

FOR LEASE
1920 SF Office/Retail
Winter Garden, FL

Projected
Delivery Q3 2025



J Sterling's
WELLNESS SPA

SIGNAGE

12321 STONEYBROOK W PARKWAY
WINTER GARDEN, FL

DEMOGRAPHICS

2024 Summary

Radius	Population	Average HH Income
1 mile	6,845	\$ 171,158
3 mile	51,865	\$ 145,506
5 mile	158,979	\$ 140,529

OFFERING SUMMARY

\$42 per sf + \$10 NNN
1920 SF Vanilla Space Delivery

Property Highlights
UNIT 2/3

- 1920 sf Office/Retail Space/Medical
- estimated delivery Q3 2025
- surrounded by dense rooftops
- high income, high traffic area
- new construction with signage
- great road exposure from both sides
- perfect for medical, insurance, tax, real estate, mortgage, small business retail use
- Co-Tenant with high traffic
J Sterling's Wellness Spa

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4700 Millennia Blvd., Suite 500, Orlando, FL 32839

Select Tenants
at Stoneybrook Exchange Community

Brazilian Pizza SEO Basilica
CFS Coffee
Coastal Florals
Oasis Nail Spa Winter Garden
Oxygen Yoga

For More Information

Veronica Malolos, CCIM

C 407-791-3772

veronica@capstackcommercial.com

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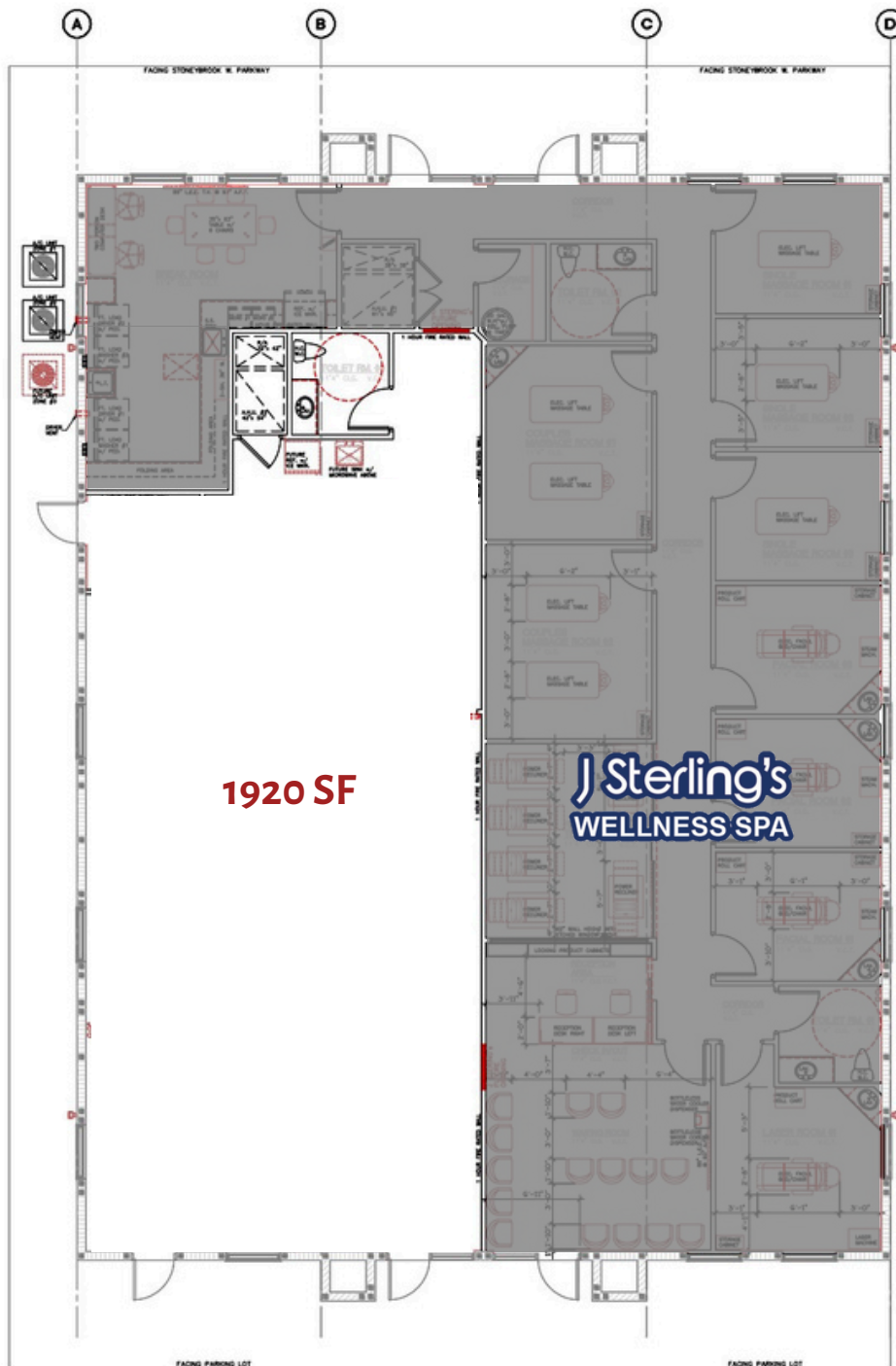
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1920 sf

UNIT 2/3

12321 STONEYBROOK W PKWY,
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AADT

74,500

SR429 / Western Expressway

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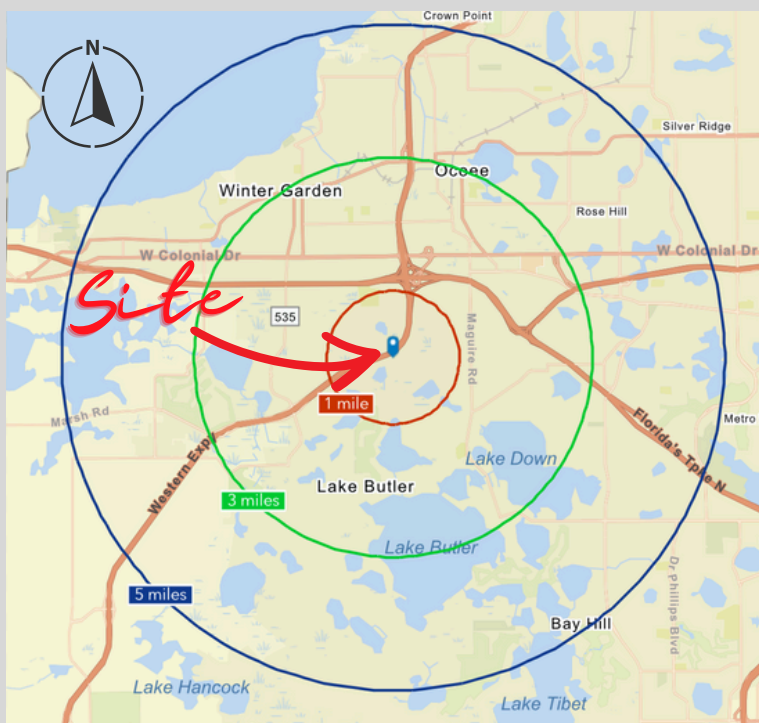
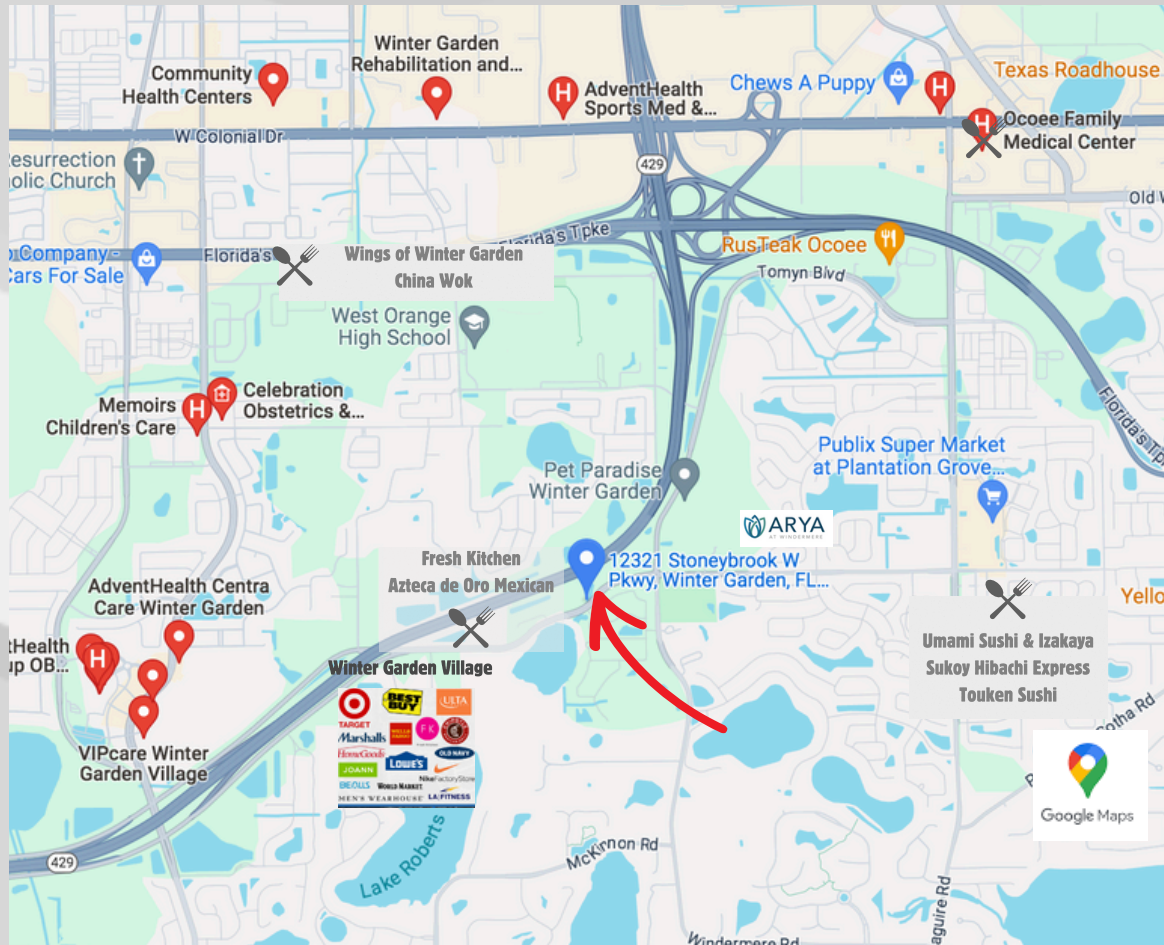
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Stoneybrook Exchange Property Highlights

- Premier Mixed-use Development: Retail, medical or office in Winter Garden, FL
- 1,600 ft of frontage, strong façade and Monument Signage along both Stoneybrook West Parkway and Windermere Road
- Situated at the intersection of the affluent neighborhoods of Winter Garden and Windermere
- 2.9 miles to Winter Garden Village with over 1.1 million square feet of retail and restaurant users
- Repetitively ranked as one of the best places to raise a family, and start a business by WalletHub, NerdWallet, Niche and more



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