

FOR SALE

GARITO  CO

\$2,800,000 | 57,884 SF | ±1.32 ACRES



Westmore Square
Mixed-Use Development Opportunity

Conceptual rendering.

Property Overview

Westmoreland Square offers a rare opportunity to acquire a mixed-use development site in one of Orlando’s fastest-growing urban corridors, positioned between Downtown Orlando, Creative Village, and the Parramore redevelopment district.

Highlights

- Advanced entitlement process with development plans in place.
- Planned 115-unit multifamily + retail mixed-use development.
- Total building size ±102,497 SF on ±57,884 SF lot.
- 6,790 SF of ground-floor retail and restaurant space.
- Structured parking with 150 spaces across 3 levels.
- Located within Creative Village / Parramore redevelopment corridor.
- Price repositioned to \$2.8M offering strong entry basis.
- Urban infill location with limited supply and increasing demand.
- Mixed-use product providing diversified income potential.

For lease

SPACE AVAILABLE

ACRES	LOT SIZE	BUILDING AREA
±1,32	±57,884 SF	±102,497 SF

Demographics

TRAFFIC AADT

 ±33,667 COLONIAL DR

RADIUS	3 MILE	5 MILE
Population	82,547	301,854
Households	37,725	116,323
Average Income	\$114,356	\$91,101

 Orange County projects sustained employment and population growth through 2040.

MONICA SAN PEDRO
SALES ASSOCIATE

(321) 440-8031
monica@garitoco.com

Garito & Company LLC
14 E Washington St, 402, Orlando, FL32801
+1 407 777 9660
www.garitoco.com



Offering Snapshot

Development Status Advanced entitlement process with development plans in place

RESIDENTIAL PROGRAM

Total Units	115 Residential Units
Total Residential Area	95,657 SF
Residential Mix	36 Studios (333–412 SF) 50 One-Bed (678 SF) 29 Two-Bed (850–1,071 SF)

COMMERCIAL COMPONENT

Total Commercial	6,790 SF
Total Area	Retail 4,422 SF Restaurant 2,368 SF

PARKING SUMMARY

Parking Provided	150 Spaces (132.73 Required)
Parking Configuration	3-Level Structured Garage (141 Spaces) + 9 Surface Spaces



Project details

The approved 6-story building features high-density residential units and ground-floor commercial activation designed to maximize asset value and street-level engagement.

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Executive Summary



DOWNTOWN GROWTH OPPORTUNITY

N Westmoreland represents an **opportunity to invest within one of Orlando's most actively evolving urban corridors**. The property benefits from strong rental demand, sustained population growth, and continued urban revitalization within the Creative Village / Parramore District.

This corridor has experienced substantial public and private investment over the past decade and is **recognized as one of Orlando's most dynamic submarkets**. Demand fundamentals are supported by employment expansion, academic presence, and **long-term demographic stability**.



STRATEGIC LOCATION & CONNECTIVITY

Situated along the W Colonial Drive corridor with **immediate access to I-4 and minutes from Downtown Orlando**, the site benefits from **proximity to Creative Village's 68-acre technology and academic hub**, UCF Downtown Campus, Valencia College Downtown Campus, the Kia Center, and the Orlando Magic training facility. Proximity to employment centers, education institutions, and entertainment destinations **enhances the project's positioning within a rapidly evolving urban** environment.



BUSINESS OPPORTUNITY

This offering stands out as an opportunity with an **advanced entitlement process and development plans in place**, in a market with high barriers to entry for entitled sites. By **leveraging the progress made through the entitlement process**, a developer can capitalize on rising land values and an institutional-quality scale. With a program that exceeds parking requirements and integrates mixed-use flexibility, N Westmoreland is a strategic investment positioned to capitalize on Orlando's rapid expansion across the technology, healthcare, and education sectors.

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N WESTMORELAND DR, ORLANDO, FL 32804

★ **PROPERTY LOCATION**

CREATIVE VILLAGE



INTERSTATE-4
INTERSTATE
4

DOWNTOWN ORLANDO

CAMPING WORLD STADIUM

EXPLORIA STADIUM

Advent Health

KN CENTER

TOLL
408

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