



## Winter Garden Regional Medical Building

14237 W COLONIAL DR, WINTER GARDEN, FL 34787

### Property Overview

The Winter Garden Regional Medical building has officially Broken Ground, and will be delivered late Q1 of 2026. This new construction Medical Office building is available for lease at 14237 W Colonial Dr, Winter Garden, FL, 34787. This highly visible free-standing property offers a prime opportunity with a NNN lease, ideal for medical office use, and features a cold dark shell delivery for a customizable buildout. Boasting approximately 2,350 sqft of space, this new construction presents a modern environment for businesses to thrive in. Whether for a short-term or long-term lease, this property is ready to accommodate your needs. Don't miss out on this exceptional opportunity to establish your presence in the rapidly growing Winter Garden Sub-

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY  
**JOSIAH MOORE**

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Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	2,350 SF
Available SF:	2,350 SF
Lot Size:	11,081 SF
Year Built:	Q 12026
Zoning:	C-2
Parking:	10
Submarket:	Winter Garden
Traffic Count:	37,500

This free-standing MOB benefits from direct frontage on West Colonial Drive and is situated directly adjacent to the Winter Garden Regional Shopping Center. The property provides the visibility a notable medical practice or business executive desires, with an average daily traffic count of over 37,000 vehicles per day. The location of the new construction building allows practitioners to directly market their practice to potential clientele, due to the direct frontage on West Hwy-50.

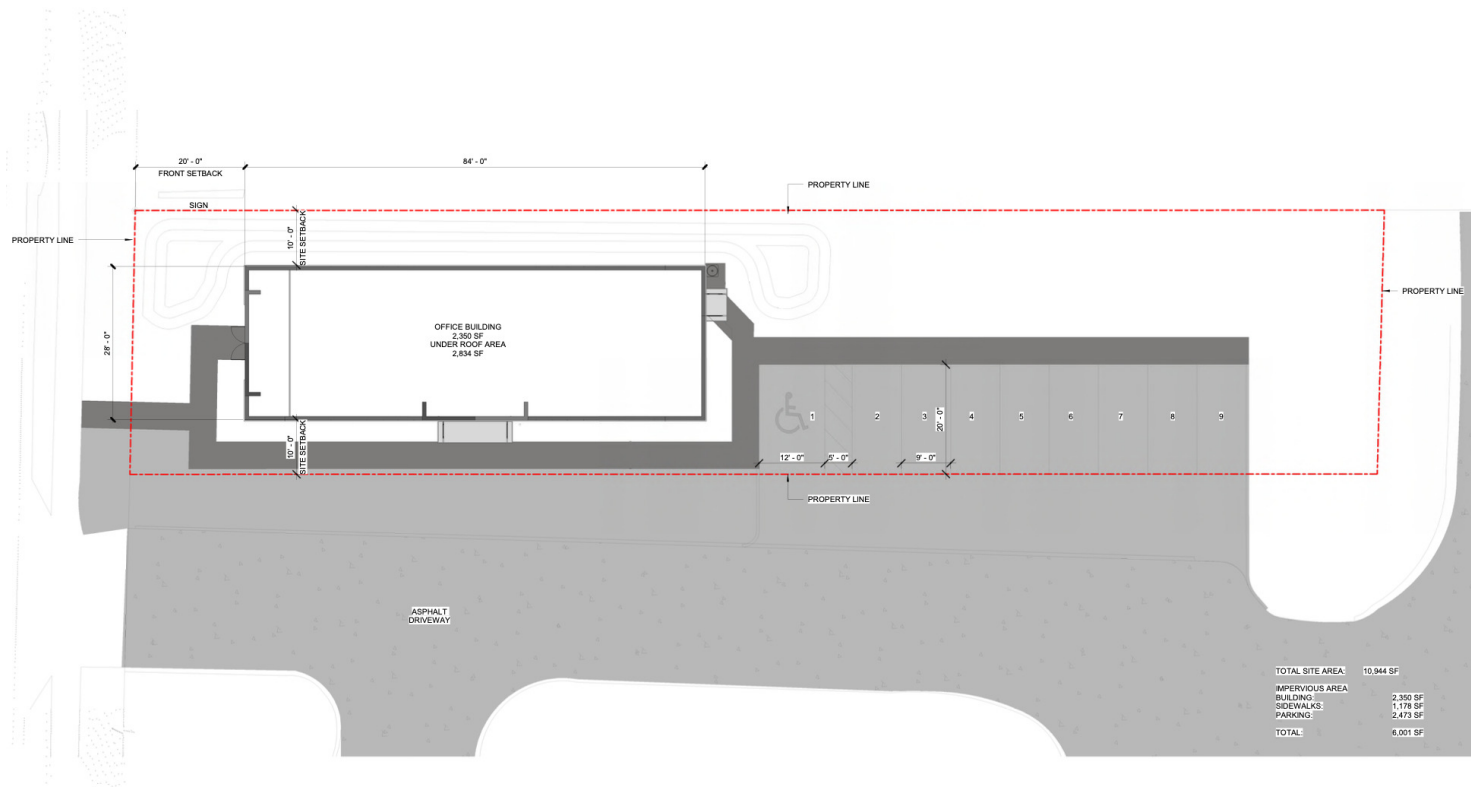
- \$32.00 SF NNN
- Medical Office Building
- Cold Dark Shell Delivery
- 2,350 +/- Sqft Premises
- New Construction delivered in early 2026
- 5-10 yr term
- TI is upon request.

# For Lease



# SITE PLAN

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## ADDITIONAL PHOTOS

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## MARKET MAP

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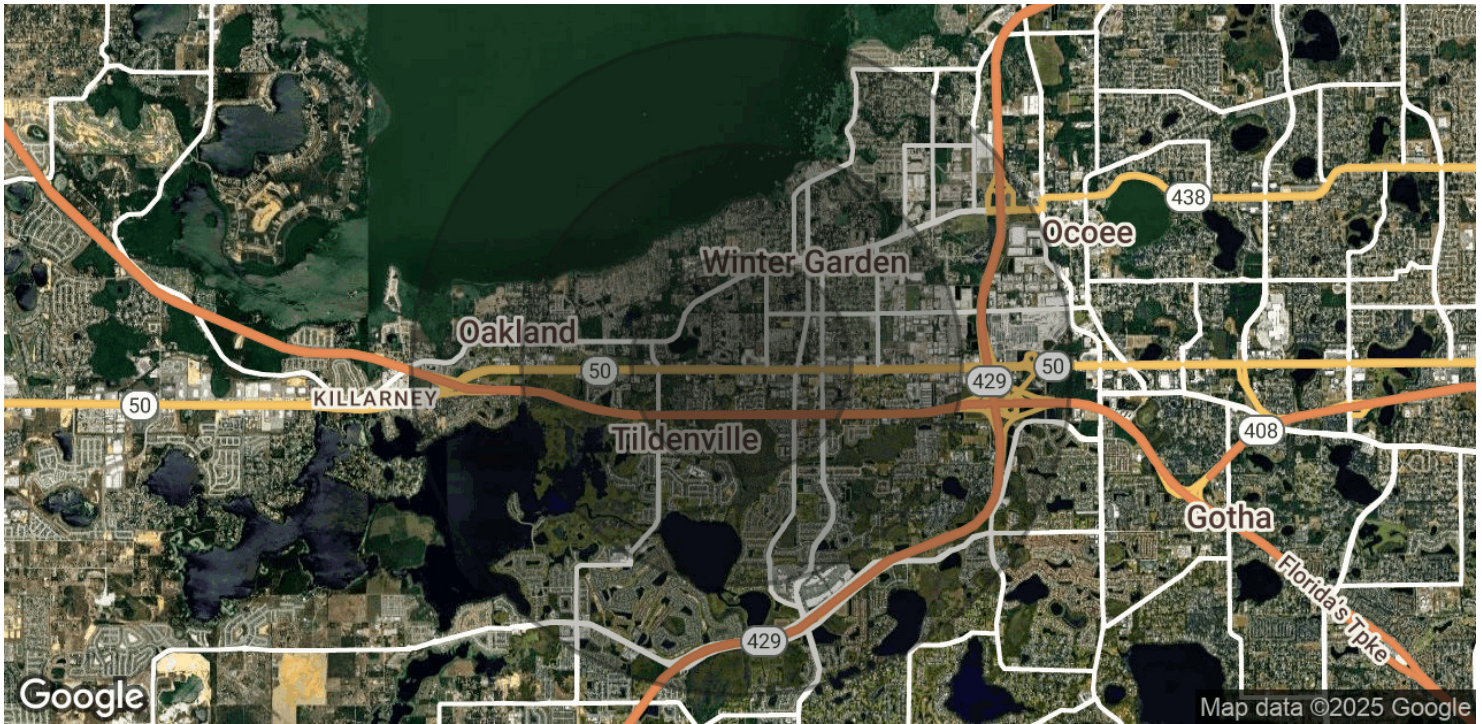
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,213	29,466	49,997
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,279	10,569	17,321
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$103,851	\$121,292	\$135,799
Average House Value	\$421,900	\$480,295	\$508,567

*Demographics data derived from AlphaMap*

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