

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

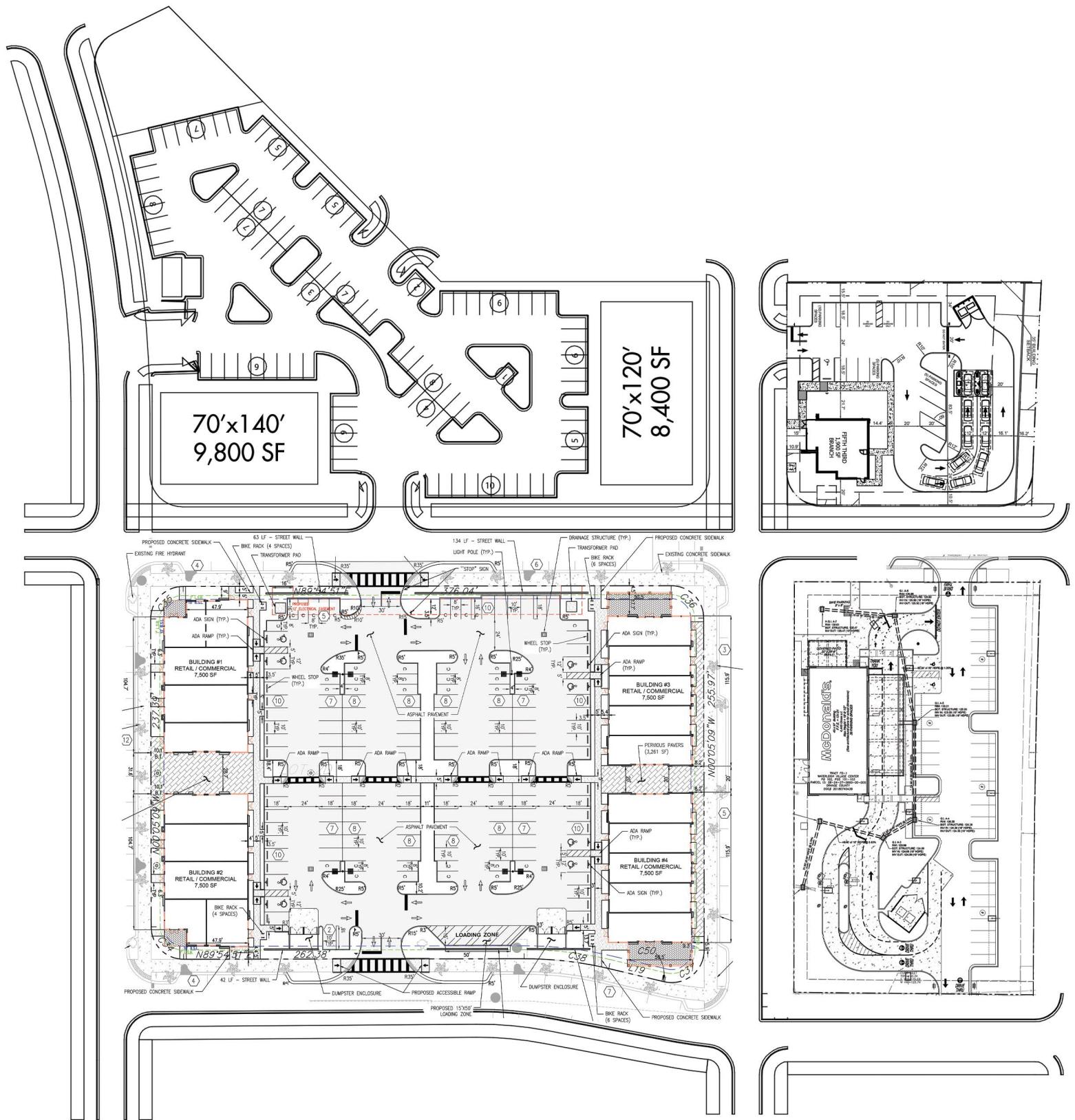
**ZONING:**  
Commercial

**ADDRESS:**  
16200 Ascend Village Ln.  
Winter Garden, FL 34787

**COUNTY:**  
Orange County

**PRICE:**  
Please Call

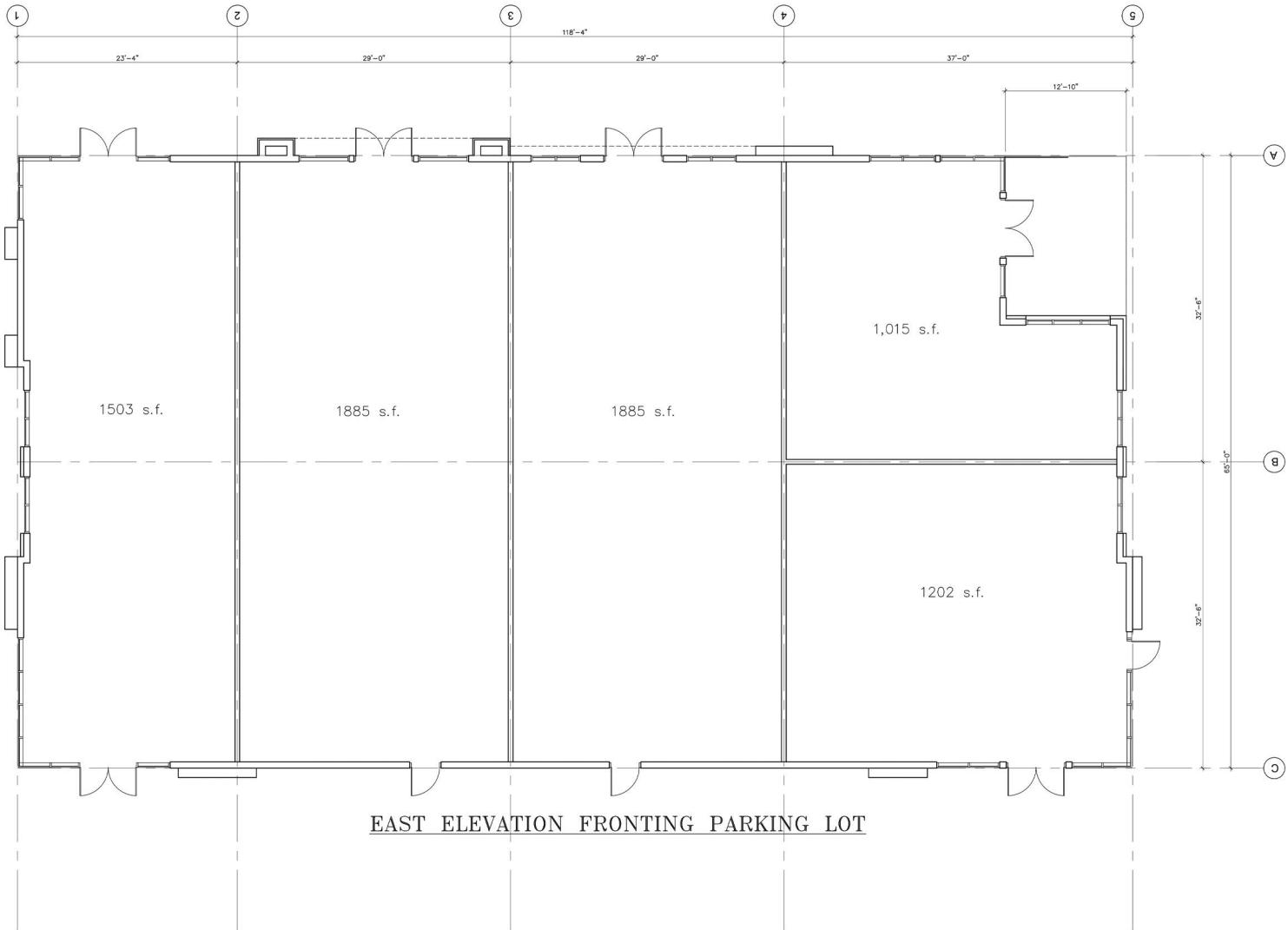
## SITE PLAN



## SITE PLAN



## 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

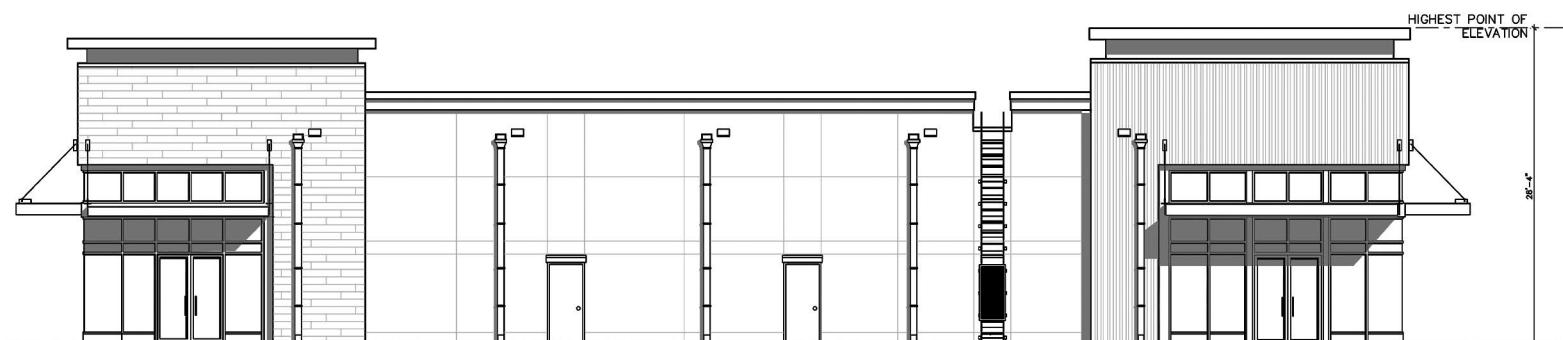
SCALE: 3/16" = 1'-0"



NORTH ELEVATION FRONTING "A" STREET

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

BUILDING #1 NORTHWEST CORNER



EAST ELEVATION FRONTING PARKING LOT

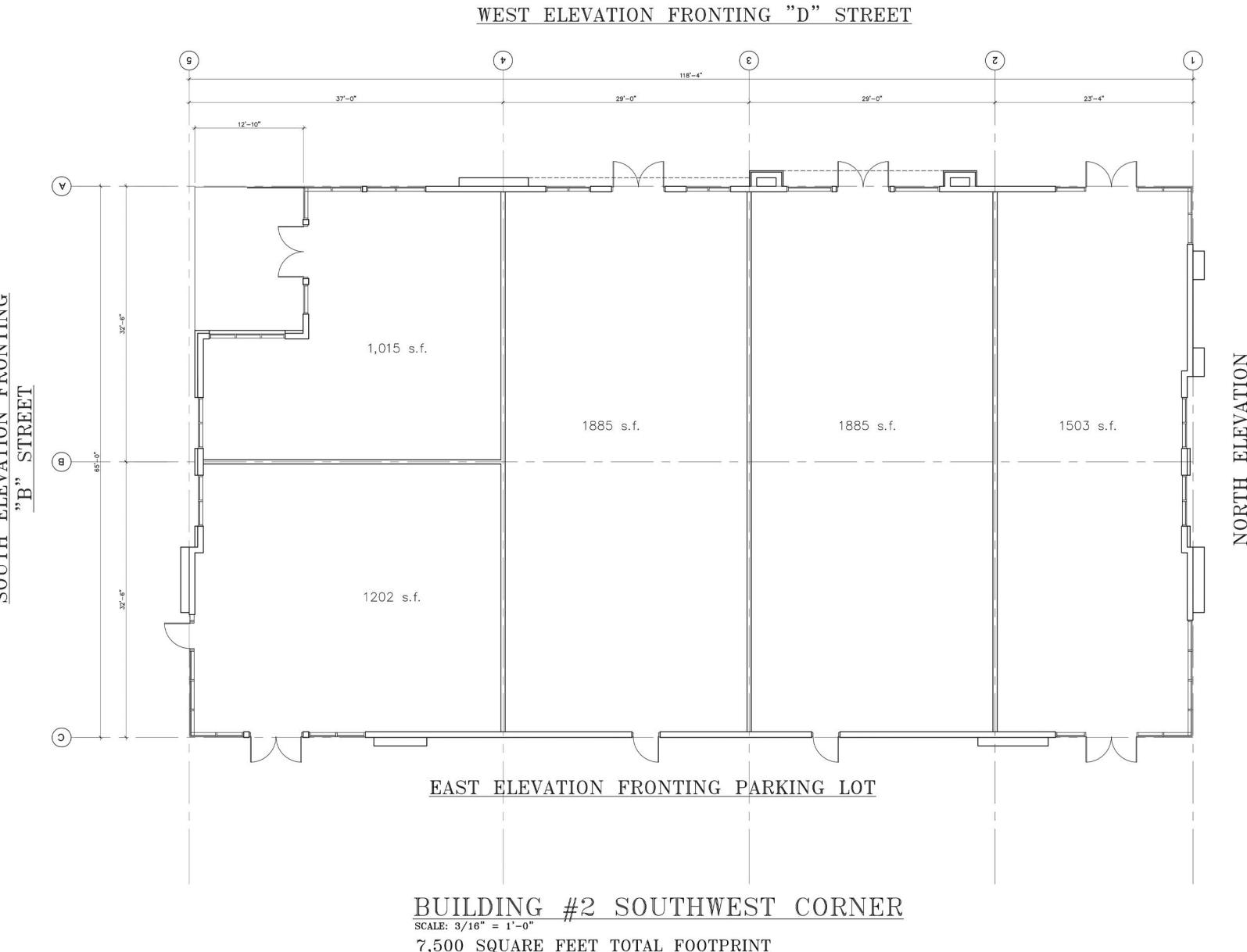
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

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

BUILDING #1 NORTHWEST CORNER



## ELEVATION



WEST ELEVATION FRONTING "D" STREET

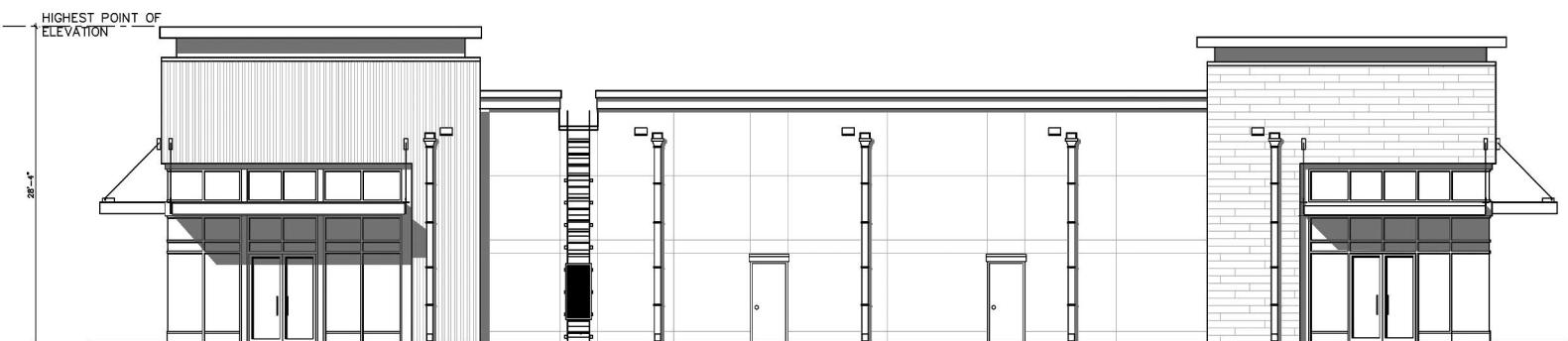
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION FRONTING "B" STREET

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

## BUILDING #2 SOUTHWEST CORNER



EAST ELEVATION FRONTING PARKING LOT

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

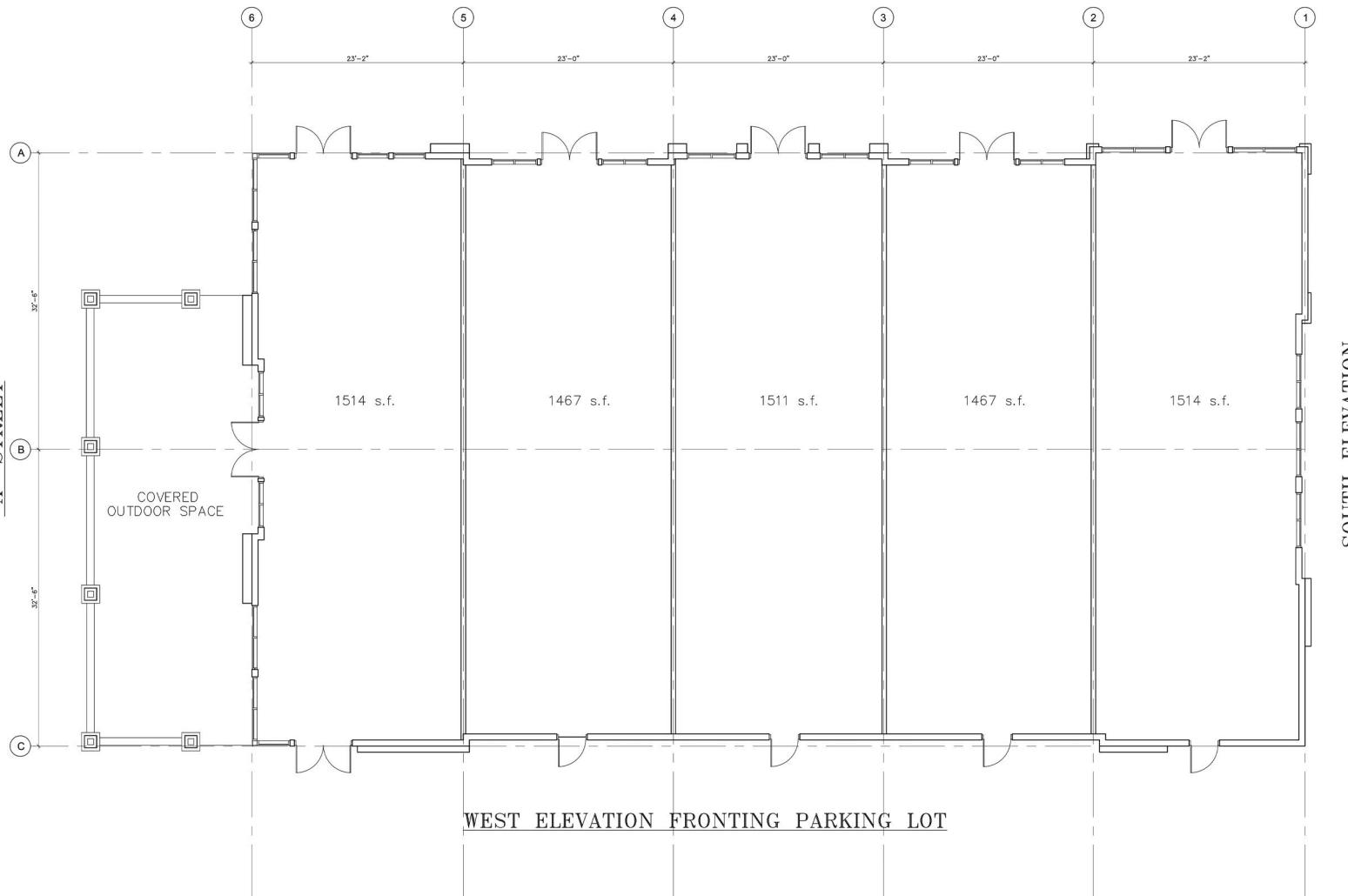


NORTH ELEVATION

SCALE: 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

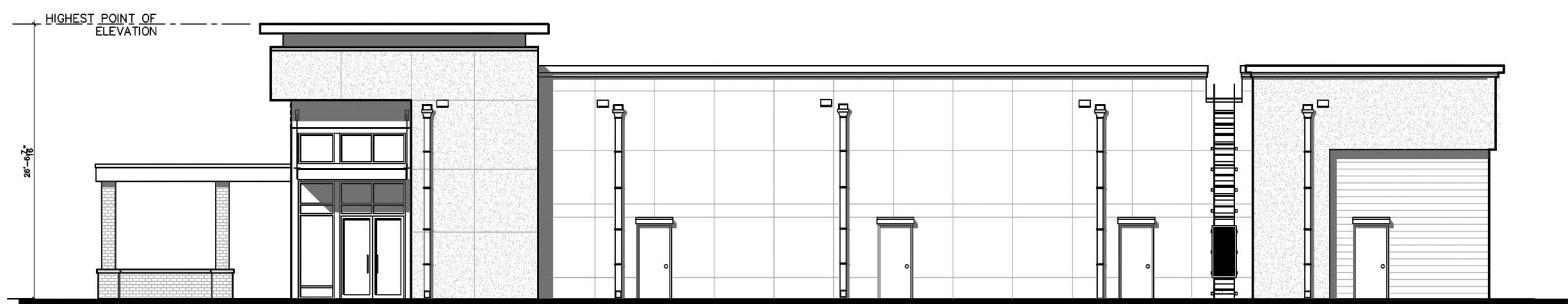
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

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

## BUILDING #3 NORTHEAST CORNER



WEST ELEVATION FRONTING PARKING LOT

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



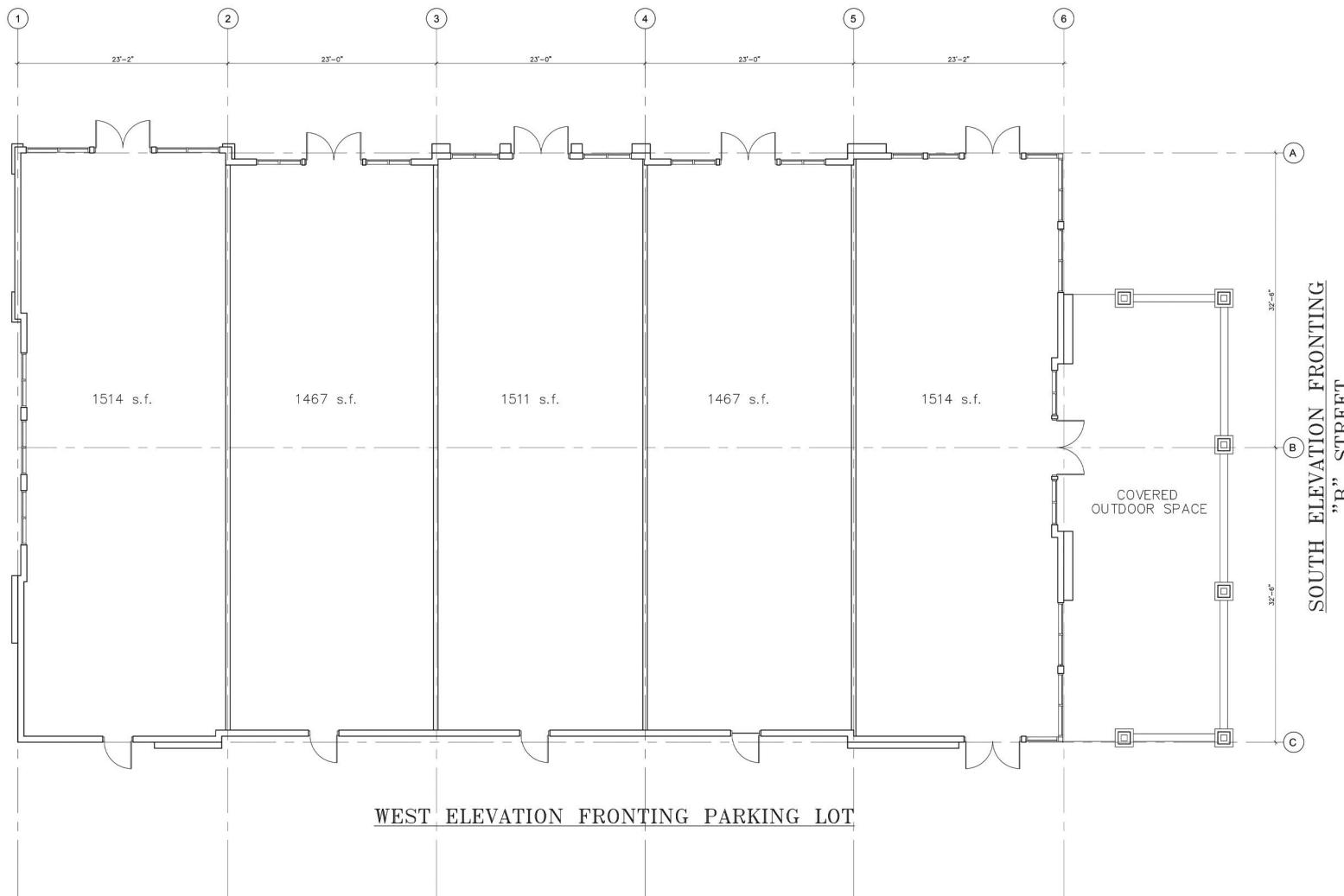
NORTH ELEVATION FRONTING  
"A" STREET

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

## BUILDING #3 NORTHEAST CORNER



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

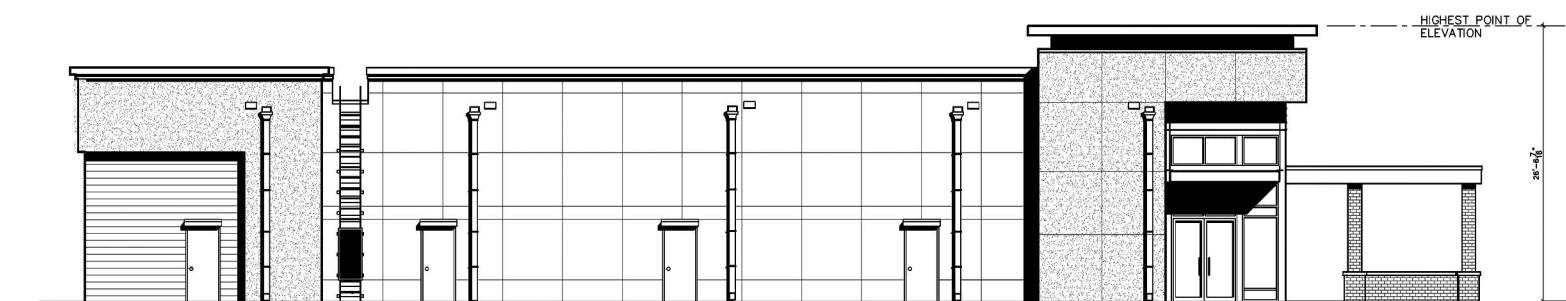
SCALE: 3/16" = 1'-0"



NORTH ELEVATION

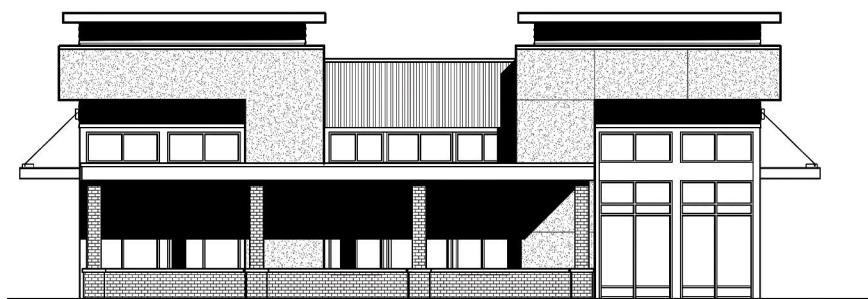
SCALE: 3/16" = 1'-0"

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



## RENDERING



## RESIDENTIALS

ORLANDO  
HEALTH

1-Mile  
3-Miles  
5-Miles

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

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

ORANGE COUNTY  
NATIONAL  
Golf Center and Lodge

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

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



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

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)

FLAMINGO  
CROSSINGS  
VILLAGE



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

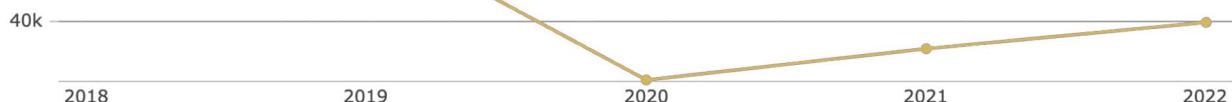
371 SF Homes  
(Lakeshore)  
84 Townhomes  
(Lakeshore)  
237 SF Homes  
(Watermark)

WALT DISNEY WORLD®

## Population

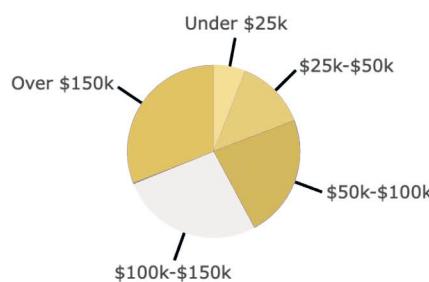
**39.9k**

↑ 16% Compared to 34.2k in 2021  
 ↓ -22% Compared to 51.7k in 2018



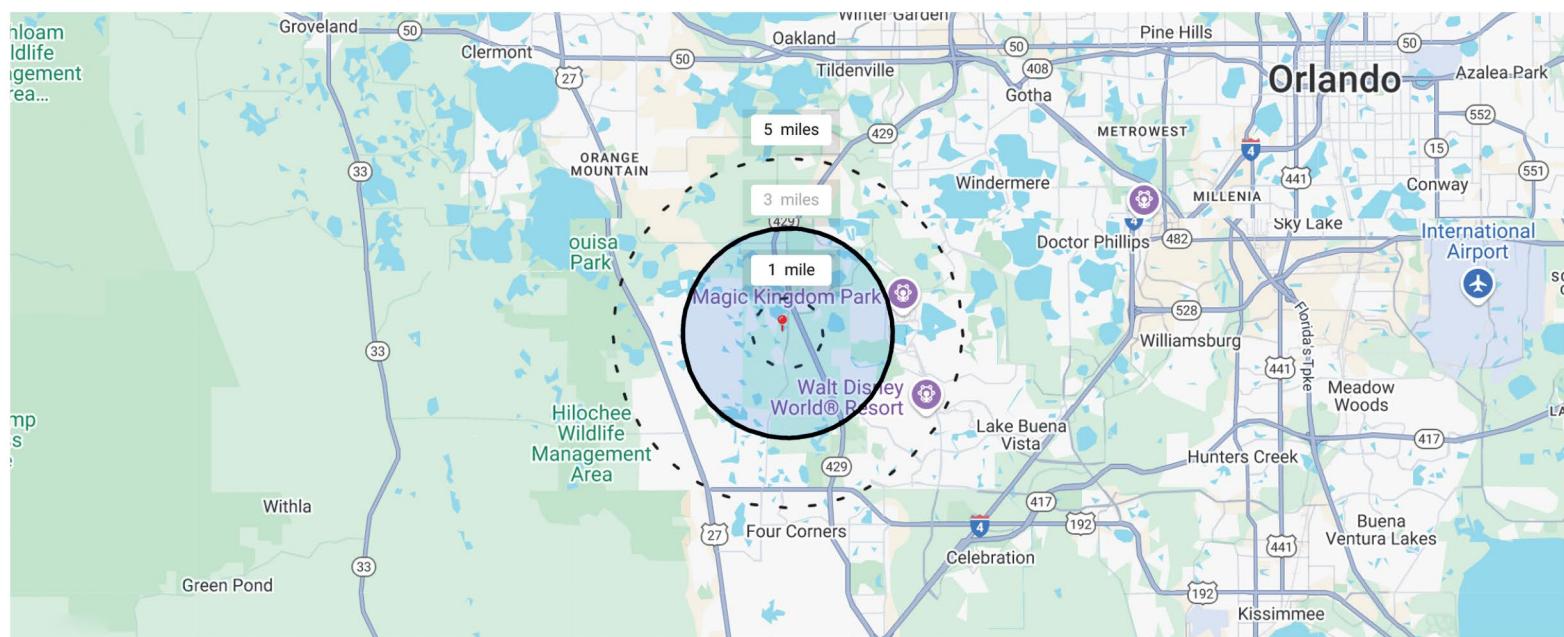
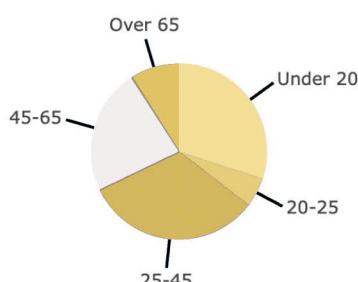
## Household Income

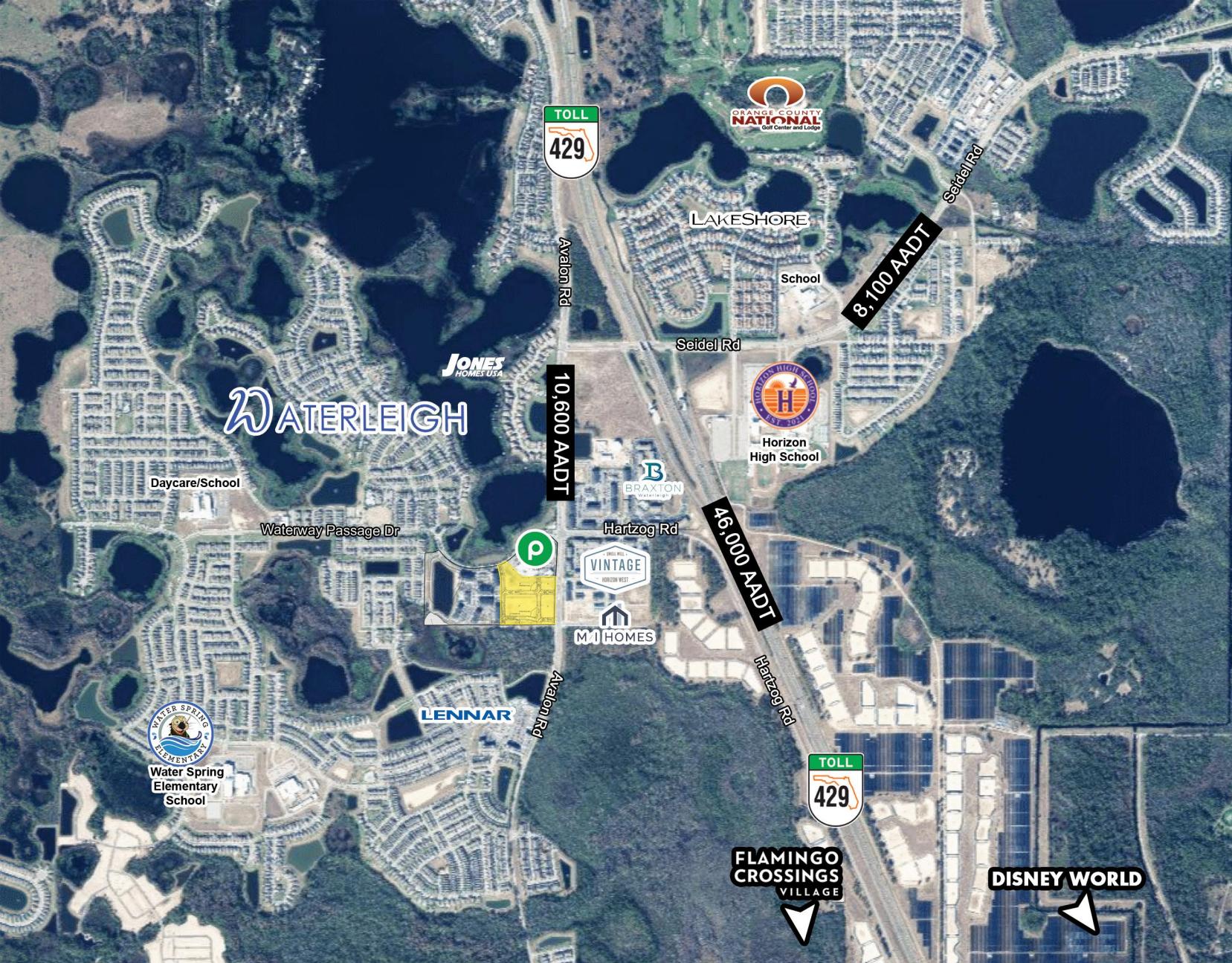
**\$115k**  
 Median Income  
 2028 Estimate  
 ↑ 23%  
 Growth Rate



## Age Demographics

**37**  
 Median Age  
 2028 Estimate  
 ↑ 1%  
 Growth Rate



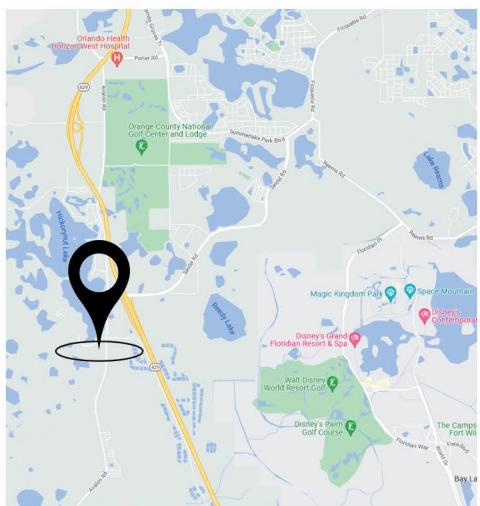


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