

Winter Garden Commerce Center

661 Garden Commerce Pkwy, Building 100, Suite 150
Winter Garden, FL 34787



Winter Garden Commerce Center is a Class A industrial park located in the City of Winter Garden with immediate access to the Western Beltway (State Road 429), Florida's Turnpike, and East-West Expressway (State Road 408).

4,885± SF Shell Suite Available (One Restroom Included)

Highlights

- Construction: Tilt Wall (2018)
- 20' Clear Height
- 3 Drive-in Doors (Rear Load)
- 80' Building Depth
- 2.28/1,000 sf Parking Ratio
- Frontage on Story Road
- Zoned PID, City of Winter Garden
- Truck Court: 140', Shared
- LED Lighting
- ESFR Sprinklers
- 3-Phase Power Available



Sublease Rate: \$16.50 NNN
Sublease Expires: December 31, 2027

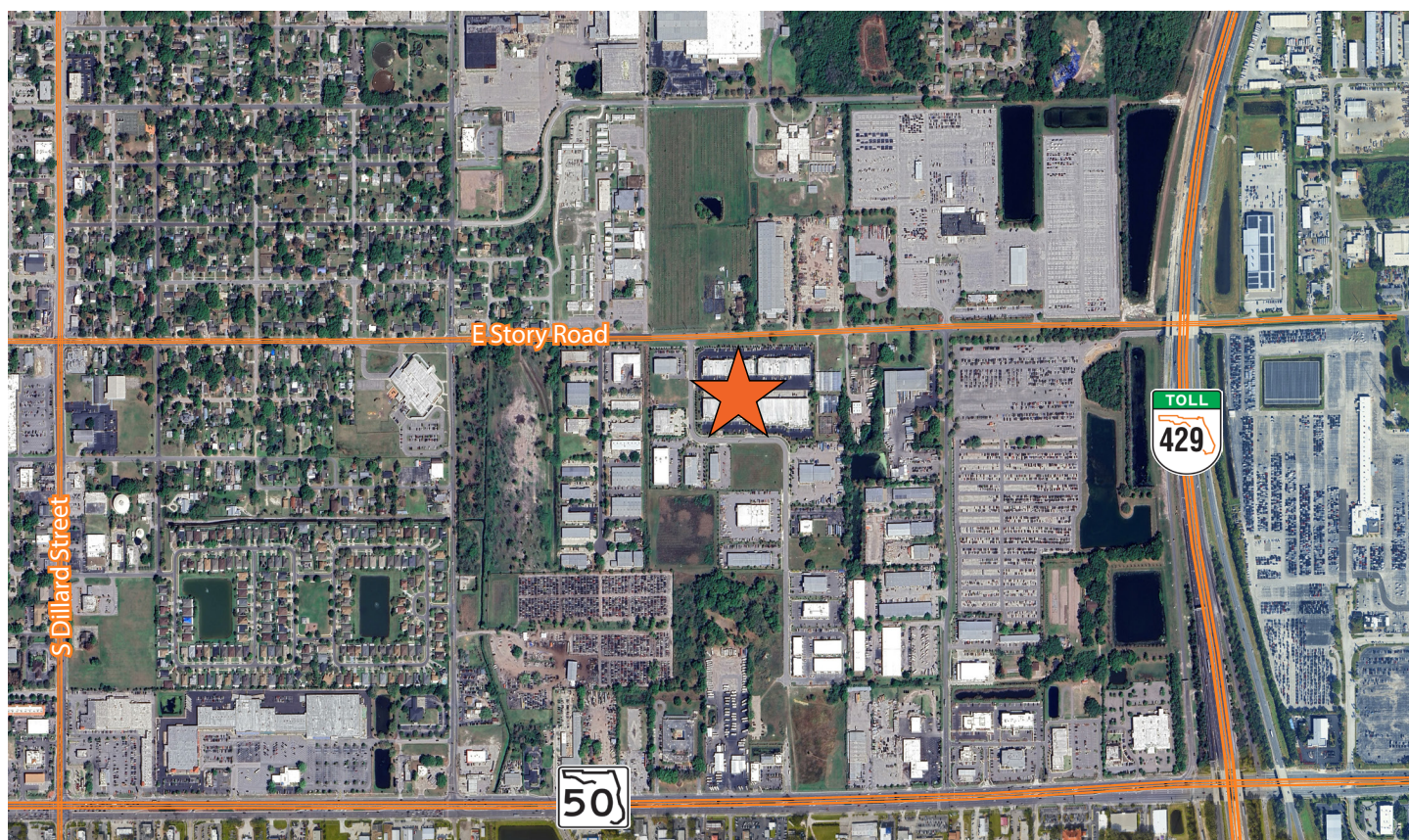
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135 W Central Blvd
Suite 700
Orlando, FL 32801

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Area Demographics:

2020 Population

- 1-mile radius: 5,666
- 3-mile radius: 60,456
- 5-mile radius: 136,188

2020 Avg HH Income

- 1-mile radius: \$69,634
- 3-mile radius: \$125,171
- 5-mile radius: \$132,195

2020 Households

- 1-mile radius: 1,844
- 3-mile radius: 21,112
- 5-mile radius: 46,219

2020 Median Age

- 1-mile radius: 36.8
- 3-mile radius: 38.5
- 5-mile radius: 38.1

2024 Population

- 1-mile radius: 5,563
- 3-mile radius: 61,344
- 5-mile radius: 141,166

2024 Avg HH Income

- 1-mile radius: \$79,670
- 3-mile radius: \$144,114
- 5-mile radius: \$152,178

2024 Households

- 1-mile radius: 1,808
- 3-mile radius: 21,395
- 5-mile radius: 47,920

2024 Median Age

- 1-mile radius: 37.6
- 3-mile radius: 39.2
- 5-mile radius: 38.9

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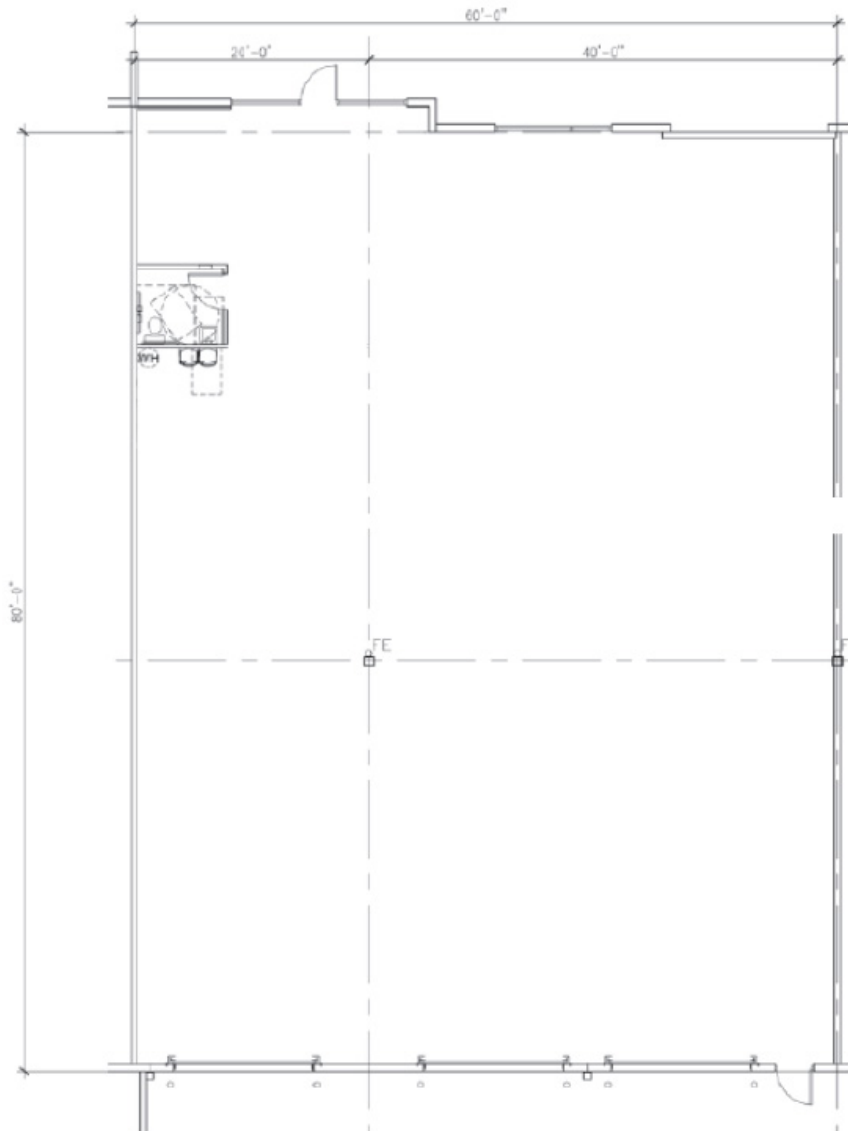
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Suite 150 - 4,885± sf



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