



Winter Garden Regional Medical Building 14237 W COLONIAL DR, WINTER GARDEN, FL 34787

Property Overview

Introducing a premier Medical Office space available for lease at 14237 W Colonial Dr, Winter Garden, FL, 34787. This property offers a prime opportunity with a NNN lease, ideal for medical office use, and features a cold dark shell delivery for customizable buildout. Boasting approximately 2,350 sqft of space, this new construction presents a modern environment for businesses to thrive in. Whether for a short-term or long-term lease, this property is ready to accommodate your needs. Don't miss out on this exceptional opportunity to establish your presence in the rapidly growing Winter Garden Sub-market.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY
JOSIAH MOORE

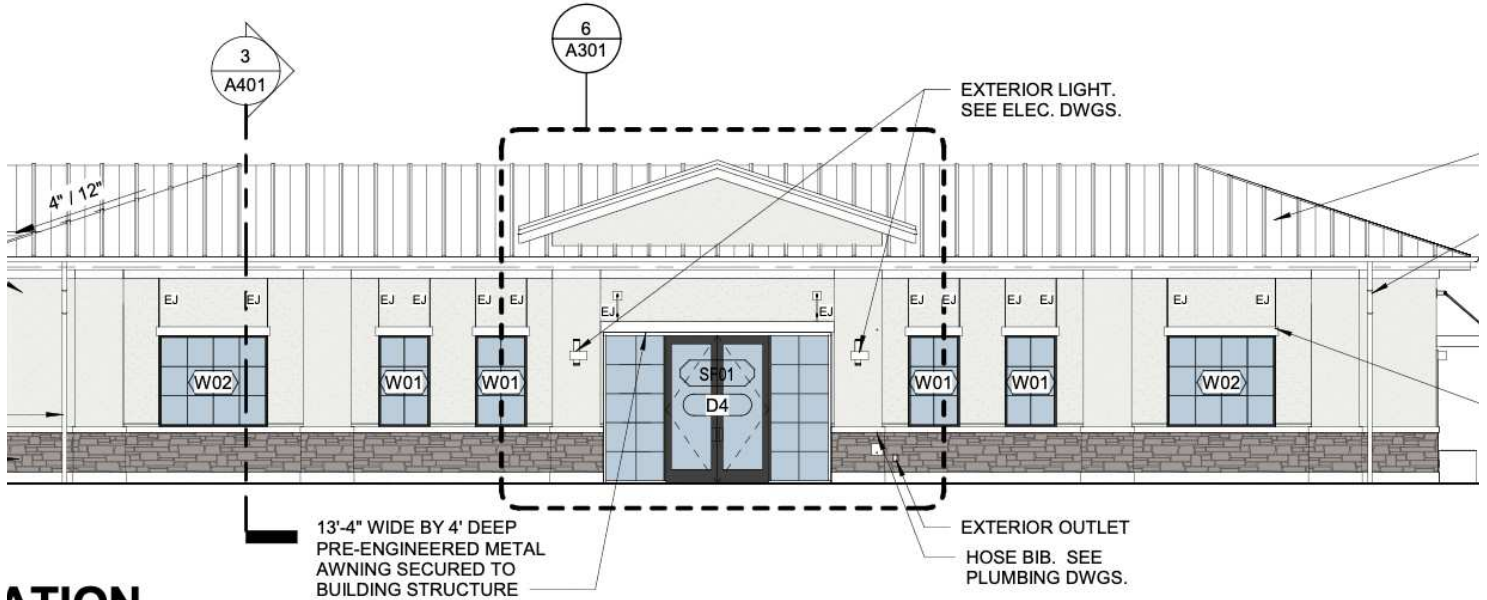
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EXECUTIVE SUMMARY

14237 W COLONIAL DR, WINTER GARDEN, FL 34787
Winter Garden Regional Medical Building



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OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	2,350 SF
Available SF:	2,350 SF
Lot Size:	11,081 SF
Year Built:	2025
Zoning:	C-2
Market:	Orlando
Submarket:	Winter Garden
Traffic Count:	37,500

LOCATION OVERVIEW

The site benefits from direct frontage on West Colonial Drive and is situated directly adjacent to the Winter Garden Regional Shopping Center. The property provides the visibility a notable medical practice or business executive desires, with an average daily traffic count of over 37,000 vehicles per day. The location of the new construction building allows practitioners to directly market their practice to potential clientele, due to the direct frontage on West Hwy-50.

PROPERTY HIGHLIGHTS

- \$32.00 SF NNN
- Medical Office Building
- Cold Dark Shell Delivery
- 2,350 +/- Sqft Premises
- New Construction delivered in early 2025
- 3-5 yr term
- TI subject to Tenant use and practice.

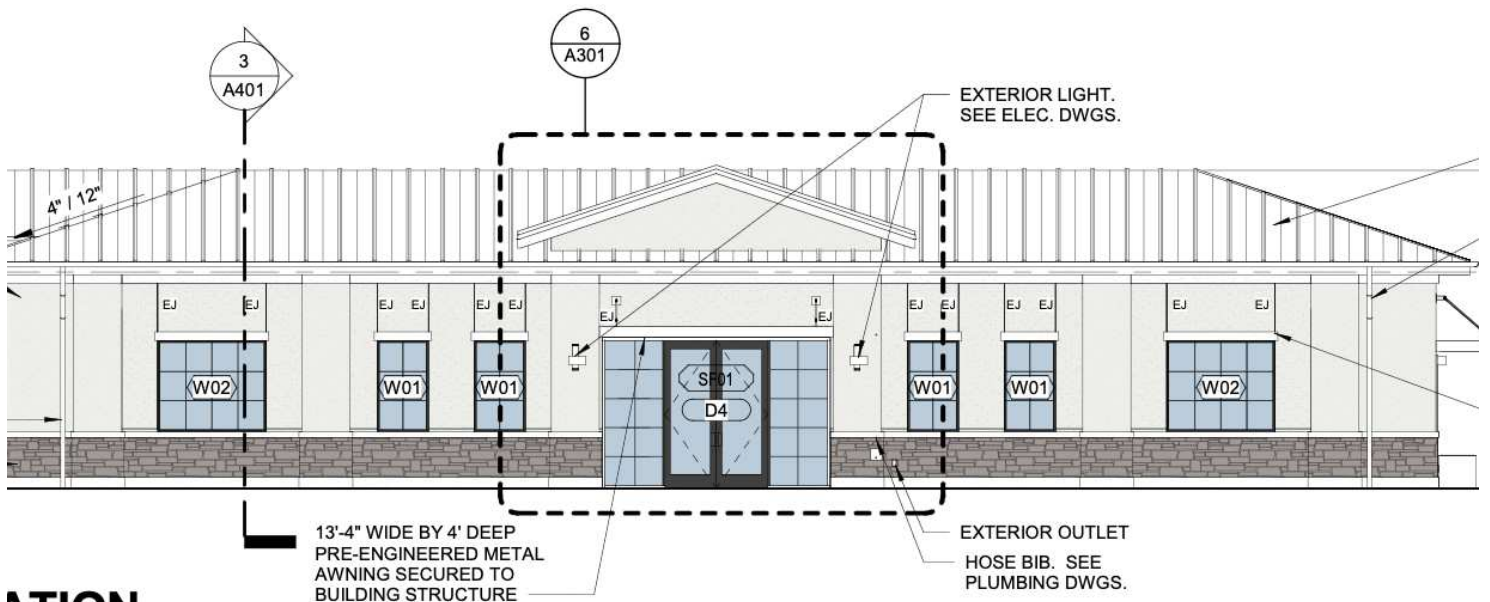
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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LOCATION MAP

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Google

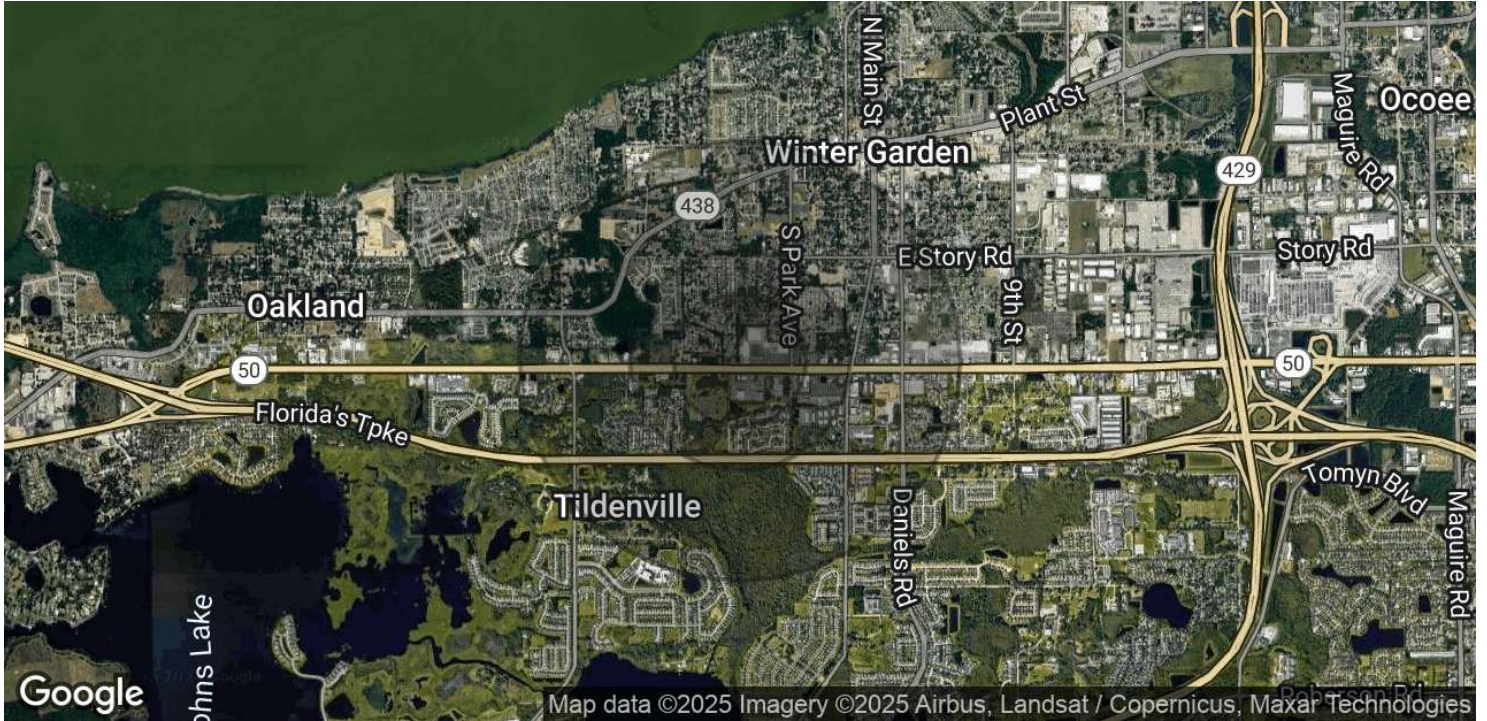
Map data
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,291	3,811	11,213
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,493	4,279
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,116	\$89,109	\$103,851
Average House Value	\$382,638	\$377,492	\$421,900

Demographics data derived from AlphaMap

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