

# For Lease

1,000-4,600 SF OF RETAIL AVAILABLE  
13750 W COLONIAL DRIVE, WINTER GARDEN, FL 34787

RETAIL SPACE AVAILABLE

## West Point Commons

WINTER GARDEN, FL



### DESCRIPTION

A Publix anchored neighborhood shopping center servicing the Winter Garden submarket.

### PROPERTY OVERVIEW

SPACE AVAILABLE	1,000-4,600 SF
ASKING RATE (Suite 300)	\$35/SF + NNN
ASKING RATE (Suite 100-400)	\$25/SF + NNN
GLA	94,294 SF

### HIGHLIGHTS

- There is a population of nearly 127,000 with average household incomes of over \$135,000 within a 15-minute drivetime.
- Highly trafficked retail corridor with over 100,500 cars passing the site daily.
- W Colonial Drive: 53,000 AADT
- Winter Garden Vineland Road: 47,500 AADT

CO-TENANTS INCLUDE:

Publix



SHERWIN WILLIAMS



CHASE



OneMain Financial

PM Pediatric Care

Walgreens

EGGS UP GRILL

FOR MORE INFORMATION, PLEASE CONTACT:

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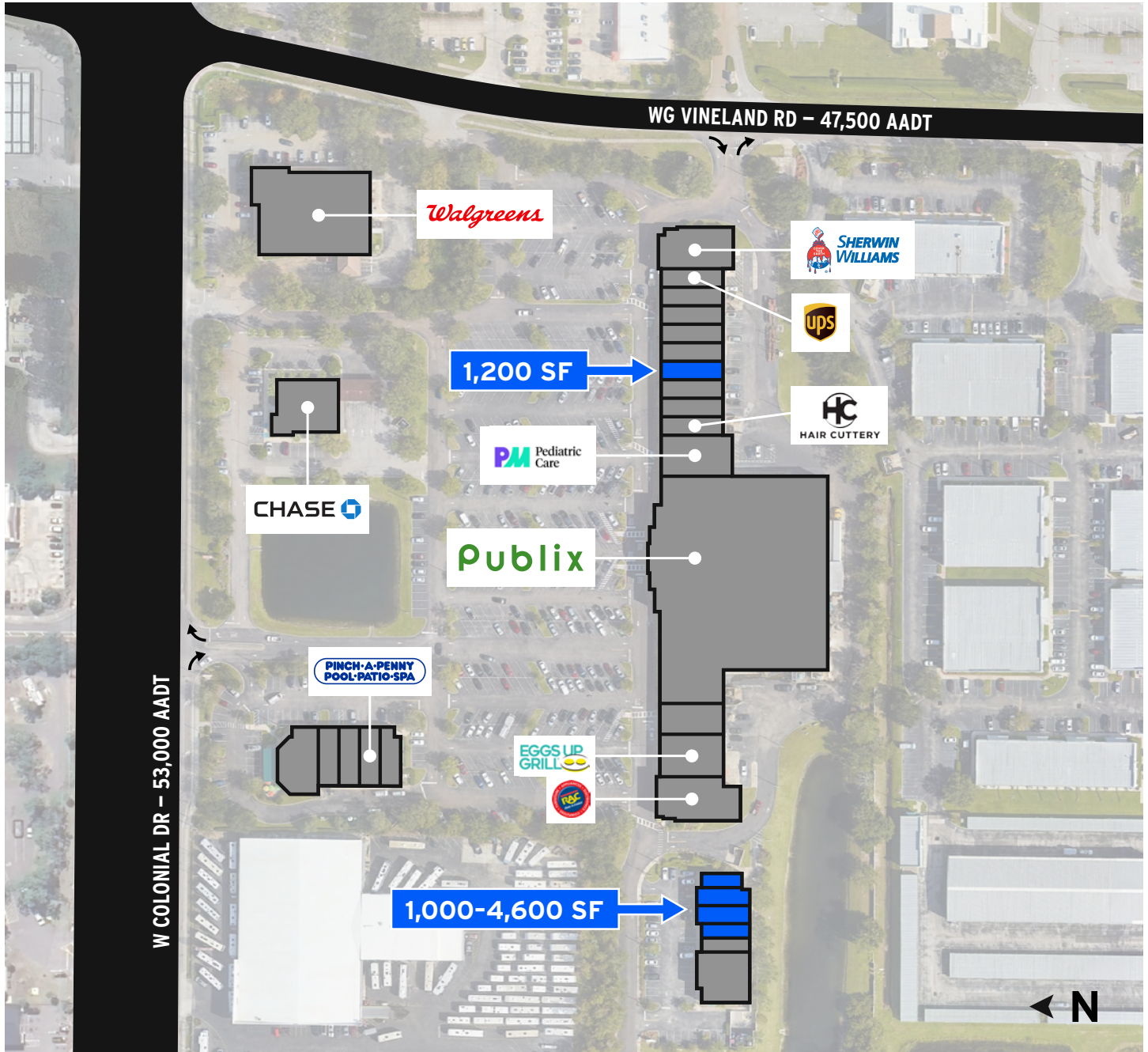
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### SITE PLAN



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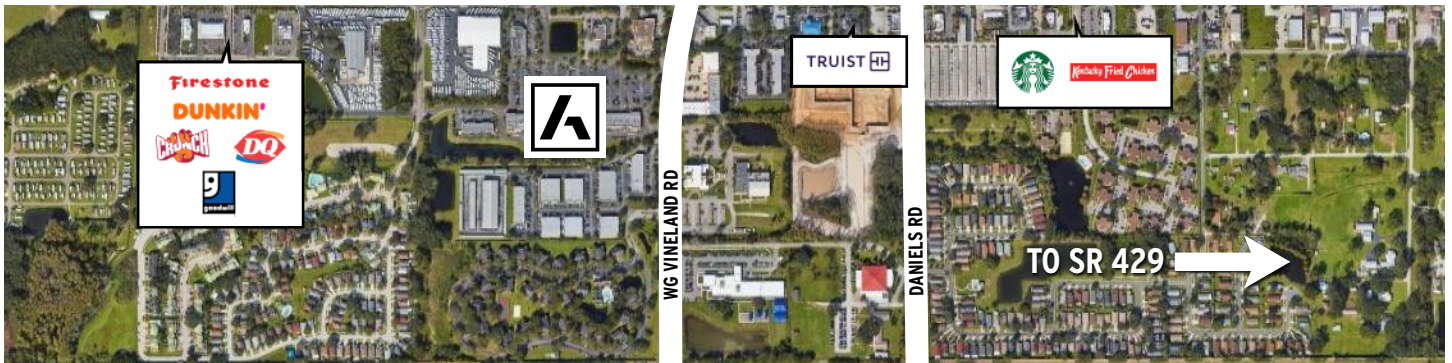
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### KEY LOCATIONS



W COLONIAL DR



FLORIDA'S TURNPIKE

**53,000 AADT**

W Colonial Dr

**47,500 AADT**

WG Vineland Rd

**21,500 AADT**

Daniels Rd

**118,700 AADT**

FL Turnpike

**81,500 AADT**

SR 429

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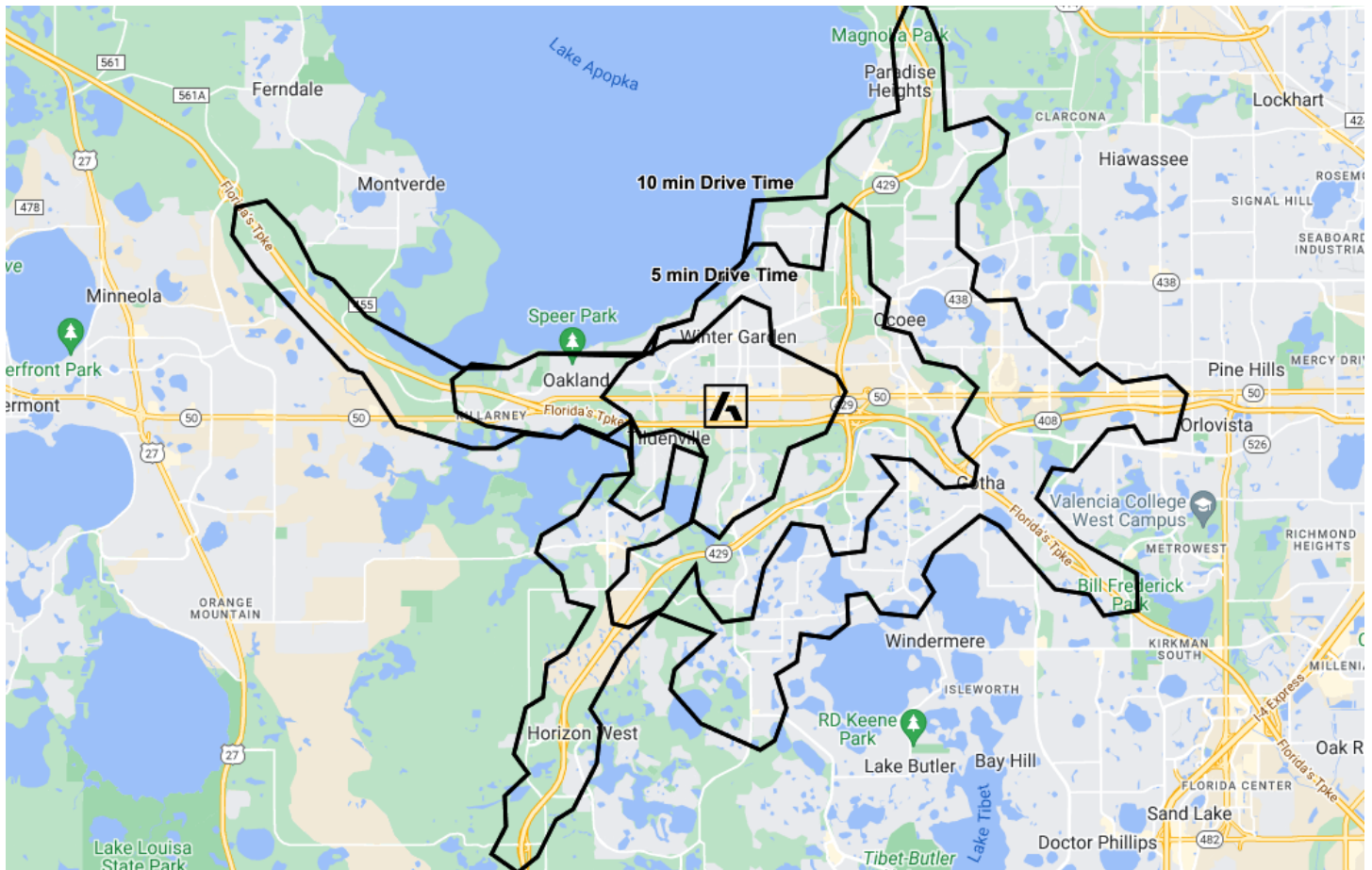
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### DRIVE TIMES & DEMOGRAPHICS



#### 5-MINUTE DRIVE TIME

	21,561 ESTIMATED POPULATION
	8,100 HOUSEHOLDS
	10,022 TOTAL EMPLOYEES
	\$113,311 AVERAGE HOUSEHOLD INCOME

#### 10-MINUTE DRIVE TIME

	50,252 ESTIMATED POPULATION
	18,288 HOUSEHOLDS
	24,960 TOTAL EMPLOYEES
	\$124,448 AVERAGE HOUSEHOLD INCOME

#### 15-MINUTE DRIVE TIME

	126,646 ESTIMATED POPULATION
	45,523 HOUSEHOLDS
	45,575 TOTAL EMPLOYEES
	\$135,162 AVERAGE HOUSEHOLD INCOME

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