-2888-04-073
<b>Building SF</b>	±42,827 SF
<b>Lot Size</b>	±0.75 AC
<b>City</b>	Winter Garden
<b>County</b>	Orange
<b>Zoning</b>	PD - Planned Development
<b>Year Built</b>	2021
<b>Floors</b>	3 (13,000 SF Average Floor Plate)
<b>Parking</b>	Public Surface Parking + Garage Parking
<b>CoStar Walk Score</b>	91/100 (Walker's Paradise)
<b>Occupancy</b>	100%
<b>Office/Retail %</b>	71%/28%
<b># of Tenants</b>	14
<b>Construction</b>	Reinforced Concrete
<b>Elevators</b>	2
<b>NOI (Year 1)</b>	\$1,499,993
<b>Projected NOI (Year 3)</b>	\$1,642,566

INVESTMENT SUMMARY



# ATTRACTIVE STREETSCAPE SETTING

## HEART OF DOWNTOWN WINTER GARDEN

Anchored in the center of Downtown Winter Garden, the property sits within one of Central Florida's most pedestrian-friendly districts, offering a CoStar Walk Score of 91 and a true Main Street environment with steady foot traffic and a concentrated mix of local dining, cafés, breweries, and boutique retailers.

Surrounded by major draws like Plant Street Market, Crooked Can Brewing, the Saturday Farmers Market, and the West Orange Trail, the building benefits from constant activity throughout the day and evening.

For tenants, residents, and visitors, the location provides exceptional visibility, walkability, and immediate access to the district's most popular amenities. Opportunities within this historic, tightly held downtown are rare, and the surrounding environment delivers an energy and charm unmatched in the market.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	10,532	42,050	111,499
2029 Projected Population	10,937	43,506	115,633
Median Age	42.5	40.2	39.9
2024 Households	3,934	14,710	37,989
Average HH Income	\$81,327	\$103,396	\$115,279
Median HH Income	\$57,368	\$77,989	\$88,728

Sources: CoStar

## ATTRACTIVE STREETSCAPE SETTING



## NEARBY AMENITIES

1 Public Parking	7 AJ's Pizza Joint	13 Heritage Museum
2 Market to Table	8 Way Chocolate & Coffee	14 Chef's Table at the Edgewater
3 Urban on Plant Kitchen & Bar	9 The MoonCricket Grille	15 Winter Garden Wheel Works
4 Axum Coffee	10 Soulshi Lounge	16 Rosallie Le French Cafe
5 Vintage Sky Salon	11 Spoleto Italian Kitchen	17 Winter Garden City Hall
6 Harrell's Hot Dogs + Cold Cones	12 The Spice & Tea Exchange	18 Crooked Can Brewing Co

# LOCATION OVERVIEW

## WINTER GARDEN, FL

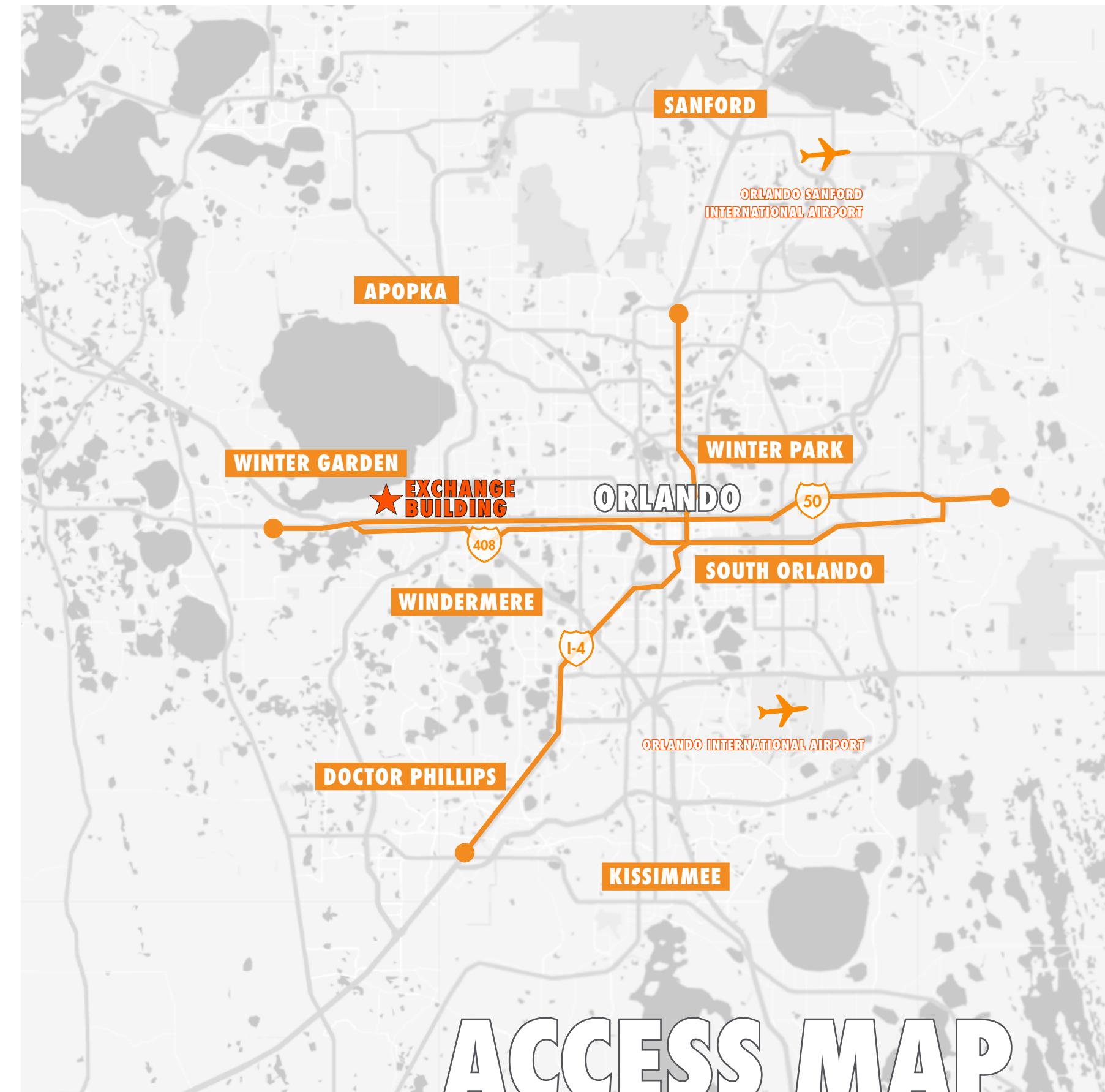
Winter Garden is one of Central Florida's most vibrant and resilient suburban markets, serving as the commercial and cultural center of West Orange County. Located 20 minutes west of Downtown Orlando along the State Road 429 corridor, the city combines historic charm with modern growth and has earned national recognition as a top place to live and do business, including a Top 10 "Best Places to Live in America" ranking by Money.

With a population of roughly 45,000 residents, Winter Garden offers strong quality of life supported by top-rated schools, a diverse housing base, low millage rates, and consistent rankings as one of Florida's best communities for families. These fundamentals continue to drive significant residential and commercial demand.

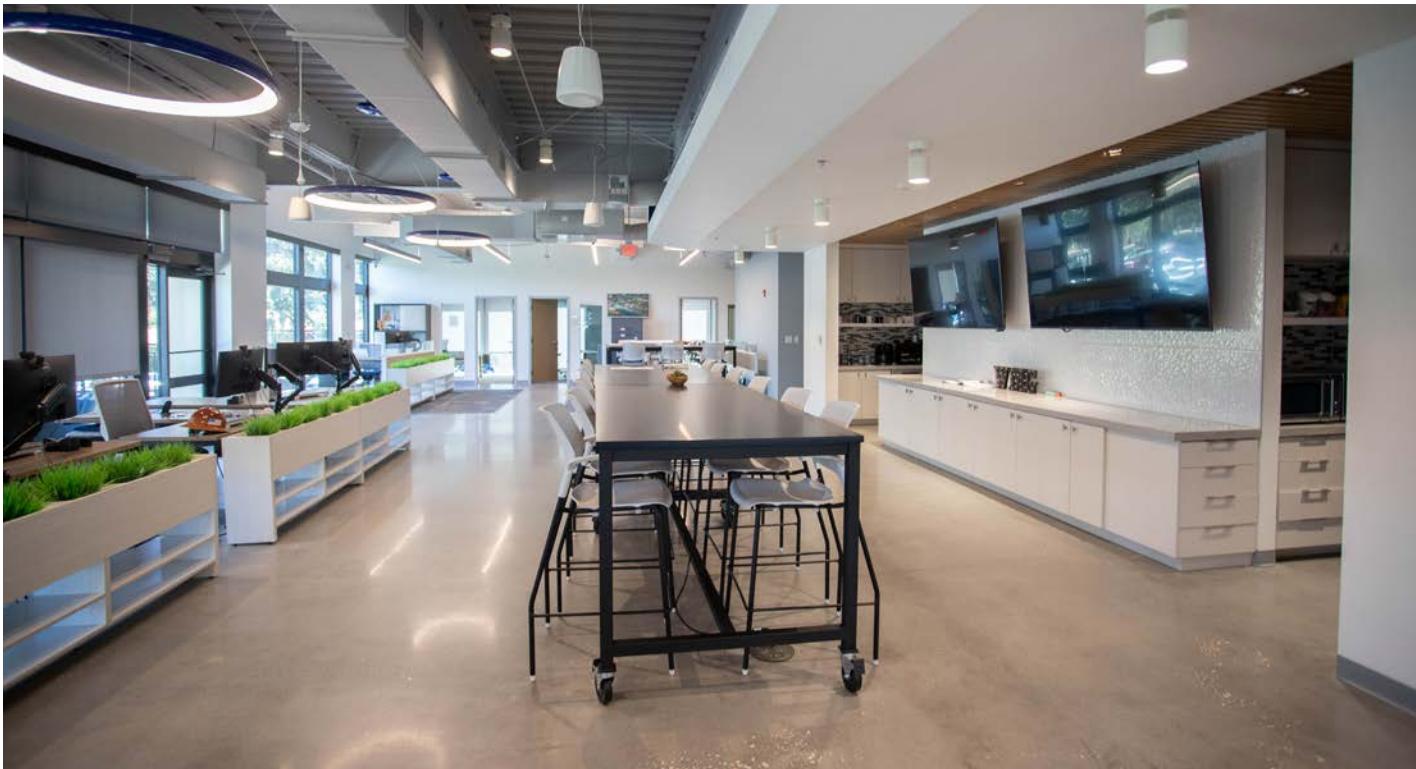
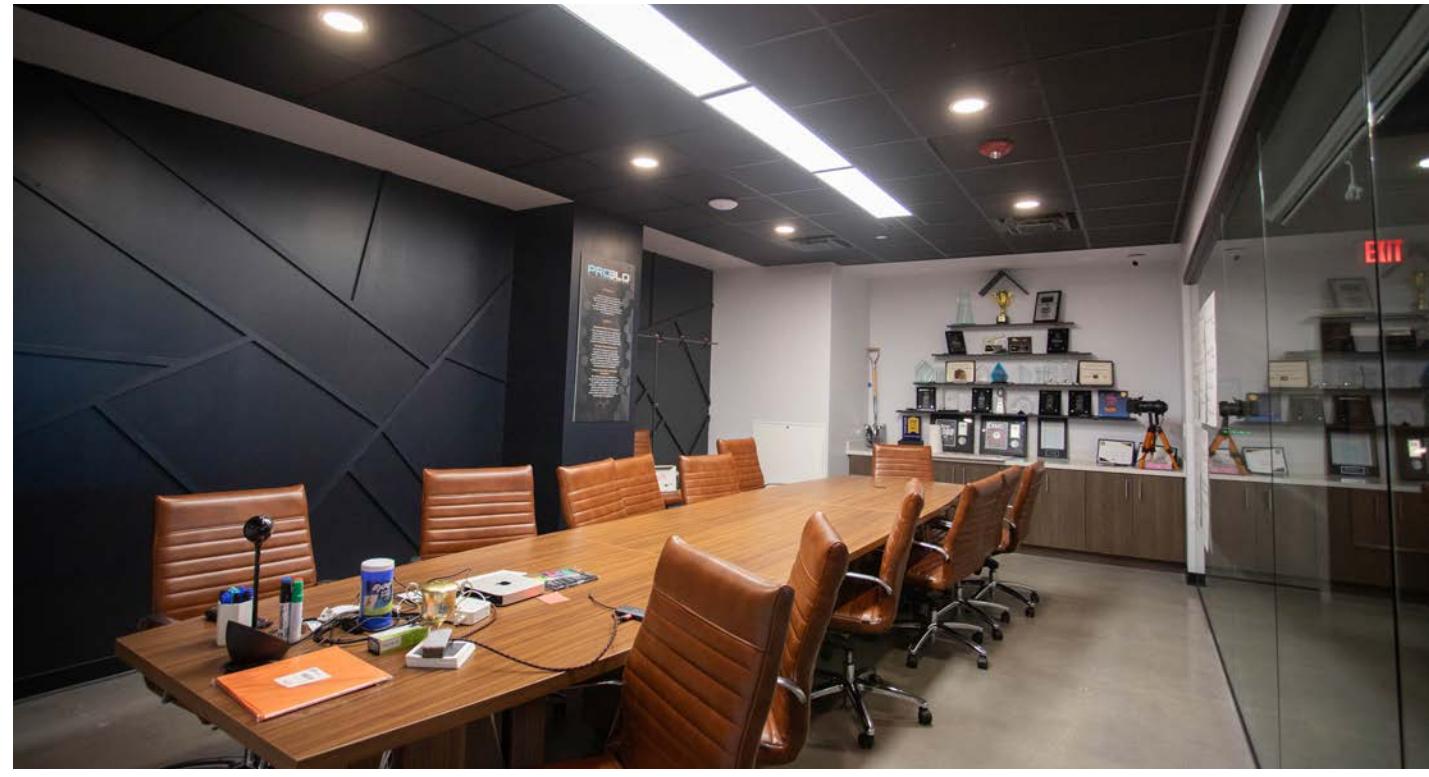
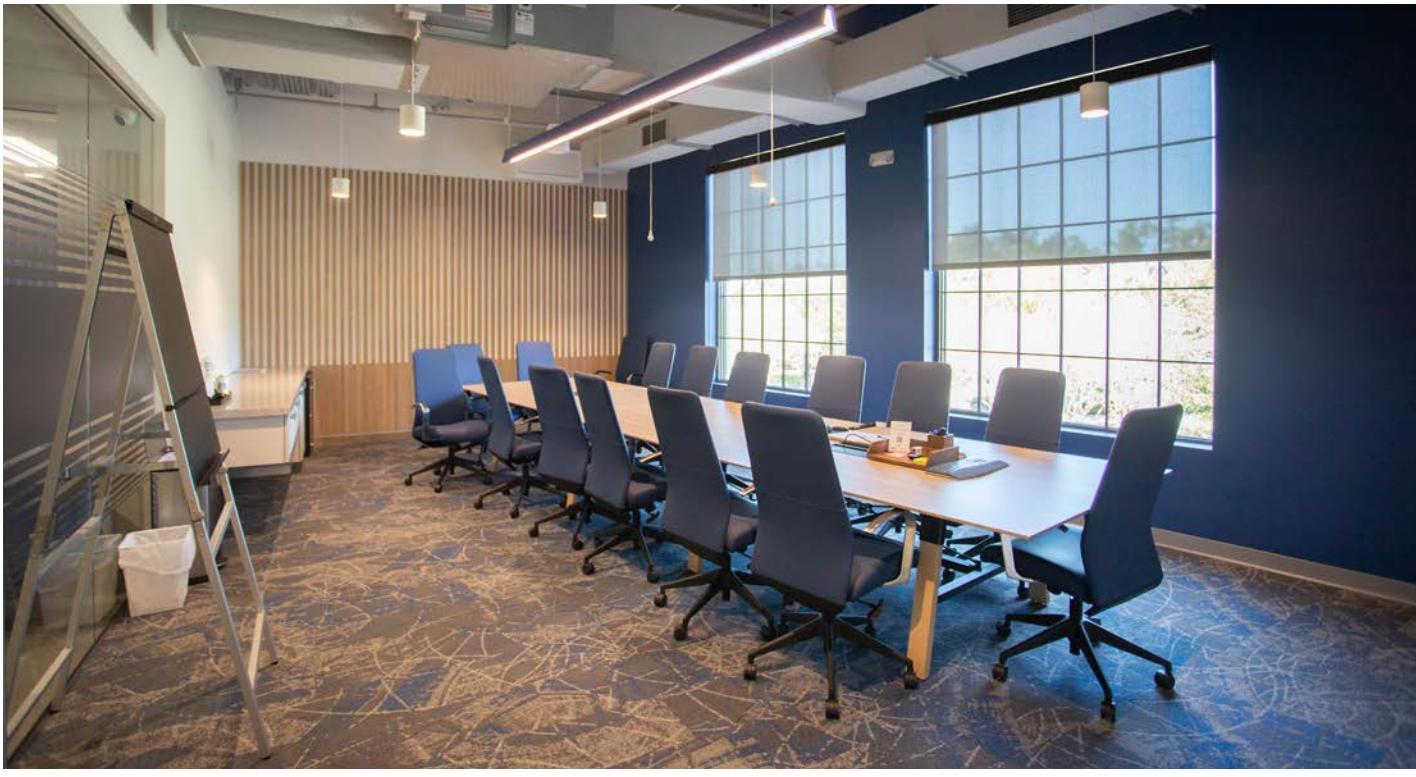
Downtown Winter Garden, listed on the National Register of Historic Places, serves as the city's walkable lifestyle core. Brick-lined streets, restored architecture, and an active streetscape support a mix of restaurants, breweries, boutiques, and professional services. The award-winning 22 mile West Orange Trail runs through downtown and will soon connect to the 250 mile Coast to Coast Trail, driving year-round foot traffic. Key amenities such as the Winter Garden Farmers Market, Garden Theatre, Centennial Plaza, Crooked Can Brewery, and Plant Street Market reinforce the area as a regional destination.

The City is continuing to invest in the district, including a planned 60 key boutique hotel that will introduce an upscale lodging option within walking distance of Plant Street. This project supports tourism, events, and the growing demand from visitors attracted to the downtown experience.

Winter Garden continues to see limited Class A supply, rapid absorption, and rising rents. Exceptional demographics, a pro business environment, and a thriving live-work-play setting create long term stability and strong performance for commercial assets across the market.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# CONTACT

**PLEASE CONTACT US TO RECEIVE A DETAILED OFFERING MEMORANDUM FOR THIS PROPERTY:**

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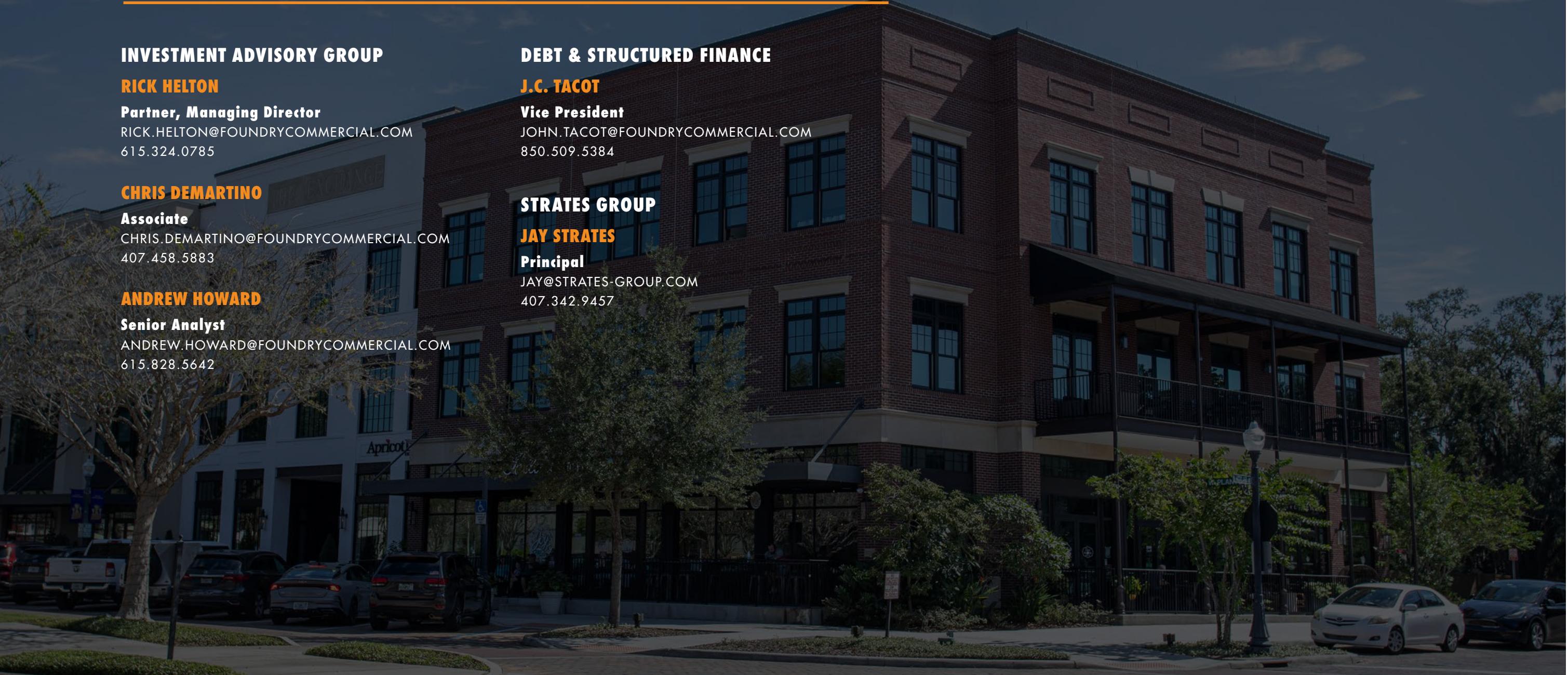
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