



## STONEBROOK EXCHANGE



# STONEBROOK Exchange



\*Pricing is subject to change. Inquire for details.

# RETAIL / MEDICAL / OFFICE FOR LEASE

Stoneybrook W PKWY & Windermere RD, Winter Garden, FL 34787

Contact: Trey Gravenstein  
Vice President of Brokerage Services

E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119

Contact: Michael Castrilli  
Senior Sales & Leasing Associate

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Lease:** 1,500 - 8,920 SF

1st Floor Retail: \$42.00/SF, NNN

2nd Floor Office: \$35.00/SF, NNN



FOR MORE INFO VISIT  
[FCPG.COM/STONEBROOK-EXCHANGE](http://FCPG.COM/STONEBROOK-EXCHANGE)

Premier Mixed-use Development situated at the intersection of Winter Garden and Windermere, directly on the roundabout serving as gateway to the Windermere Chain of Lakes

Anchor building situated along the roundabout for maximum visibility, with parking situated in the rear

Development includes 1,600 ft of frontage on either side of roundabout with access on both Stoneybrook West Parkway and Windermere Road

Located just up the street from Winter Garden Village, the dominant power center of the W. Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users

Situated along SR429 / Western Expressway (74,500 AADT) for additional highway visibility and market presence

Exclusive Monument and Façade signage along both Stoneybrook West Parkway and Windermere Road

Ideal for local and regional restaurant, retail, and office users wanting to be in the center of Orlando's most affluent residential community

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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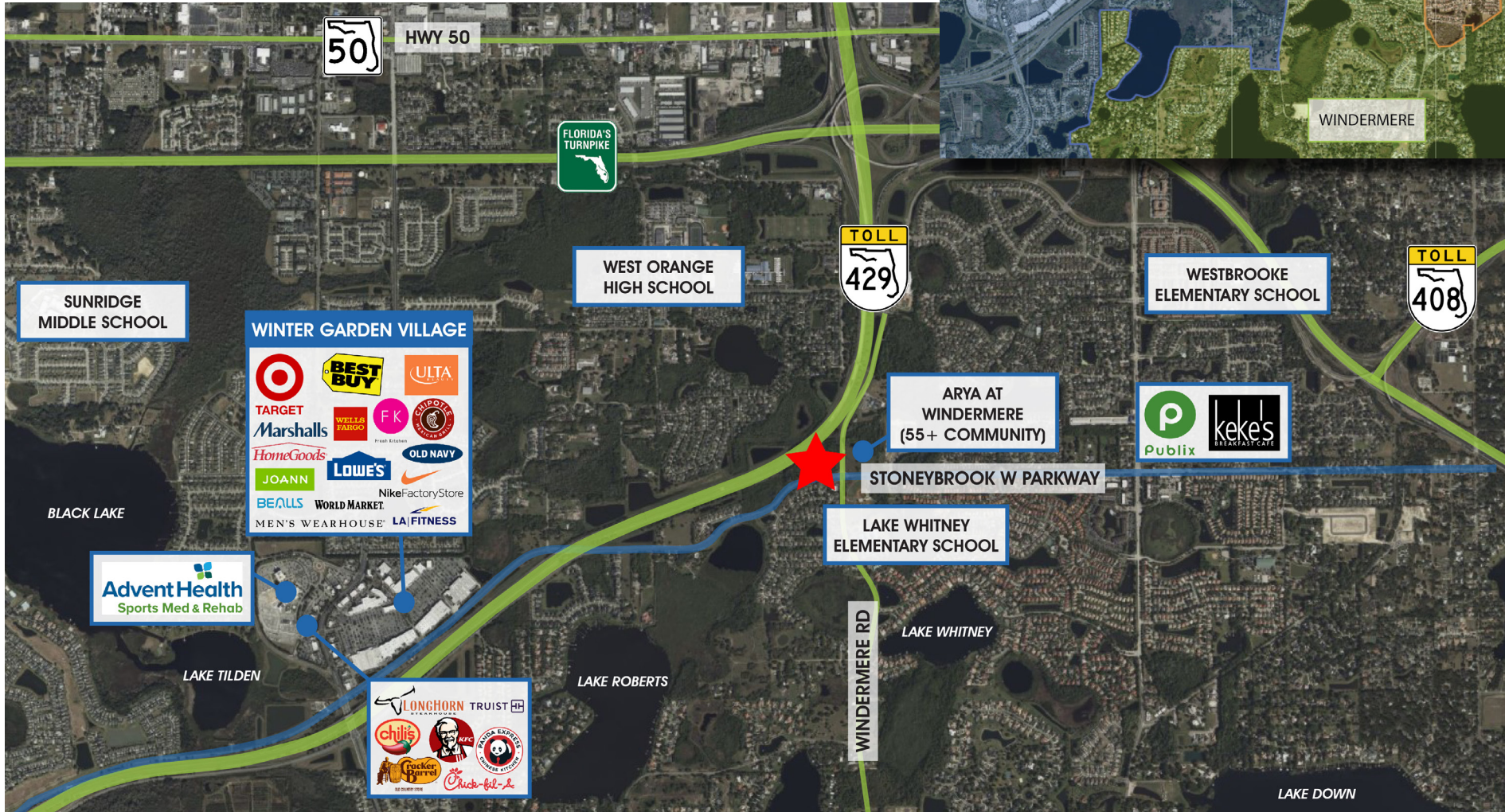
A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION





# THE NEIGHBORHOOD

Strategically situated between affluent neighborhoods of Winter Garden and Windermere on main thoroughfare for Windermere community to access major roadways 429, Florida's Turnpike, 408 and Highway 50 (Colonial Drive).



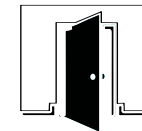
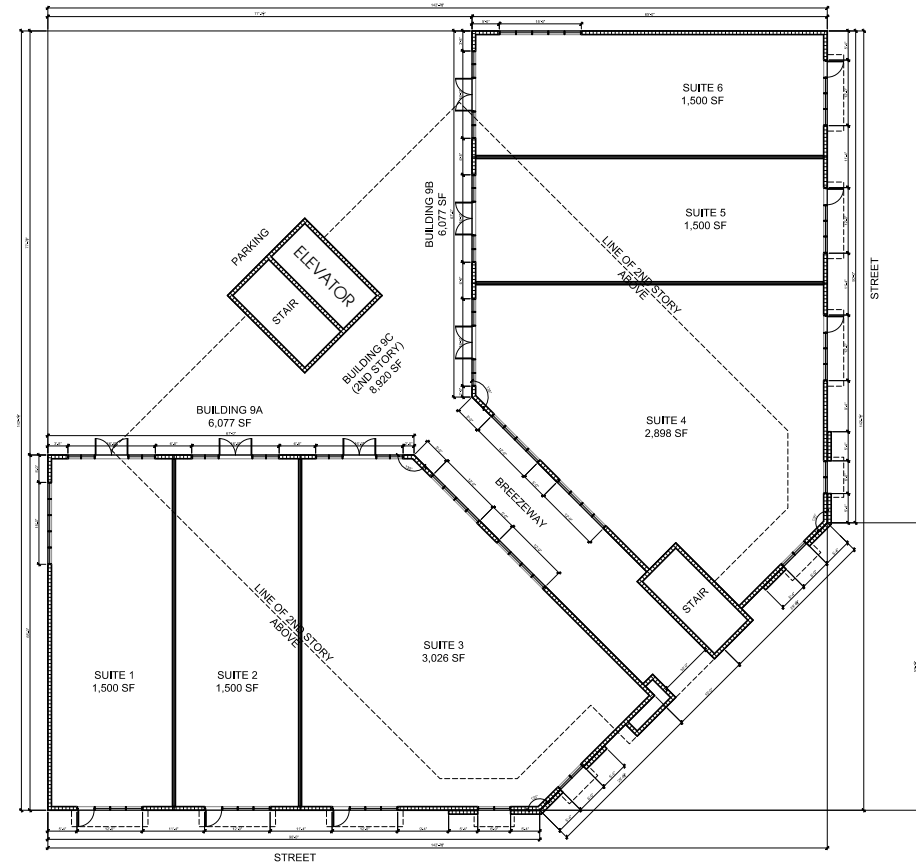
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# LEASE AVAILABILITY

## OFFICE / MEDICAL / RETAIL / RESTAURANT

Suite Number	Square Footage	Building Level	Use
Suite 101		CFS Coffee	
Suite 102		Oasis Nail Spa Winter Garden	
Suite 103A		Oxygen Yoga	
Suite 103B		Coastal Florals	
Suite 104	2,898 SF	1st	Retail
Suite 105		Brazilian Pizza SEO Basilico	
Suite 106	1,500 SF	1st	Retail
<b>OFFICE</b>			
Suite 201	1,784 SF	2nd	Office
Suite 202	1,784 SF	2nd	Office
Suite 203	1,784 SF	2nd	Office
Suite 204	1,784 SF	2nd	Office
Suite 205	1,784 SF	2nd	Office
Combined	8,920 SF		



**GREY SHELL DELIVERY**



**MEDICAL & OFFICE USERS WELCOMED**



**\$50 / SF T.I. ALLOWANCE AVAILABLE**



**MONUMENT & BUILDING SIGNAGE AVAILABLE**



**END-CAP SUITES AVAILABLE**



**PATIO SPACE AVAILABLE**

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# DEMOGRAPHICS



**AVERAGE INCOME**  
\$167,167  
(5 min drive time)



**MEDIAN AGE**  
40.3  
(5 min drive time)



**AVERAGE VALUE OF HOUSEHOLDS**  
\$627,750  
(5 min drive time)



Total Population



Total Families



Total Households

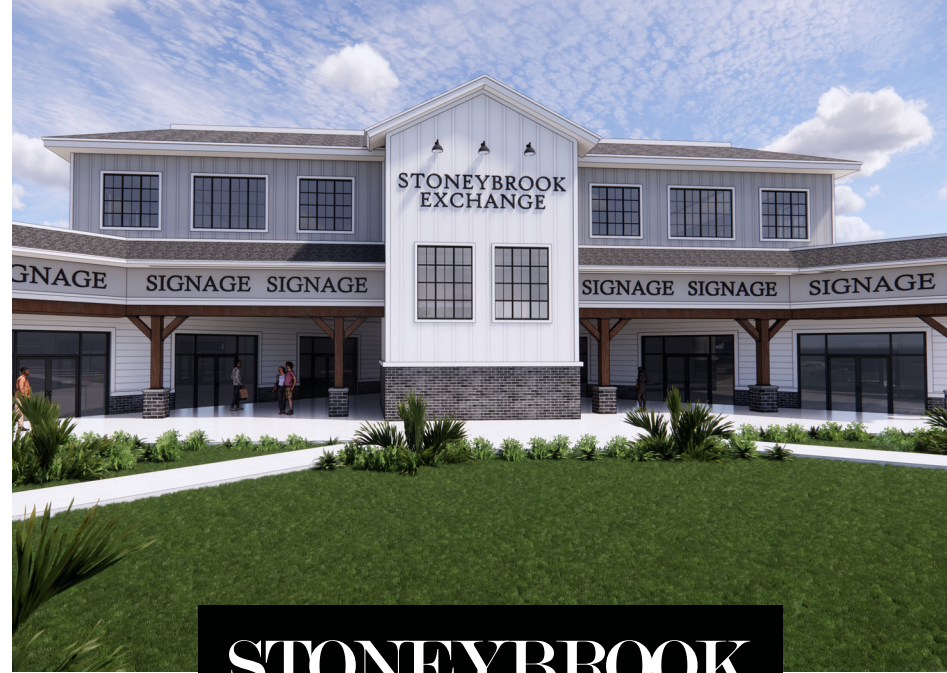


Average Income



Total \$ Spent on Medical Care

	2024	2029	2024	2029	2024	2029	2024	2029	2024	2029
5 mins	7,324	7,285	2,036	2,017	2,571	2,554	\$167,167	\$190,699	\$9,582,633	
10 mins	47,724	48,792	12,409	12,599	15,847	16,192	\$164,503	\$185,561	\$58,608,421	
15 mins	175,859	182,287	44,548	45,796	59,240	61,095	\$139,789	\$161,446	\$188,923,873	



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# LOCATION

## Drive Times & Traffic Counts



2 minutes  
(1.8 miles)



7 minutes  
(3.0 miles)



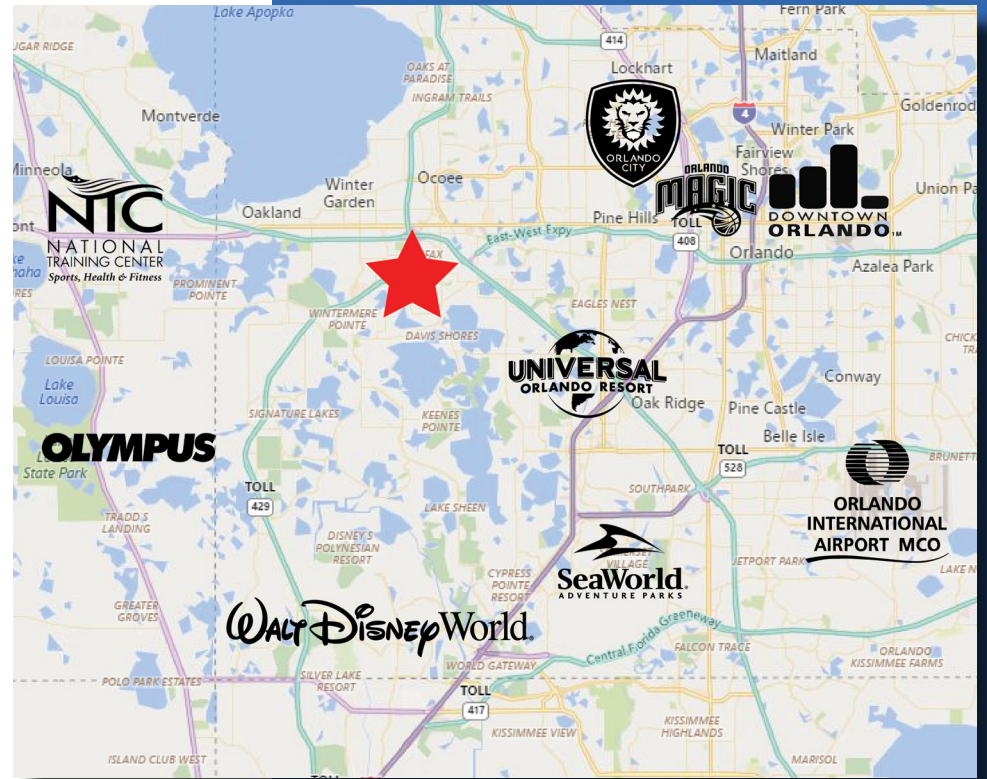
7 minutes  
(4.6 miles)



13 minutes  
(14.1 miles)



18 minutes  
(16.6 miles)



## Average Annual Daily Trips

### 2023

SR 429	74,500
Stoneybrook West Parkway	16,800

## Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	89	484	1,330
Food & Drink Businesses	33	176	457



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# MARKET HIGHLIGHTS: WINDERMERE

## RICH HISTORY

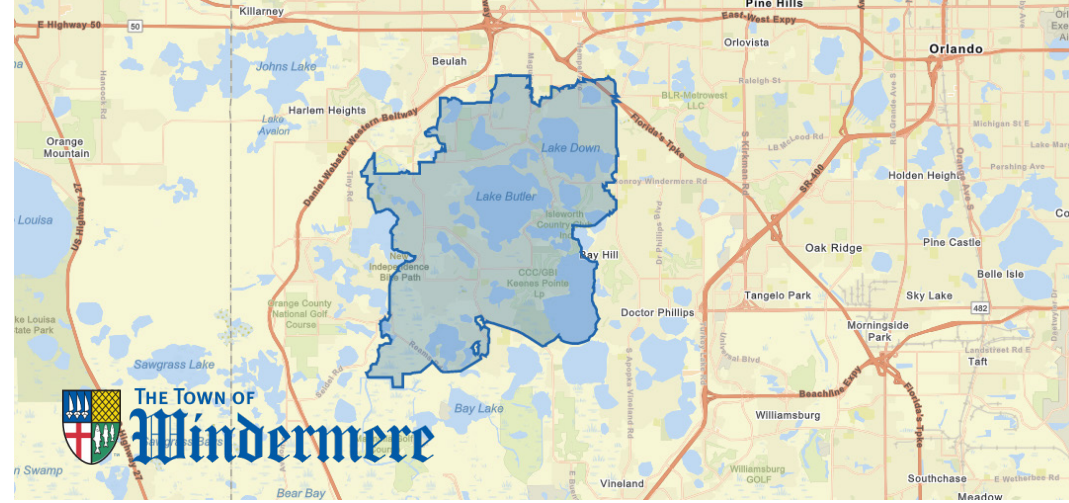
Windermere, Florida is a **prestigious oasis nestled among the lakes** with small town charm, tree canopies lining the streets and a rich history. Incorporated in 1925, Windermere quickly became known for its quality of living standards. The 1970's brought an influx of Disney executives from California further propelling the high status of the area.

The town is dedicated to the upkeep of the infrastructure and maintaining the standards set years ago. Within the past year, numerous storm water projects have been completed; 2020 brought a **\$5.2 million investment** into a new administration, public works and police facility with completion expected by end of 2021.

## ISLEWORTH

Within the Windermere, FL zip code lies the famed **Isleworth Country Club**, with its unique mix of architecture, amenities, service, security, and family-friendly lifestyle. Home to one of the most esteemed golf club communities in the world, Isleworth features one of the **longest and most challenging rounds in the country**. With its course winding through grand cypress and oak trees, seven miles of pristine freshwater lake shoreline and rolling hills, players are treated to an experience unlike any other.

The course was originally designed by Arnold Palmer and was home to the Tavistock Cup matches for 10 years. Between the first and tenth tees sits the iconic sculpture of the **Wall Street Charging Bull** symbolizing the strength and power of the community.



## DEMOGRAPHICS

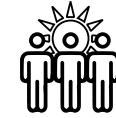
### Population



**POPULATION**  
± 47,716



**PROJECTED ANNUAL GROWTH**  
0.38%



**DAYTIME POPULATION**  
± 33,203



**MEDIAN AGE**  
± 37.2

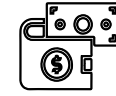
### Income



**AVERAGE HOUSEHOLD INCOME**  
\$151,361



**AVERAGE DISPOSABLE INCOME**  
\$112,660



**AVERAGE NET WORTH**  
\$1,638,105

### Employment



**EMPLOYEES**  
6,356



**BACHELOR'S/GRAD./ PROF. DEGREE**  
59%



**WHITE COLLAR WORKERS**  
79.5%



**UNEMPLOYMENT RATE**  
2.8%

### Housing



**HOUSEHOLDS**  
15,933



**AVERAGE HOME VALUE**  
\$565,448



# MARKET HIGHLIGHTS: WINTER GARDEN

## WHERE GOOD THINGS GROW

The City of Winter Garden is located on **Lake Apopka** just 20 minutes West of Orlando. Established as a citrus town in 1908, Winter Garden now has over **46,700 residents in its city limits** and is rich with history and culture. The Downtown area is listed on the **National Registry of Historic Places** and is frequented by both residents and visitors alike.

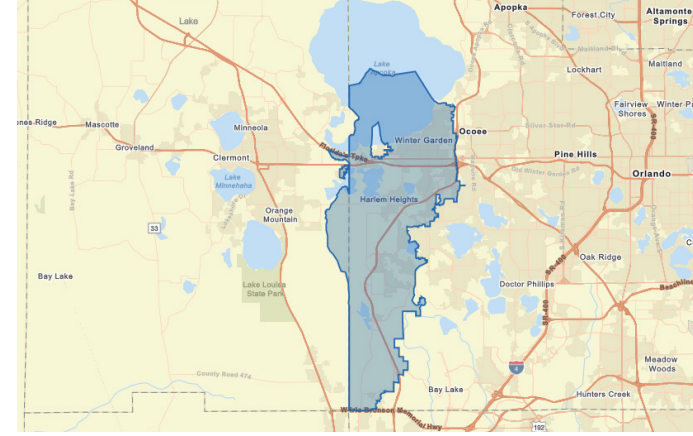
Voted **“Best of the Best 2021”** by Orlando Family Magazine, the Downtown **Farmer’s Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

## CULTURE, NATURE, HISTORY

Repetitively ranked as one of the **best places to raise a family, and start a business** by WalletHub, NerdWallet, Niche and more, Winter Garden is “Where Good Things Grow.” Known as the **culture capital of West Orange County**, there is an abundance of live performances, live music, visual arts displays and entertainment options throughout the city.

It’s 13 parks, including numerous dog parks, location on Lake Apopka, **200 acre Tusker Ranch and Nature Preserve**, and 22.6 mile long paved bike/walk **West Orange Trail** are only a few of the outdoor recreation opportunities available.

**Winter Garden Village** at Fowler Green features over 1 million SF of shopping drawing in visitors from neighboring communities.



## DEMOGRAPHICS

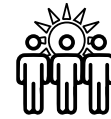
### Population



**POPULATION**  
± 110,824



**PROJECTED ANNUAL GROWTH**  
51.10%



**DAYTIME POPULATION**  
± 81,886



**MEDIAN AGE**  
± 36.0

### Income



**AVERAGE HOUSEHOLD INCOME**  
\$131,586



**AVERAGE DISPOSABLE INCOME**  
\$99,599



**AVERAGE NET WORTH**  
\$1,224,528

## COMMUNITY GROWTH

The rich historic downtown is home to restaurants, bars, small businesses, museums, and entertainment establishments with the old-town, boutique-y feel. The City of Winter Garden is planned to invest **\$66.42 million in capital improvement projects** over the next five years to continue to improve the infrastructure in place and accommodate the influx in people moving to the area while staying true to the culture and history of the region.

The demand for homes in the area continues to rise as more people move to this high sought-after area, driving new home developments and existing home sales. In July 2021, there were 212 home sales in the 34787, Winter Garden, zip code with an **average price of \$494,134**. The average home price in Orange County for the same time period was substantially lower at \$407,707.

