



FOR LEASE

WINTER GARDEN REGIONAL SHOPPING CENTER



14001 W. COLONIAL DRIVE

MARC LEWIN

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📍 20900 NE 30TH AVE, STE 307, AVENTURA, FL 33180



PROPERTY DESCRIPTION

Winter Garden Regional Shopping Center is a ±128,973 SF grocery anchored shopping center, with major tenants including ALDI, Harbor Freight and Dollar General. The property is situated on West Colonial Drive and Park Avenue in the flourishing City of Winter Garden. Located in the heart of the West Colonial submarket. West Colonial Drive, also known as State Road 50, is a 6-lane divided highway that carries an estimated 44,000 cars per day in front of the property. It runs east-west, connecting the City of Winter Garden to Orlando, as well as both the Atlantic and Gulf coasts of Florida.

PROPERTY HIGHLIGHTS

- Grocery Anchored Shopping Center
- VPD - 44,000 (West Colonial Drive)
- Parking Ratio - 4.9/1000
- Located in Winter Garden, affluent submarket in the

OFFERING SUMMARY

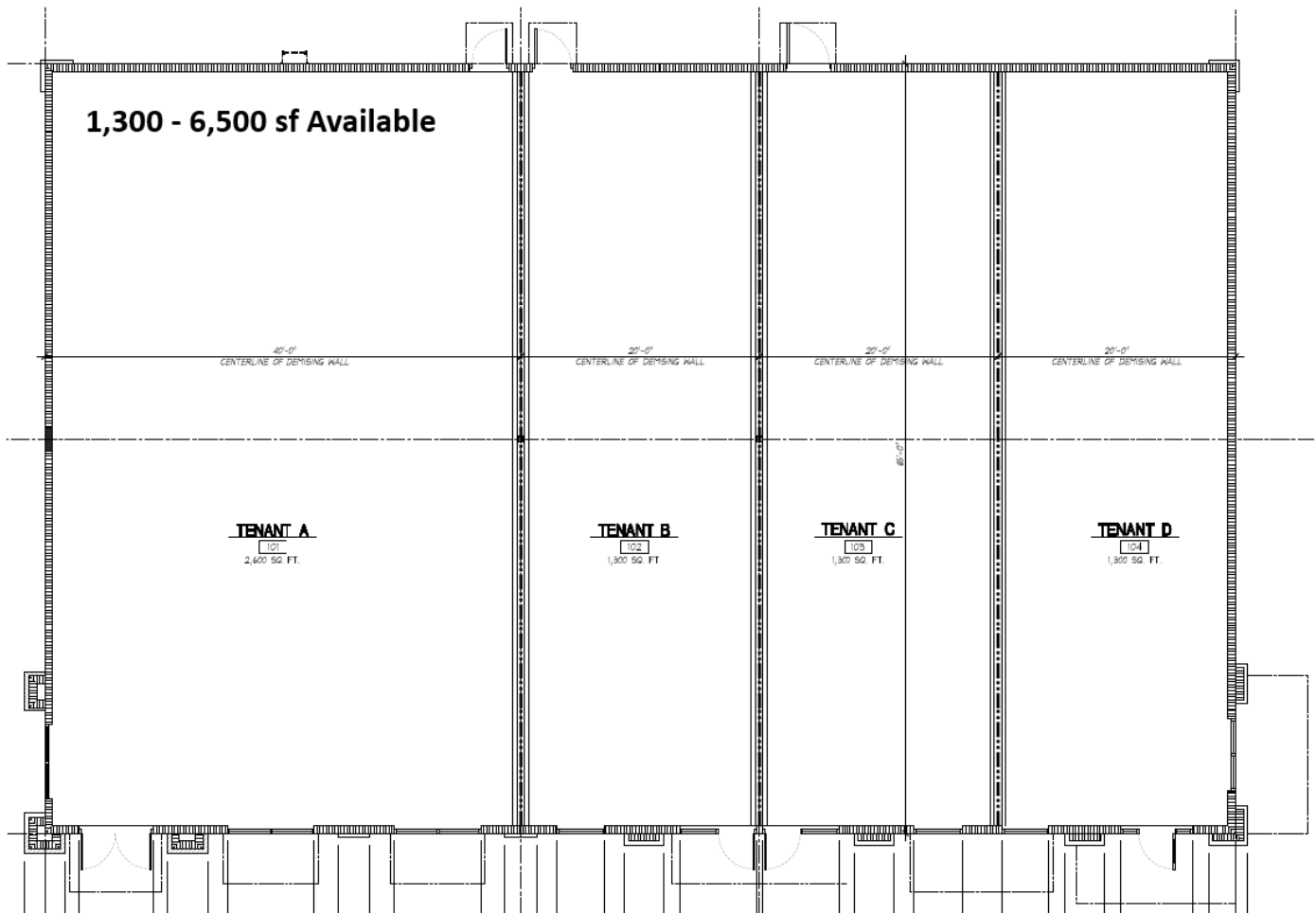
Lease Rate:	Negotiable
Number of Units:	24
Available SF:	6,000 - 11,000 SF
Lot Size:	17.75 Acres
Building Size:	128,973 SF

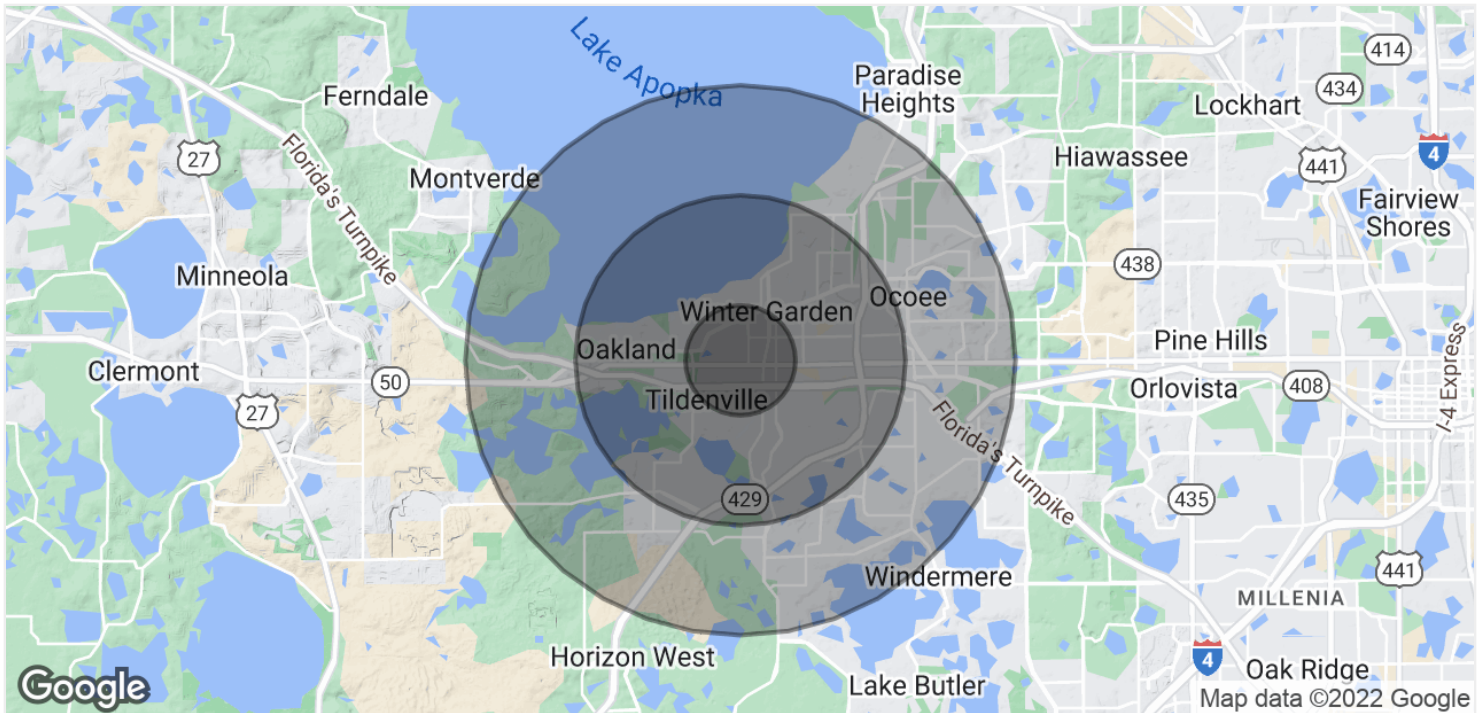
Demographics 1 MILE 3 MILES 5 MILES

Total Households	4.913	17.037	36.961
Total Population	13.481	50.282	110.542
Average HH Income	\$69.778	\$102.157	\$111.670









POPULATION

1 MILE

3 MILES

5 MILES

Total Population

12,552

50,342

117,079

Average Age

39,2

39,7

39

Average Age (Male)

37,8

39,3

38,5

Average Age (Female)

40,8

40,2

39,4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households # of Persons per HH

4,913

18,128

41,219

Average HH Income

\$103,686

\$139,471

\$148,028

Average House Value

\$353,829

\$457,916

\$491,839

* Demographic data derived from 2010 US Census