

FOR SALE OR FOR LEASE/BTS
COMMERCIAL LOTS - VILLAGE CENTER
16200 ASCEND VILLAGE LN. WINTER GARDEN, FL



These Commercial lots are located in the Village Center/Waterleigh on Avalon Rd. and Waterway Passage Dr in Winter Garden, FL. Waterleigh situated on a picturesque setting of over 1,400 acres and more than a dozen lakes and clear water ponds. This highly desirable Winter Garden, Horizon West area features top-rated education, nearby medical facilities, and resort style amenities sure to be enjoyed by the entire family.

- Lots Size: 2A: 0.76 Acre | 2B: 2.37 Acres | 2C: 1.32 Acre | 2D: 2.87 Acres
- Property is located in the most sought after market in Orlando - Horizon West
- Adjacent to a brand new Publix. Property has full access with the Publix parking lot
- Next to many new residential properties and just few minutes west from Expressway 429

PROPERTY HIGHLIGHTS

SIZE:

Spaces from 1,200 SF

ZONING:

Commercial

ADDRESS:

16200 Ascend Village Ln.
Winter Garden, FL 34787

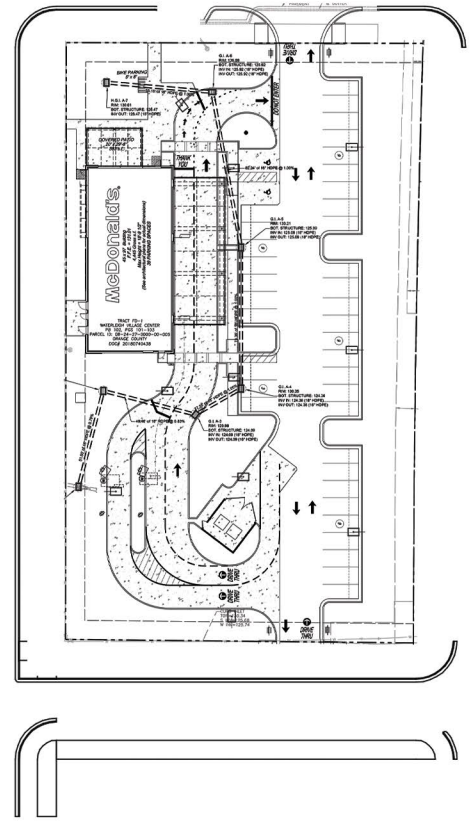
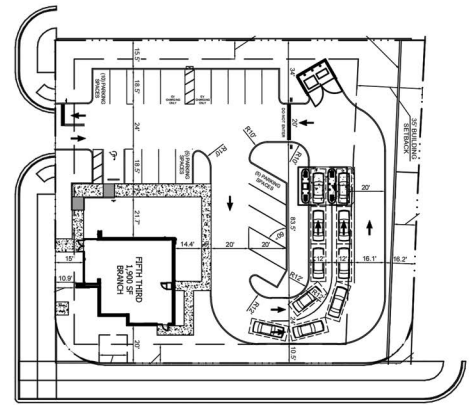
COUNTY:

Orange County

PRICE:

Please Call

SITE PLAN



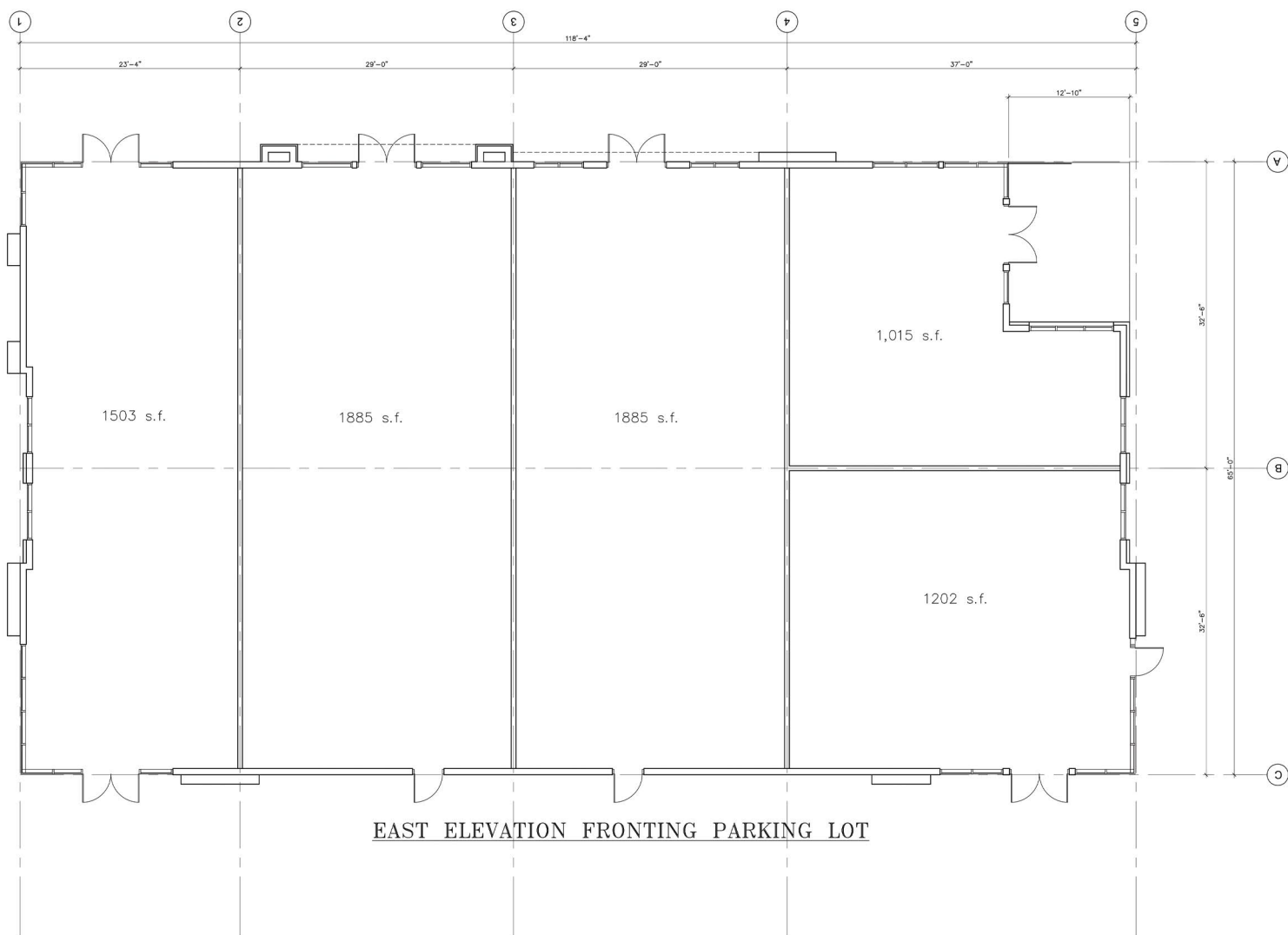
SITE PLAN



WATERLEIGH



WEST ELEVATION FRONTING "D" STREET



BUILDING #1 NORTHWEST CORNER

SCALE: 3/16" = 1'-0"

7,500 SQUARE FEET TOTAL FOOTPRINT

ELEVATION



WEST ELEVATION FRONTING "D" STREET

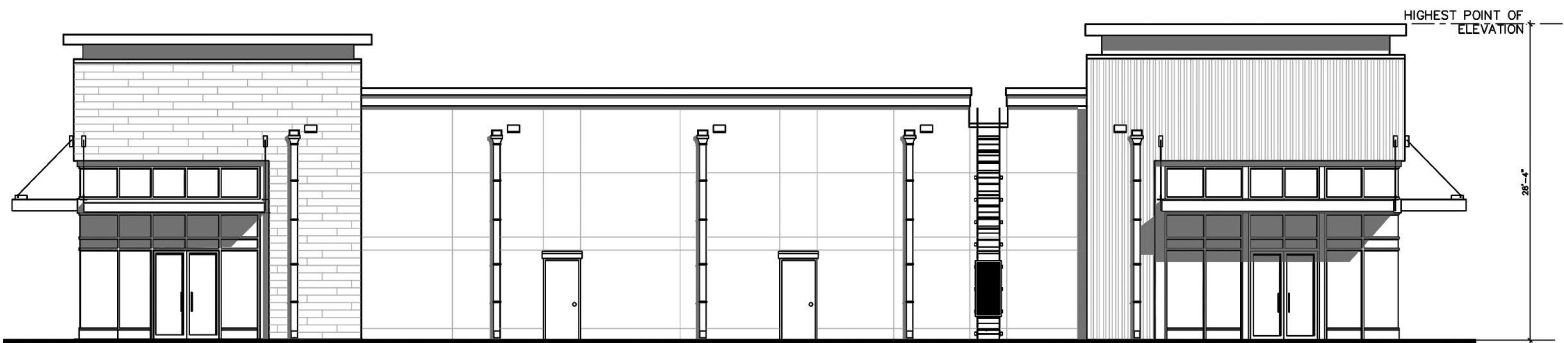
SCALE: 3/16" = 1'-0"



NORTH ELEVATION FRONTING "A" STREET

SCALE: 3/16" = 1'-0"

BUILDING #1 NORTHWEST CORNER



EAST ELEVATION FRONTING PARKING LOT

SCALE: 3/16" = 1'-0"

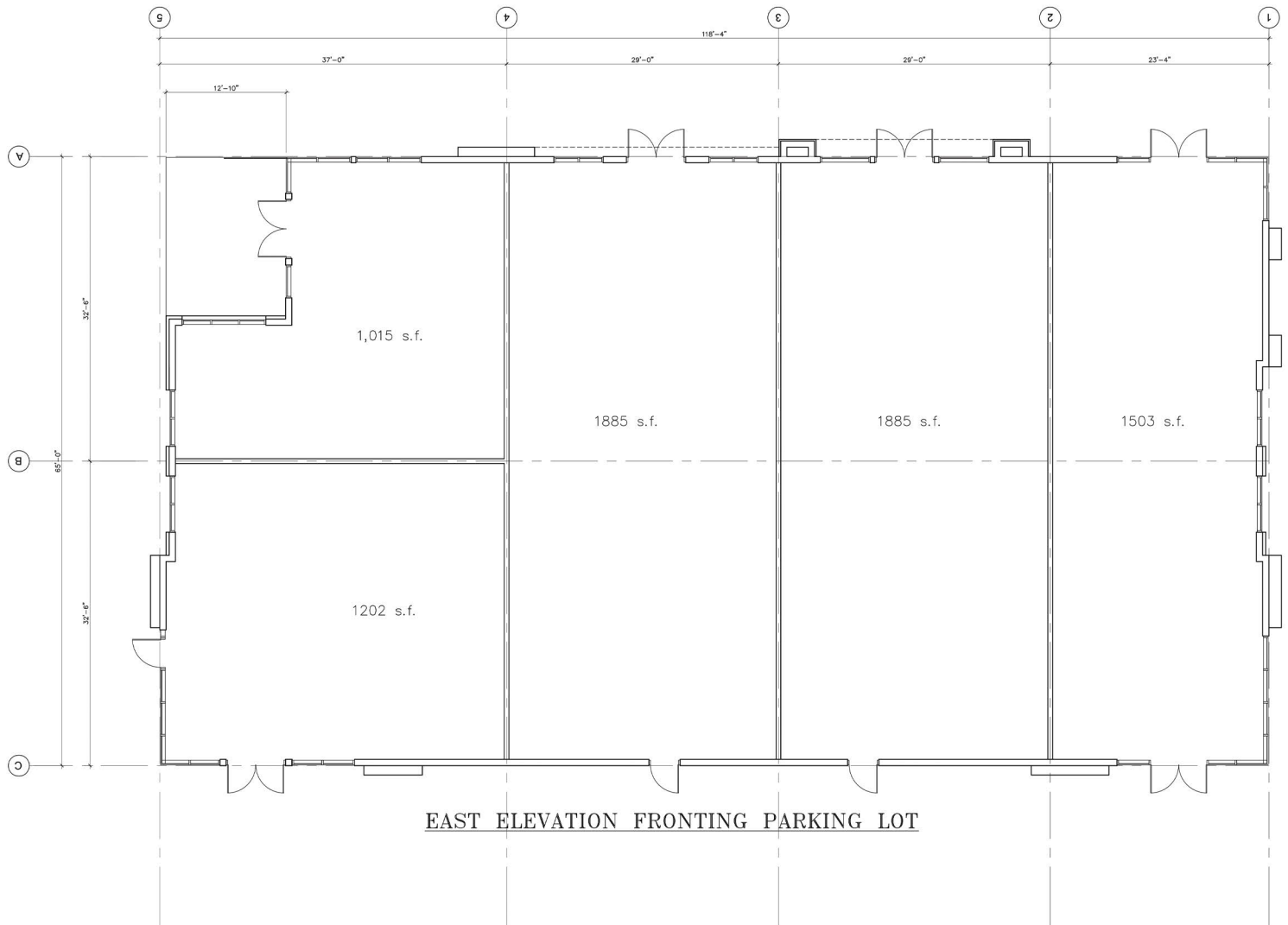


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING #1 NORTHWEST CORNER

WEST ELEVATION FRONTING "D" STREET



EAST ELEVATION FRONTING PARKING LOT

BUILDING #2 SOUTHWEST CORNER

SCALE: 3/16" = 1'-0"

7,500 SQUARE FEET TOTAL FOOTPRINT

ELEVATION



WEST ELEVATION FRONTING "D" STREET

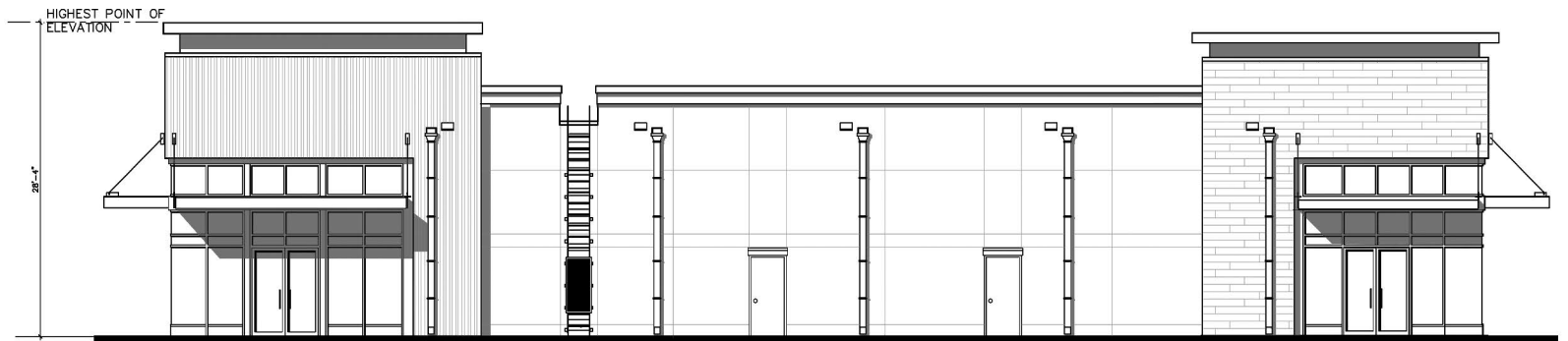
SCALE: $\frac{3}{16}" = 1'-0"$



SOUTH ELEVATION FRONTING "B" STREET

SCALE: $\frac{3}{16}" = 1'-0"$

BUILDING #2 SOUTHWEST CORNER



EAST ELEVATION FRONTING PARKING LOT

SCALE: $\frac{3}{16}" = 1'-0"$

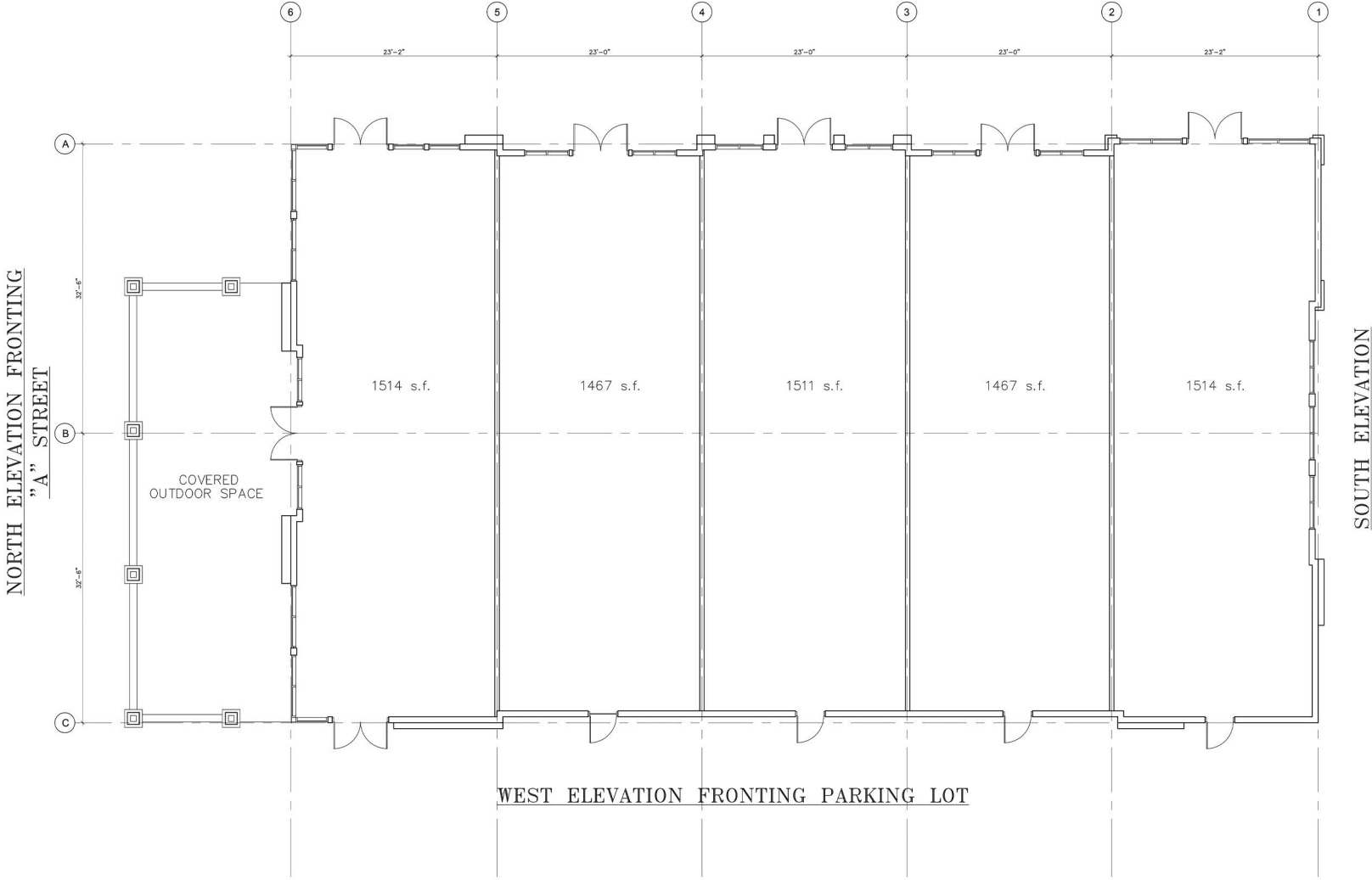


NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$

BUILDING #2 SOUTHWEST CORNER

EAST ELEVATION FRONTING "C" STREET



BUILDING #3 NORTHEAST CORNER

SCALE: 3/16" = 1'-0"

7,500 SQUARE FEET TOTAL FOOTPRINT

ELEVATION



EAST ELEVATION FRONTING "C" STREET

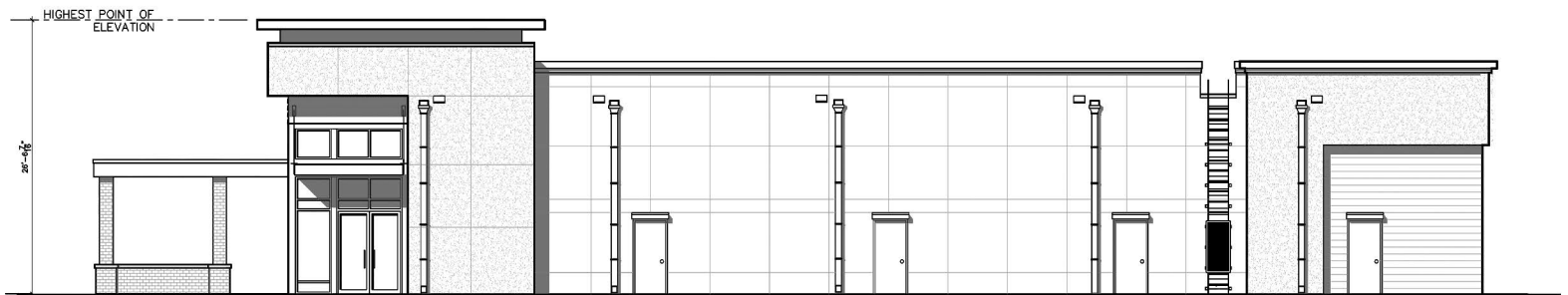
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING #3 NORTHEAST CORNER



WEST ELEVATION FRONTING PARKING LOT

SCALE: 3/16" = 1'-0"



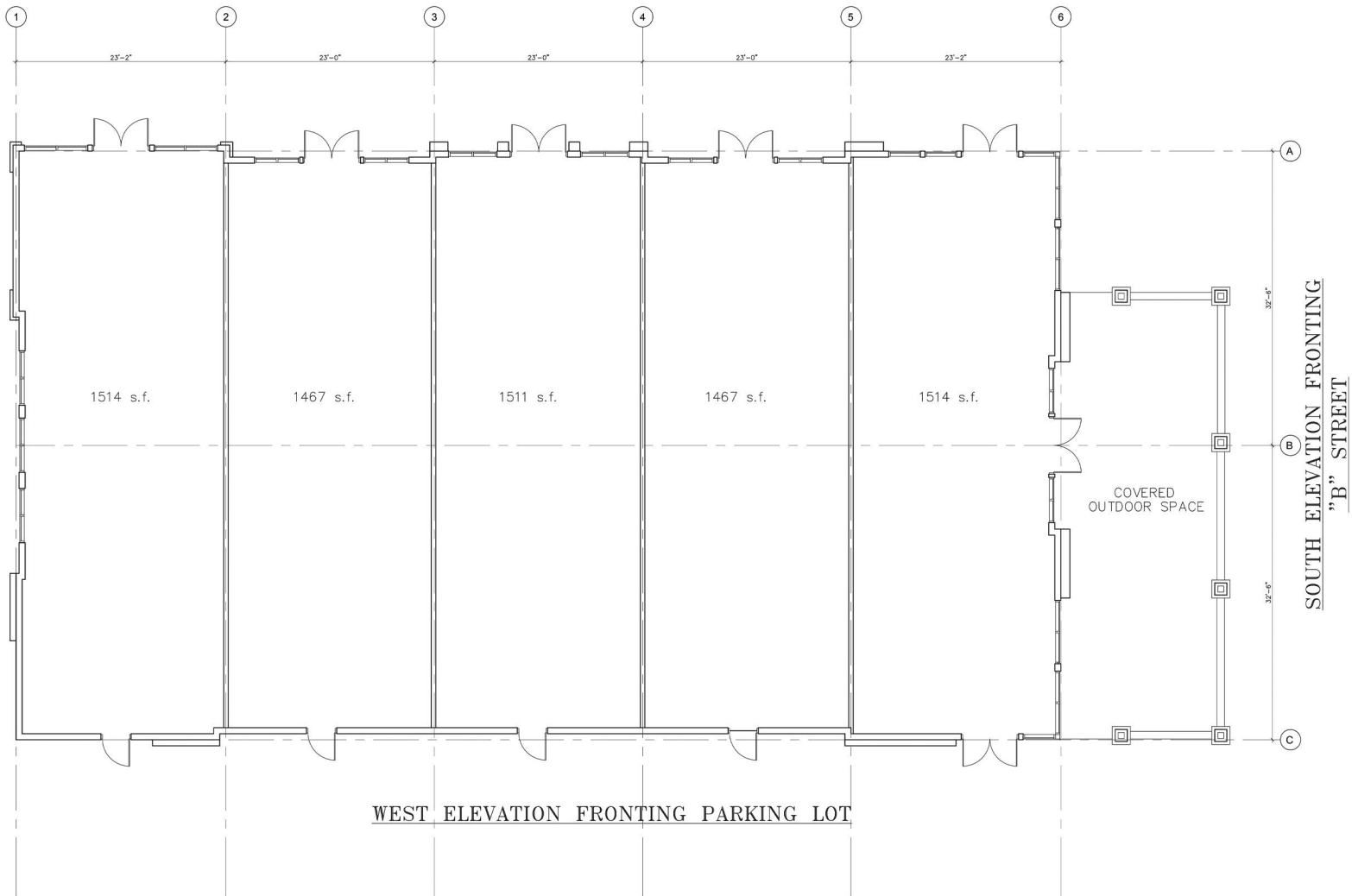
NORTH ELEVATION FRONTING
"A" STREET

SCALE: 3/16" = 1'-0"

BUILDING #3 NORTHEAST CORNER

NORTH ELEVATION

EAST ELEVATION FRONTING "C" STREET



BUILDING #4 SOUTHEAST CORNER

SCALE: 3/16" = 1'-0"

7,500 SQUARE FEET TOTAL FOOTPRINT

ELEVATION



EAST ELEVATION FRONTING "C" STREET

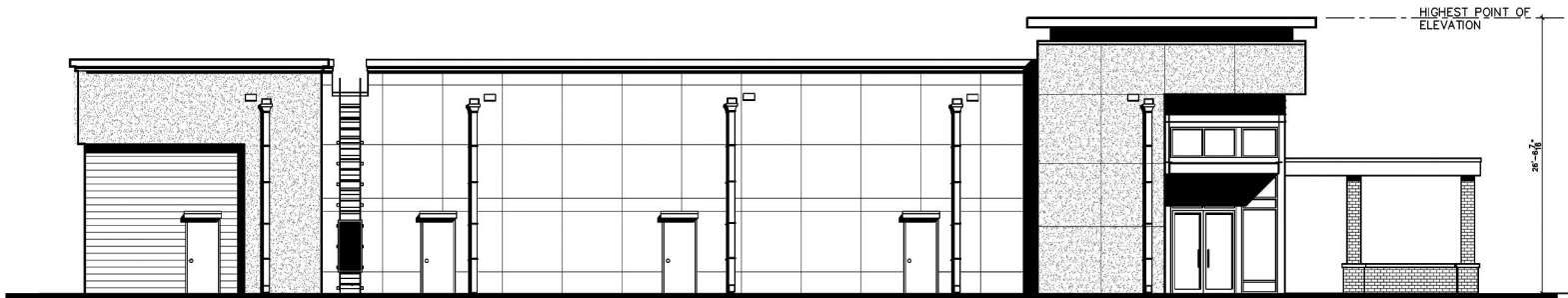
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NORTH ELEVATION

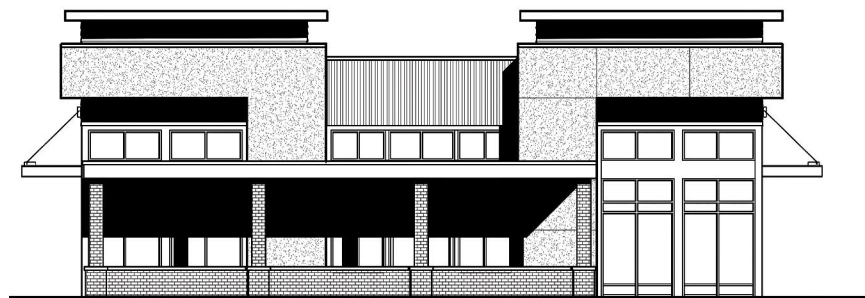
SCALE: 3/16" = 1'-0"

BUILDING #4 SOUTHEAST CORNER



WEST ELEVATION FRONTING PARKING LOT

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION FRONTING
"B" STREET

SCALE: 3/16" = 1'-0"

BUILDING #4 SOUTHEAST CORNER

AERIAL





RESIDENTIALS

- 1-Mile
- 3-Miles
- 5-Miles

ORLANDO
HEALTH

1,231 SF Homes
(Summerlake)
36 SF Lakefront
(Summerlake)
178 Townhomes
(Summerlake)



461 SF Homes
(Hawksmoor)
350 Apt Units
(Alta at Horizon West)



151 SF Homes
(Lakeside)
340 Apr Units
(IMT Sonoma Hills)
327 SF Homes
(Latham Park)
242 Homes
(Lakeview Pointe)
31 Townhomes
321 Homes
(Highlands)

1,469 SF Homes
(Waterleigh)
831 Townhomes
(Waterleigh)
1,300 Condos
(Waterleigh)



371 SF Homes
(Lakeshore)
84 Townhomes
(Lakeshore)
237 SF Homes
(Watermark)



340 Apt Units
(Vintage Horizon)
99 Townhomes
(Tribute at Ovation)
1,450 Units
(Disney)
300 Apt Units
(Birchstone)
340 Apt Units
(Halston)

WALT DISNEY WORLD®

280 Apt Units
(Ascend Waterleigh)
99 Townhomes
(Storey Grove)
153 SF Homes
(Storey Grove)



FLAMINGO
CROSSINGS
VILLAGE

437 SF Homes
(Gem Groves)
432 SF Homes
(Encore at Ovation)
227 SF Homes
(Serenade at Ovation)
258 SF Homes
(Northlake at Ovation)
127 Townhomes
(Northlake at Ovation)

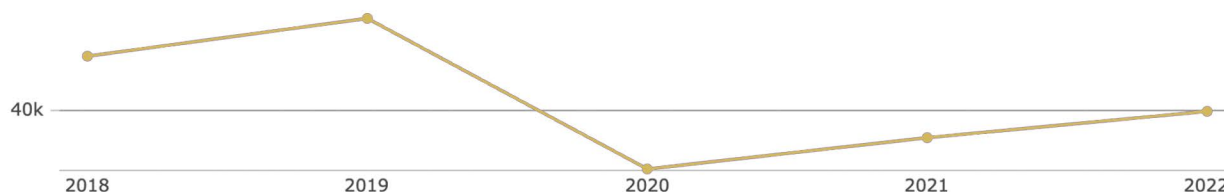


Population

39.9k

↑ **16%**
Compared to 34.2k in 2021

↓ **-22%**
Compared to 51.7k in 2018



Household Income

\$115k

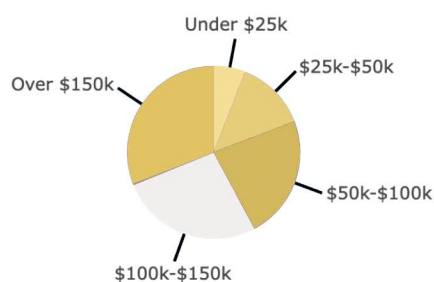
Median Income

\$142k

2028 Estimate

↑ **23%**

Growth Rate



Age Demographics

37

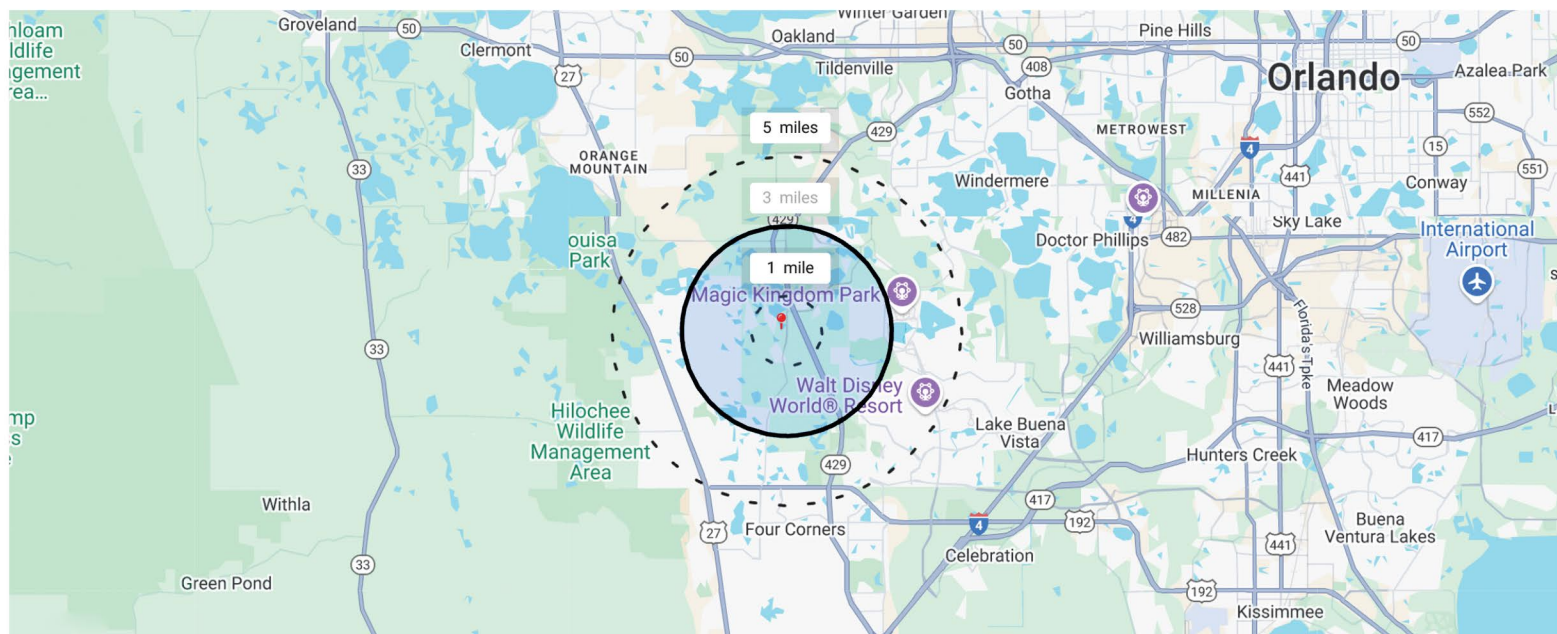
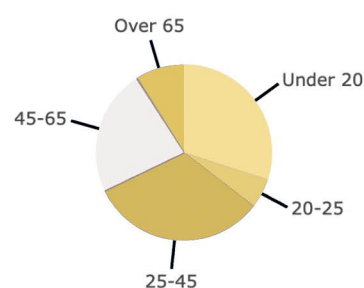
Median Age

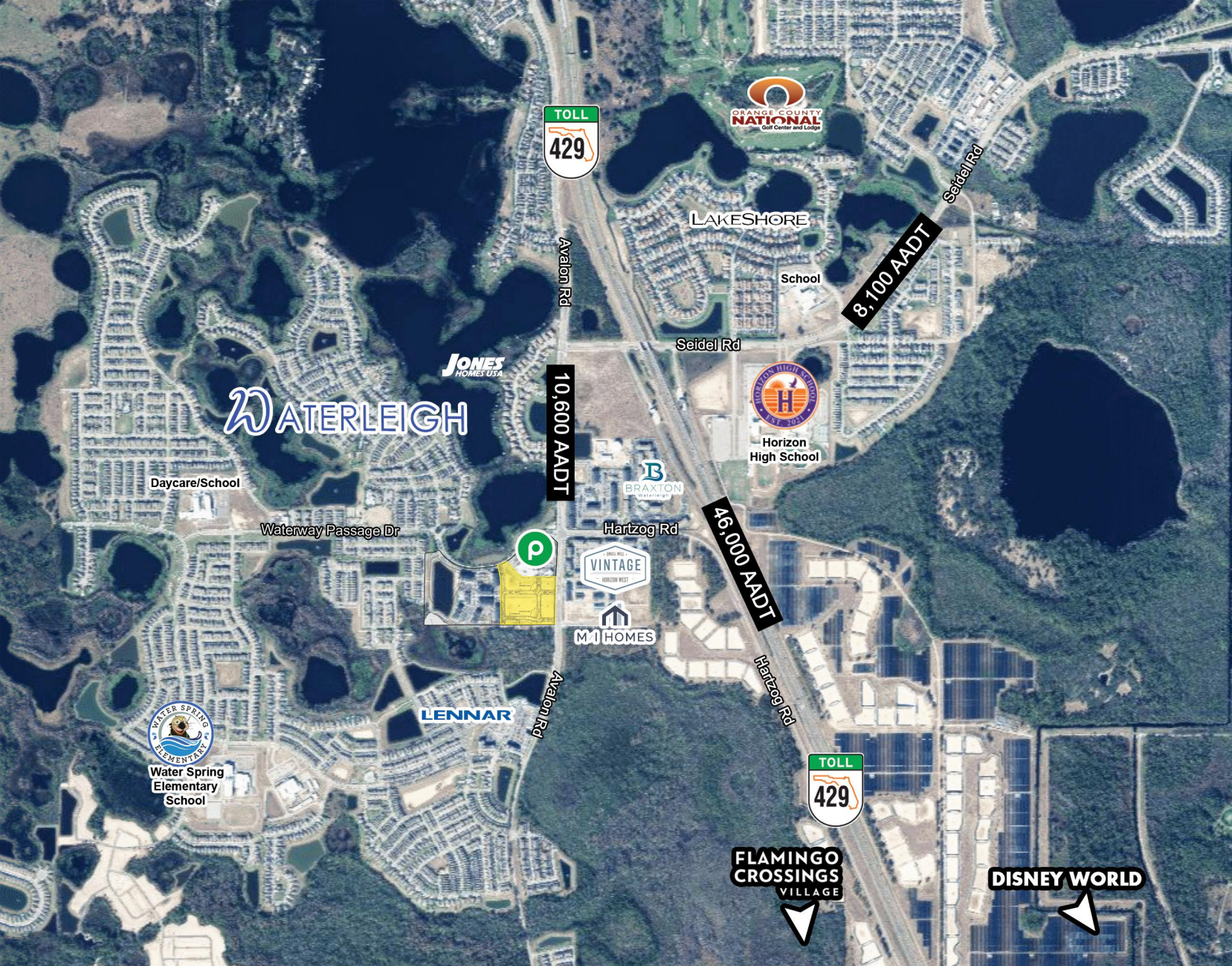
37

2028 Estimate

↑ **1%**

Growth Rate





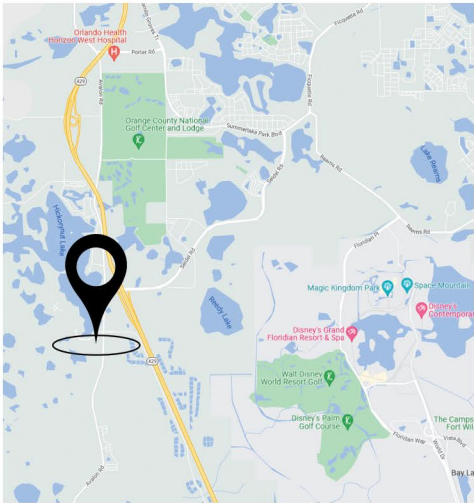
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