

# PLANT STREET COMMONS

RETAIL TENANT FLYER

MIXED-USE DEVELOPMENT  
WINTER GARDEN, FL





# PROPERTY HIGHLIGHTS



Up to 5,152 SF of Commercial/  
Retail Space Available



Located in the heart of Downtown  
Winter Garden



Construction to begin Q4 2024



17 On-site Retail Parking Spots  
(3.3 per 1,000 SF)



West Orange Trail (bike trail) runs  
through the middle of Plant Street



10 luxury apartments, 8 fee-simple  
townhomes, and over 5,100 SF of Class-A  
retail located directly on Plant Street



Walkability Score 91



Plant Street features places like Plant  
Street Market, Burgerfi, The Hangry  
Bison, and Foxtail Coffee







## PROPERTY HIGHLIGHTS

Plant Street Commons is a highly anticipated mixed-use development located on Plant Street in the heart of Historic Downtown Winter Garden. This area is one of the most sought after locations in Central Florida known for its small-town charm, abundance of unique shops, award-winning dining experiences, Saturday Farmers Market, as well as weekly, holiday and annual flagship events that fill Plant Street on a regular basis. This is an extremely walkable community with the 22-mile paved West Orange Trail, which attracts avid cyclists, runners and families alike, running right through the middle of Downtown.

Some of the unique shops, award-winning eateries, coffee and specialty shops that line this main corridor of Downtown Winter Garden include Crooked Can Brewing, Burgerfi, The Hangry Bison, Adjectives Market, Foxtail Coffee, Bento Sushi, The Chef's Table, Winter Garden Wheel Works, Urban on Plant Kitchen & Bar, Hunger Street Tacos, Apricot Lane Boutique, Doxology, Tri & Run of West Orange, and Rosalie Le French Café to name a few.

The development will include 10 luxury apartments, 8 fee-simple townhomes, and over 5,152 SF of Class-A retail located directly on Plant Street.

- 10 Two-Bedroom/Two-Bathroom Apartments
- 8 Three-Bedroom/Two-and-a-half-Bathroom Townhomes
- Approximately 5,152 SF of Retail/Restaurant Space

Construction is expected to begin by Q4 2024, with delivery of the mixed-use building in late 2025, and pre-sales of the townhomes beginning shortly after.



# HISTORIC DOWNTOWN WINTER GARDEN

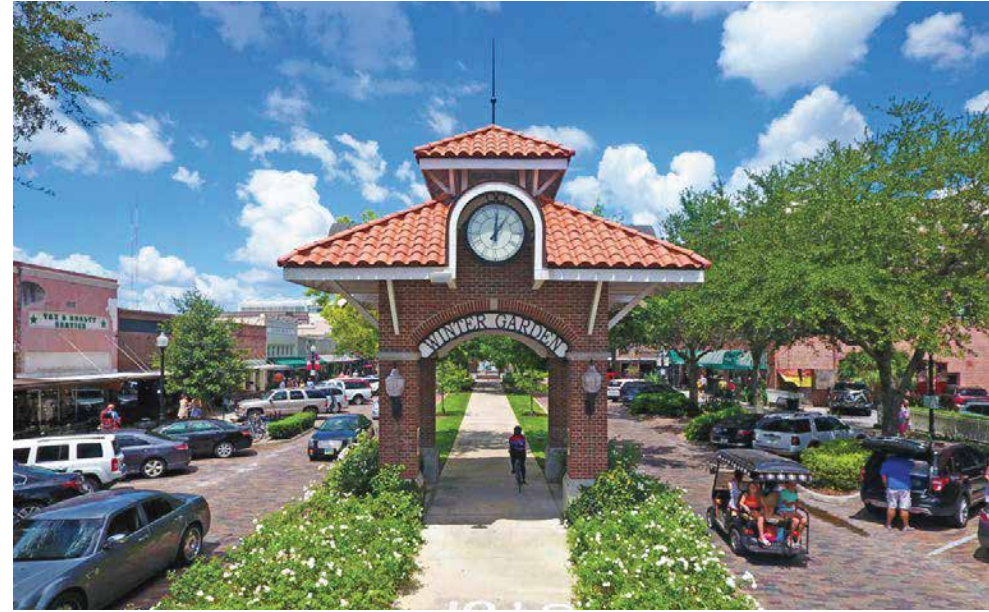
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## WINTER GARDEN

Just 30 minutes west of downtown Orlando and 30 minutes north of Walt Disney World, is a lakefront community rich in history with a thriving arts and culture scene and bustling historic downtown with upscale eateries, unique shops, parks, and museums.

Family-friendly and walkable, Downtown Winter Garden offers fun for all ages. Plant Street Market is a 20-vendor indoor artisan market with sellers of handmade goods and organic foods, and the year-round Winter Garden Farmers Market features more than 100 vendors on Saturdays. Centennial Plaza, known as the city's "outdoor living room," invites passersby with lush landscaping, a majestic tiled fountain, swings, and benches, and it's where visitors can find weekly live music during Fridays on the Plaza.

[Your Official Guide to Downtown Winter Garden](#)





# RETAIL INFORMATION

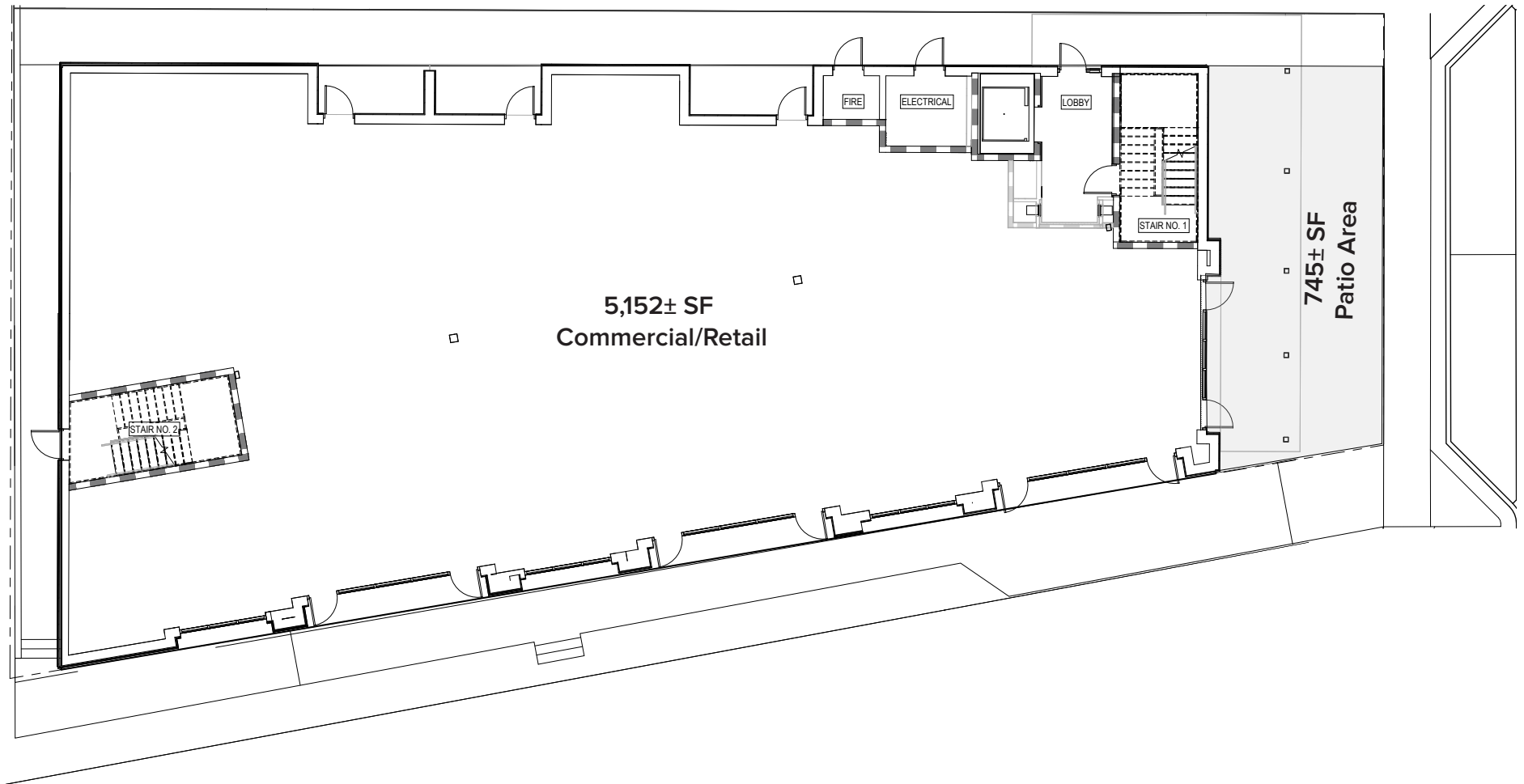
Net Rentable Area	5,152± Square Feet
Suite Sizes	1,250 TO 5,152± Square Feet
Parking	17 Retail Parking Spots (3.3/1,000)
Allowed Uses	Eating & Drinking; General Retail; Personal Services

Patio Seating	745± Square Foot Partially Covered Patio Available for Anchor Tenant
Asking Rent	TBD
TI Allowance	TBD
Improvements	TBD

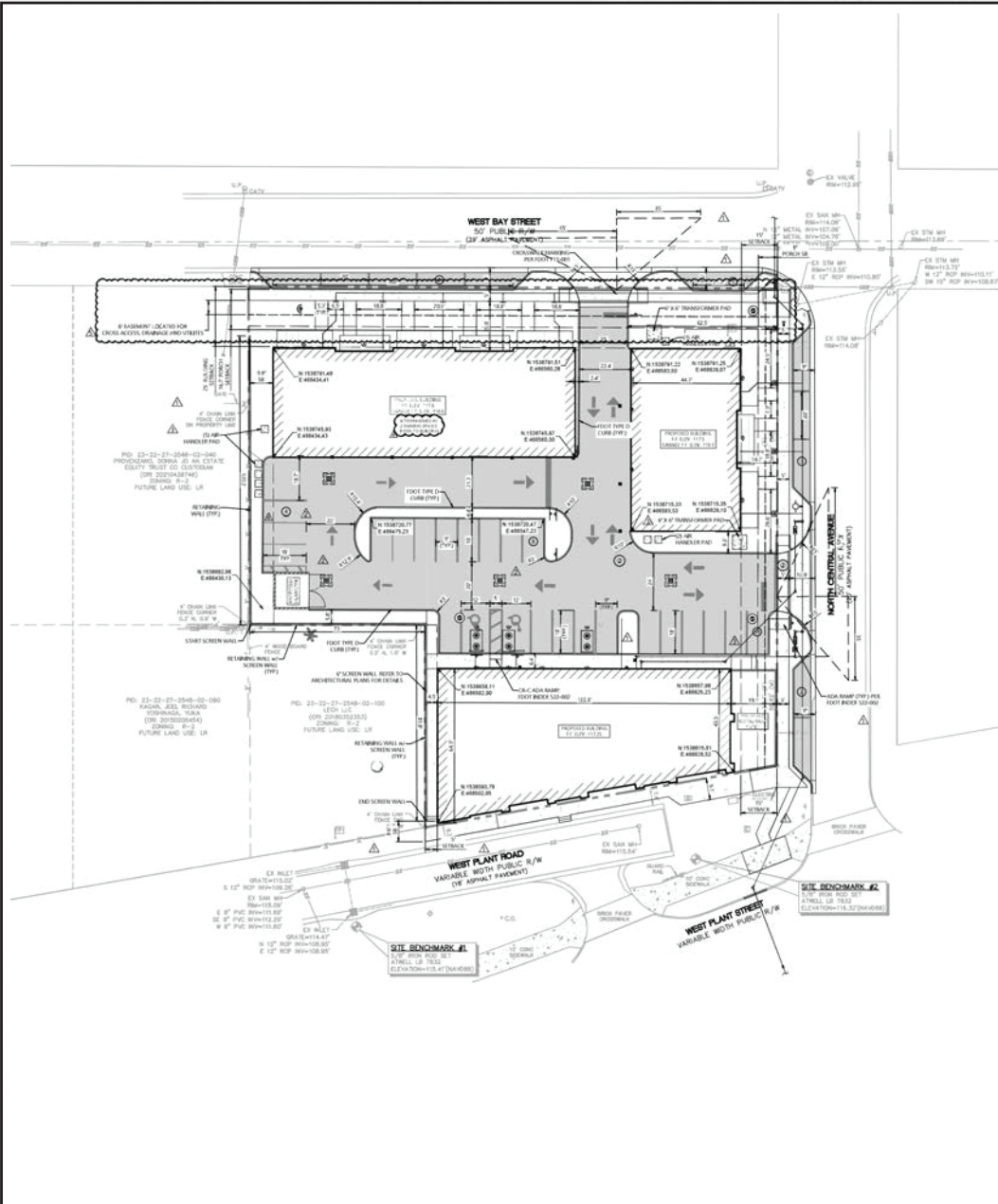
## FLOOR PLAN



# RETAIL FLOOR PLAN



# SITE PLAN



## PARKING DATA

PARKING REQUIRED BASED ON USE  
 COMMERCIAL  
 TOWNHOME  
 APARTMENT LEVEL TWO  
 APARTMENT LEVEL THREE

5,152 SF @ 3/1000 = 16 SPACES  
 8 TH UNITS 2 PER UNIT = 16 SPACES  
 5 UNITS @ 2 PER UNIT = 10 SPACES  
 5 UNITS @ 2 PER UNIT = 10 SPACES

TOTAL REQUIRED

52 SPACES

TOTAL SHOWN  
 ON STREET PARKING  
 OFF STREET PARKING  
 ACCESSIBLE PARKING  
 TOWNHOUSE GARAGE PARKING

11 SPACES  
 24 SPACES  
 2 SPACES  
 16 SPACES

TOTAL PARKING

53 SPACES

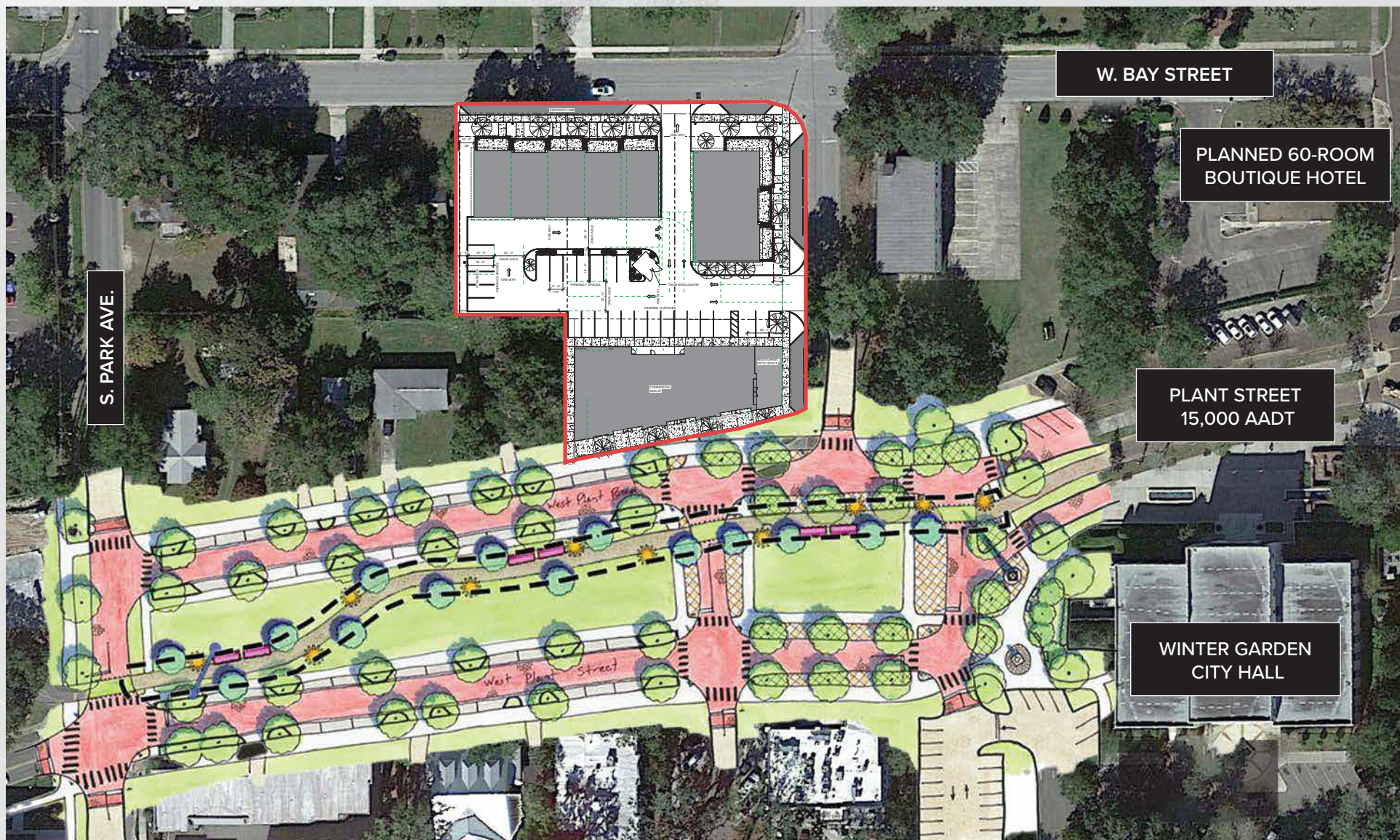
**SILLING**  
 ARCHITECTS

Orlando, Florida  
 Charleston, West Virginia

**ATRIUM** | CAPITAL GROUP



# PLANT STREET REALIGNMENT PLAN





# DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
Population 2020 (Census)	10,192	40,625	108,360
Population 2023 (Estimated)	10,193	42,663	113,248
Population 2028 (Projected)	10,034	43,145	117,732
<b>2023 Daytime Population</b>	<b>10,722</b>	<b>48,883</b>	<b>103,950</b>
<b>HISTORICAL ANNUAL GROWTH</b>			
2010 Population - Census	9,819	33,399	83,669
<b>PROJECTED ANNUAL GROWTH</b>			
2023-2028	-0.31%	0.22%	0.78%
<b>2023 POPULATION BY RACE</b>			
White	6,186	22,787	59,872
African American	776	6,604	16,824
Asian	260	1,919	7,013
American Indian & Alaskan Nat.	57	159	479
Pacific Islander	9	23	79
Other Race	1,384	4,466	11,188
Two or More Races	1,521	6,705	17,793
Hispanic	3,015	10,933	27,592
<b>2023 AGE REPORT</b>			
Median Age	37.30	36.90	36.90
<b>EDUCATION</b>			
	1 Mile	3 Mile	5 Mile
2023 population over 25	6,906	28,642	75,942
High School Diploma	1,439	6,493	13,725
Some College - No Degree	1,111	4,183	12,520
Associate's Degree	879	3,000	7,850
Bachelor's Degree	1,258	6,716	20,257
Graduate or Prof. Degree	711	3,937	11,672
<b>EXPENDITURE</b>			
	1 Mile	3 Mile	5 Mile
<b>CONSUMER HOUSEHOLD EXPENDITURES</b>			
Average Annual Budget	\$76,424	\$98,010	\$111,246
Index (US=100)	83	106	121
Total	\$294,004,288	\$1,475,141,345	\$4,309,227,381



EDUCATION



EXPENDITURE



HOUSEHOLDS

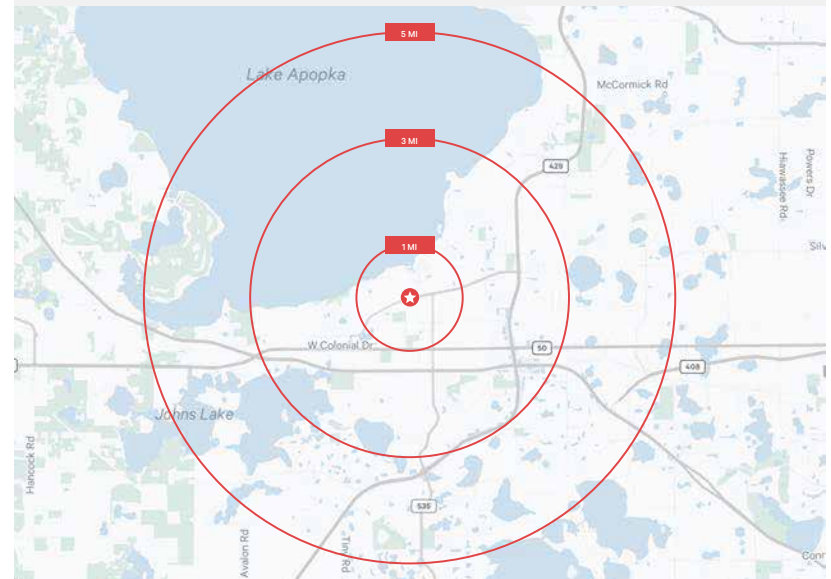
	1 Mile	3 Mile	5 Mile
Households 2020 (Census)	3,812	14,163	36,742
Households 2023 (Estimated)	3,847	15,051	38,736
Households 2028 (Projected)	3,829	15,365	40,659
<b>HISTORICAL ANNUAL GROWTH</b>			
Households 2010 - Census	3,623	11,528	28,327
<b>PROJECTED ANNUAL GROWTH</b>			
2023-2028	-0.09%	0.41%	0.97%
2023 Avg. Household Income	\$87,601	\$113,856	\$130,503



BUSINESS

	1 Mile	3 Mile	5 Mile
Businesses 2023	747	2,540	4,503
Employers 2023	4,891	24,491	41,441
Unemployment Rate	4.5%	3.3%	2.8%





1-3-5 Mile Radius



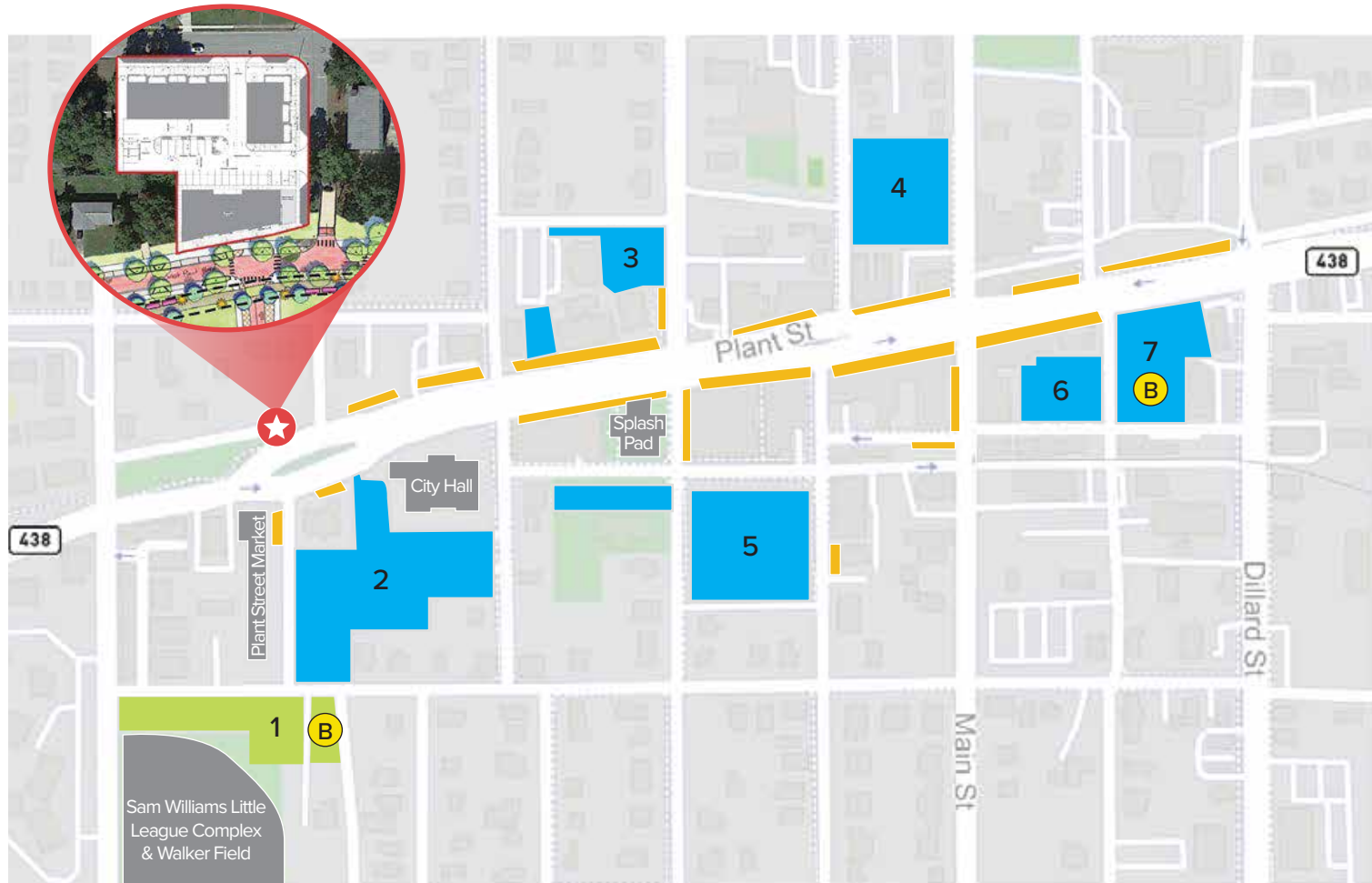


# DOWNTOWN PARKING

City of Winter Garden  
FREE DOWNTOWN PARKING

	On-street parking*
	Paved parking
	Unpaved parking
	Bus, Trailer, RV parking
1-8	Main parking lots

\* Outdoor dining areas have been set up in some of the on-street parking



1. Ballfields Grass Parking - Sam Williams Little League Complex & Walker Field - 415 S. Park Ave.
2. City Hall & Market parking - 300 W. Plant Street
3. Post Office Parking - 251 W. Plant Street
4. CenturyLink lot - 63 N. Boyd Street
5. Free Parking Garage - 160 S. Boyd Street
6. Joiner St. Parking - 25 E. Joiner Street
7. Plant & Dillard Parking - 114 E. Plant Street





### Shopping

- 1 Adjectives Market  
adjectivesmarket.com  
137 W. Plant St. • 321-422-2710
- 2 Agglicat Lane Boutique  
agglicatlaneboutique.com/  
store/wintergarden  
254 W. Plant St. • 407-554-2216
- 3 Artiface Candle Foundry  
artifacecandlefoundry.com  
267 Tremaine St.
- 4 The Boutique on Plant  
theboutiqueonplant.com  
111 W. Plant St. • 407-614-3809
- 5 The Bulk Pantry  
facebook.com/thebulkpantry  
103 S. Main St. • 407-395-3322
- 6 Divine Wellness Shop  
divinewellnessshop.com  
33 S. Main St. • 407-656-9189
- 7 Donology  
shopdonology.com  
49 S. Main St. • 407-347-3275
- 8 Driftwood Market  
driftwoodmarket.net  
46 W. Plant St. • 407-554-3105
- 9 Garden Music Retail  
gardenmusiconline.com  
40 S. Main St. • 407-654-5277
- 10 GeeGee's Gems  
geegeesgems.com  
24 E. Joiner St. • 407-347-3741
- 11 Herloom Amish Furniture  
herloomamishfurniture.com  
121 W. Plant St. • 407-347-8920
- 12 KILLIFE | Planners,  
Papery, Positivity  
killife.net  
100 S. Boyd St. • 407-378-2022
- 13 LiveTrends  
livetrends.co/shop-livetrends-wg  
279 Tremaine St. • 352-507-3287
- 14 Main House Market  
mainhousemarket.com  
108 S. Main St. • 407-919-5402
- 15 Plantation Jewelers  
plantationjewelers.com  
115 W. Plant St. • 407-656-6578
- 16 Plant Street Exchange  
Mixed-use building featuring  
restaurants and retail shops.  
plantstreetexchange.com  
270 W. Plant St. • 407-678-5122
- 17 The Bulk Pantry  
facebook.com/thebulkpantry  
103 S. Main St. • 407-395-3322
- 18 Divine Wellness Shop  
divinewellnessshop.com  
33 S. Main St. • 407-656-9189
- 19 Donology  
shopdonology.com  
49 S. Main St. • 407-347-3275
- 20 Driftwood Market  
driftwoodmarket.net  
46 W. Plant St. • 407-554-3105
- 21 Garden Music Retail  
gardenmusiconline.com  
40 S. Main St. • 407-654-5277
- 22 GeeGee's Gems  
geegeesgems.com  
24 E. Joiner St. • 407-347-3741
- 23 Herloom Amish Furniture  
herloomamishfurniture.com  
121 W. Plant St. • 407-347-8920

### Dining & Drinks

- 1 The Altic Door  
thealticdoor.com  
28 W. Plant St. • 407-877-0266
- 2 Azum Coffee  
azumcoffee.com  
146 W. Plant St. • 407-654-7900
- 3 Burger Fi  
burgerfi.com  
380 W. Plant St. • 407-554-3210
- 4 Chef's Table at the Edgewater  
cheftableattheedgewater.com  
99 W. Plant St. • 407-230-4837
- 5 China Panda  
5 S. Dillard St. • 407-877-9968
- 6 Coming Soon  
2 E. Plant St.
- 7 Crooked Can Brewing Company  
crookedcan.com  
426 W. Plant St. • 407-395-9520
- 8 The Deli Downtown  
thedelidowntownwg.com  
18 N. Boyd St. • 407-347-3873
- 9 Fat Mike's Hot Chicken  
fatmikeschicken.com  
380 W. Plant St. • 407-614-0499
- 10 Foxtail Coffee Co.  
foxtailcoffee.com  
276 W. Plant St.
- 11 The Hungry Bison  
thehungrybison.com  
250 W. Plant St.
- 12 Harrell's Hot Dogs  
& Cold Cakes  
harrellshotdogs.com  
54 W. Plant St. • 407-554-2021
- 13 Main House Market Kombucha Bar  
mainhousemarket.com  
108 S. Main St. • 407-919-5402
- 14 Market to Table  
markettotable.com  
146 W. Plant St. • 407-395-9871
- 15 Rosalie Le French Cafe  
rosalie.com  
141 W. Plant St. • 407-347-5507
- 16 Manganoli Italian Market Piza  
251 Tremaine St.
- 17 MoonCricchet Grille  
mooncricchetgrille.com  
14 W. Plant St. • 407-905-5325
- 18 NY Bagel Deli & Pizzeria  
nybageldeli.com  
128 W. Plant St. • 407-614-8292
- 19 Pammie's Sammies  
pammies sammies.com  
101 S. Boyd St. • 407-614-4407
- 20 Piccolo Coffee Co.  
piccolocoffee.com  
18 N. Boyd St.
- 21 Pilars & Pilars Loft  
pilarsandpilars.com  
146 W. Plant St. • 407-369-8900
- 22 Plant Street Exchange  
Mixed-use building featuring  
restaurants and retail shops.  
plantstreetexchange.com  
270 W. Plant St. • 407-678-5122
- 23 Plant Street Market  
Local indoor artisan market with  
a variety of unique food and  
merchandise vendors.  
plantstreetmarket.com  
276 W. Plant St.
- 24 Scoops Old-Fashioned Ice Cream  
Store  
scoopsoficecream.com  
99 W. Plant St. • 407-656-3369
- 25 Sweet Dee's Cupcakery  
& Custom Cakes  
sweetdeescupcakery.com  
21 S. Main St. • 407-935-9456
- 26 Sweet Land Bakery  
sweetlandbakery.com  
255 Tremaine St.
- 27 The Tasting Room  
thetastingroom.com/tastingroom  
99 W. Plant St. • 407-654-6921
- 28 The Blossom Restaurant  
mytheblossom.com  
99 W. Plant St. • 407-905-9917
- 29 Three Birds Cafe  
threebirdscafe.com  
2 W. Plant St. • 407-614-1010
- 30 Tony's Liqueur & Bar  
tonysliquor.com  
1 W. Plant St. • 407-656-5965
- 31 Urban Flats  
urbanflats-wintergarden.com  
132 W. Plant St. • 407-614-2765
- 32 Way Chocolate & Coffee  
waychocolate.com  
50 W. Plant St. • 407-614-5043
- 33 The Whole Enchilada  
Fresh Mexican Grill & Rooftop Bar  
thewholeenchilada.com  
229 W. Plant St. • 407-347-9699
- 34 Winter Garden Pizzeria Company  
wintergardenpizzeria.com  
42 W. Plant St. • 407-877-1930
- 35 Winter Garden Restaurant  
7 S. Dillard St. • 407-656-7028

### Attractions

- 1 Centennial Plaza  
City's outdoor "living room" with  
bench swings surrounding a  
picturesque mosaic-tiled,  
renaissance fountain, and a gazebo  
featuring live entertainment.  
101 W. Plant St. • 407-656-4111
- 2 Central Florida  
Railroad Museum  
centralfloridairailroadmuseum.com  
101 S. Boyd St. • 407-656-0559
- 3 Downtown Interactive Fountain  
downtowninteractive.com  
99 W. Plant St. • 407-656-4155
- 4 Downtown Pavilion & Saturday  
Farmers Market  
wintergardenfarmersmarket.com  
104 S. Lakeview Ave. • 407-656-4111
- 5 Garden Theatre  
gardentheatre.com  
160 W. Plant St. • 407-877-4736
- 6 Monarch Butterfly  
Sculpture Park  
monarchbutterflysculpturepark.com  
240 W. Plant St. • 407-656-4155
- 7 Roger Garden Ballroom  
rogergardenballroom.com  
146 W. Plant St. • 407-656-6642
- 8 5080 Art Gallery/Winter Garden Art  
Association  
wgart.org  
127 S. Boyd St. • 407-347-7996
- 9 Winter Garden Heritage Museum  
wgHq.org  
11 N. Main St. • 407-656-3244
- 10 Winter Garden Station/Trailhead  
wgweelworks.com  
455 E. Plant St. • 407-877-7433

### Accommodations

- 1 The Edgewater Hotel  
historicedgewater.com  
99 W. Plant St. • 407-654-6921
- 2 The Winter Garden Hotel  
wintergardenhospital.com  
31 S. Main St. • 407-347-0555
- 3 Southern Heritage Realty  
centralfloridahomesonline.com  
34 E. Plant St. • 407-925-4918
- 4 Sunoco Store & Gas Station  
sunoco.com  
167 W. Plant St. • 407-877-1668
- 5 Toni Sims Design Studio  
tonisimdsdesign.com  
26 E. Joiner St. • 407-617-0299
- 6 Vintage Sky Salon  
vintageskysalon.com  
60 W. Plant St. • 407-654-6235
- 7 Wellness  
wellnessjpepp.com  
55 N. Dillard St. • 407-654-9356
- 8 Windsor Realty Group, Inc.  
windsorrealty.com  
160 S. Main St. • 407-877-3463
- 9 Winter Garden Real Estate  
& Property Management  
wintergardensrealty.com  
27 N. Dillard St. • 407-910-1096
- 10 Wool Gang Bakery & Grooming  
woolgangbakery.com  
18 E. Plant St. • 407-347-3802
- 11 Bonibath Salon & Spa  
bonibathsalonandsalon.com  
50 E. Joiner St. • 407-347-9950
- 12 Divine Wellness Spa  
divinewellnessshop.com  
33 S. Main St. • 407-656-9119
- 13 Earl Brigham's Barber Shop  
fb.com/earlb Brighambarbershop  
99 W. Plant St. • 407-498-7856/text only
- 14 Fulmer Cleaners  
fulmer-cleaners.business.site  
30 E. Joiner St. • 407-656-2981
- 15 Lydia's Total Locks  
www.lydiaslocksall.com  
121 S. Boyd St. • 407-421-8324
- 16 Oakland Park  
(Crescent Communities)  
crescentcommunities.com  
100 W. Plant St. • 407-905-5607

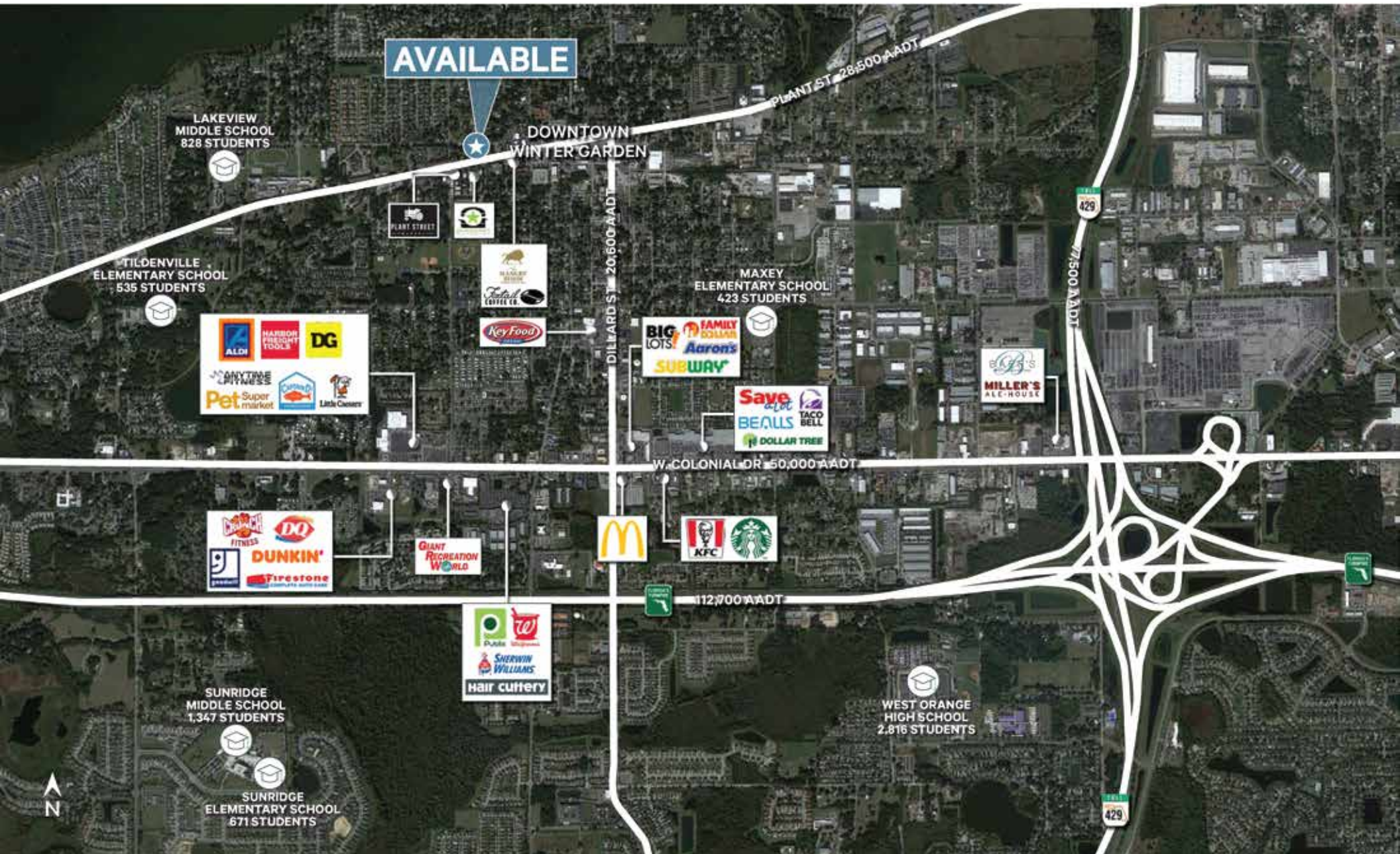
### Education / Faith

- 1 First Baptist Church  
of Winter Garden  
fbwg.org  
125 E. Plant St. • 407-656-2352
- 2 First United Methodist Church  
of Winter Garden  
lunmcwg.org  
125 N. Lakeview Ave. • 407-656-1135
- 3 Foundation Academy  
foundationacademy.net  
125 E. Plant St. • 407-656-3677
- 4 Garden Music School  
gardenmusiconline.com  
40 S. Main St. • 407-654-5277
- 5 Winter Garden Fencing Academy  
wgfencingacademy.com  
44 S. Main St. • 407-461-7107
- 1 City Hall  
300 W. Plant St. • 407-656-4111
- 2 Downtown Parking Garage  
150 S. Boyd St. • 407-656-4111
- 3 Downtown Post Office  
usps.com  
207 W. Plant St. • 800-275-8777
- 4 Winter Garden Police Department  
wgpd.com  
251 W. Plant St. • 407-656-3636

### City / Public Facilities



# AERIAL





# RETAIL FOR LEASE

419 West Plant Street, Winter Garden, FL 34787

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