



LISTING SUMMARY

Stoneybrook Exchange 950 Windermere Rd.

WINTER GARDEN, FL 34787

4,340 SF | MEDICAL OFFICE





Contacts

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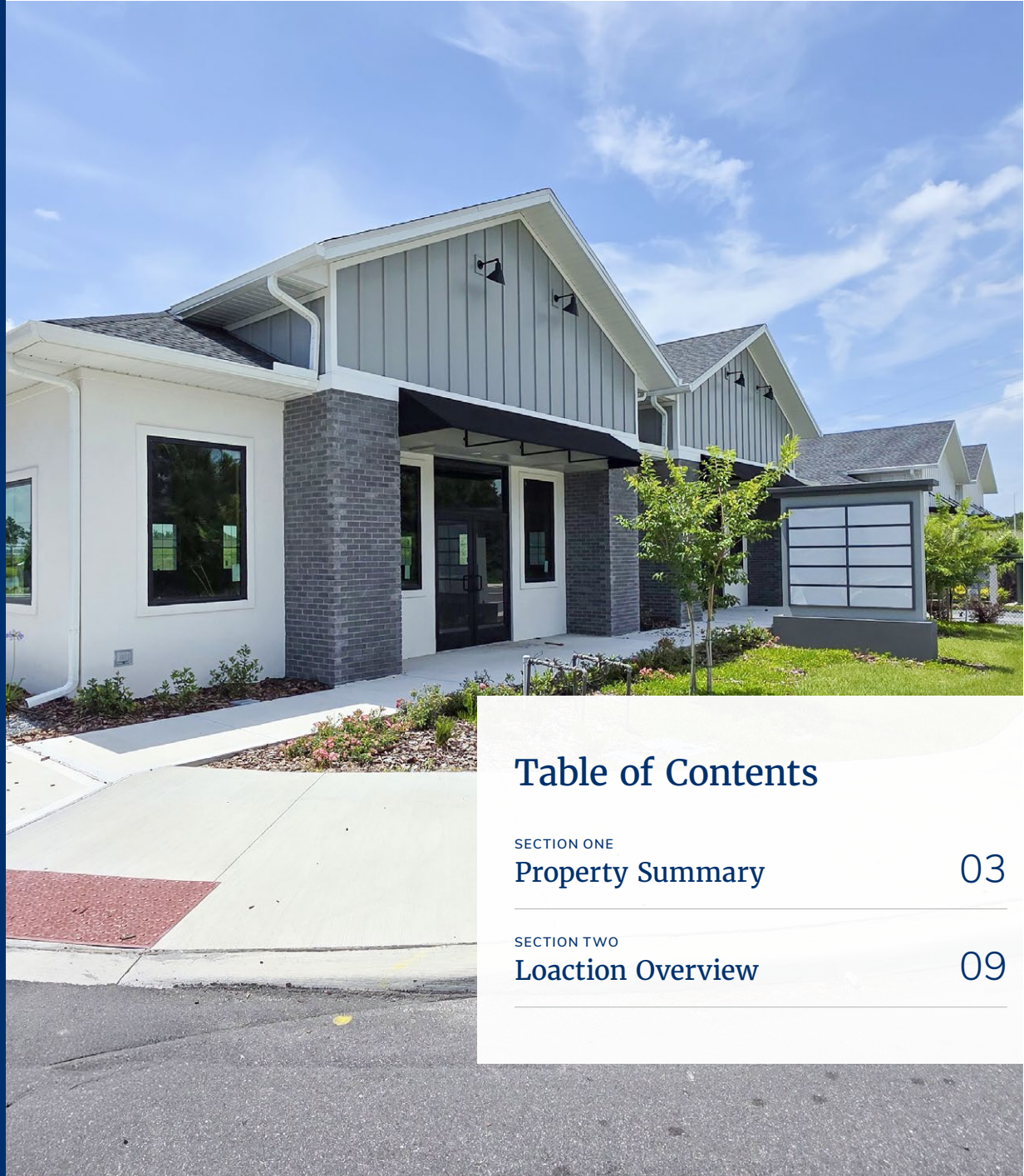


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SECTION TWO

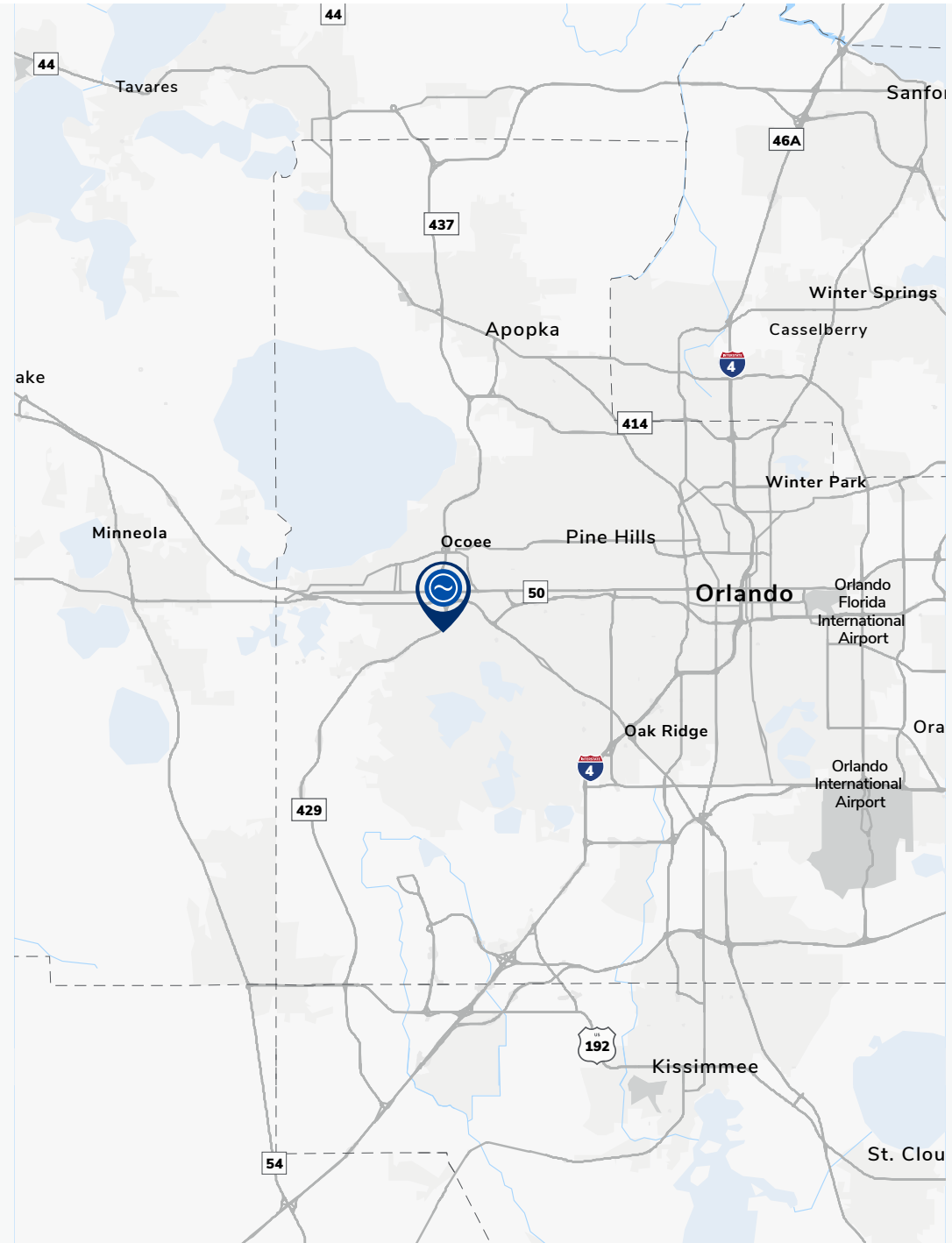
Property Summary



Property Summary

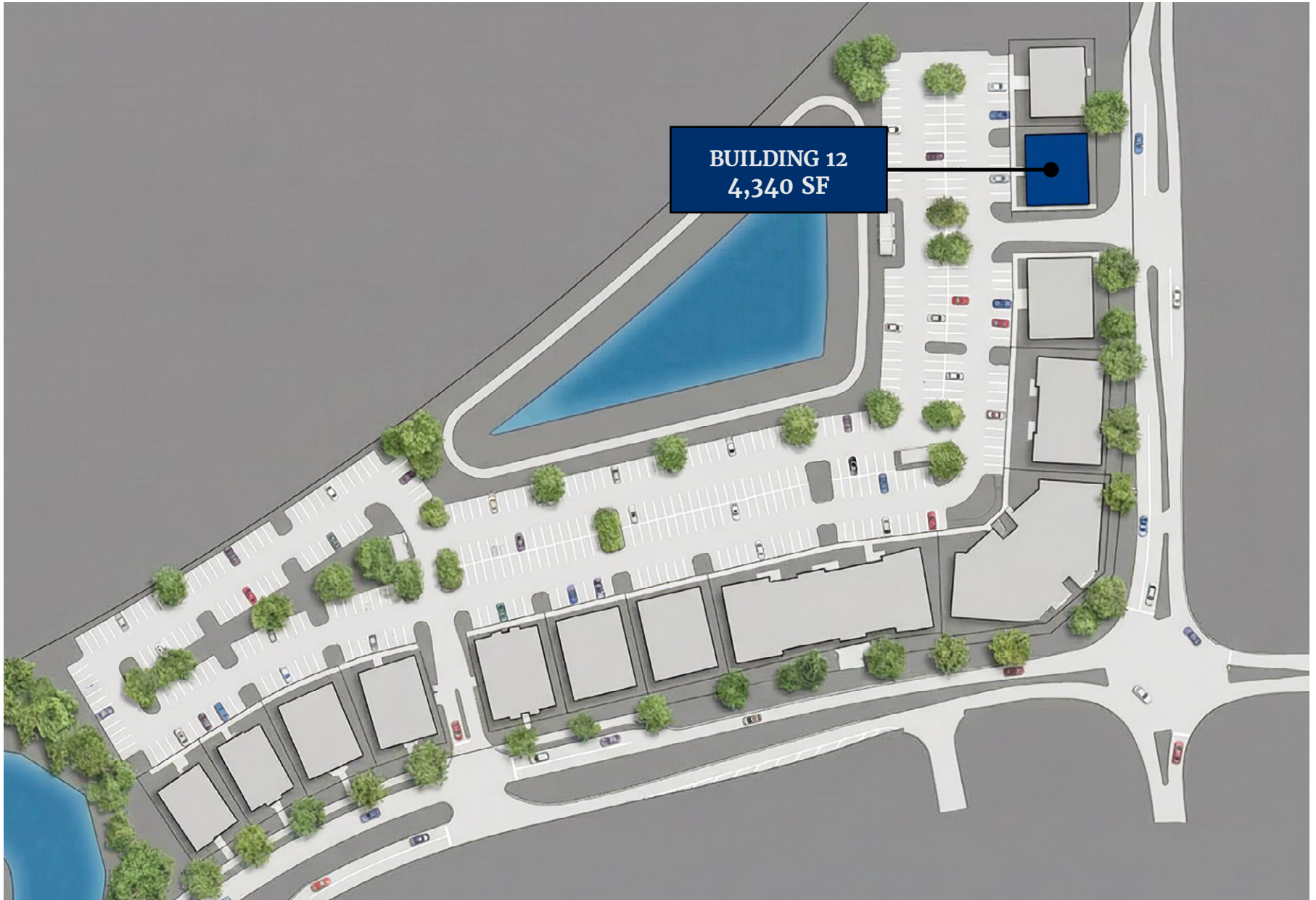
Property Details

TOTAL BUILDING SIZE:	4,340 SF
TENANCY:	Two Established Dental Practices (General & Pediatric)
YEAR BUILT:	2025
ZONING:	1004 — Commercial Vacant Condo (WG-)
PARKING RATIO:	5:1,000
APN / PARCEL #:	36-22-27-8285-12-000
LOCATION:	Strategically positioned within a premier mixed-use development at the intersection of Winter Garden and Windermere, offering exceptional accessibility and upscale surrounding demographics
RETAIL ADJACENCY:	Moments from Winter Garden Village, the West Orlando destination featuring 1.1M+ SF of national retail, dining, and daily-needs operators
VISIBILITY & PRESENCE:	Frontage along SR 429 / Western Expressway provides commanding highway exposure and a prominent identity within one of the region's most dynamic growth corridors



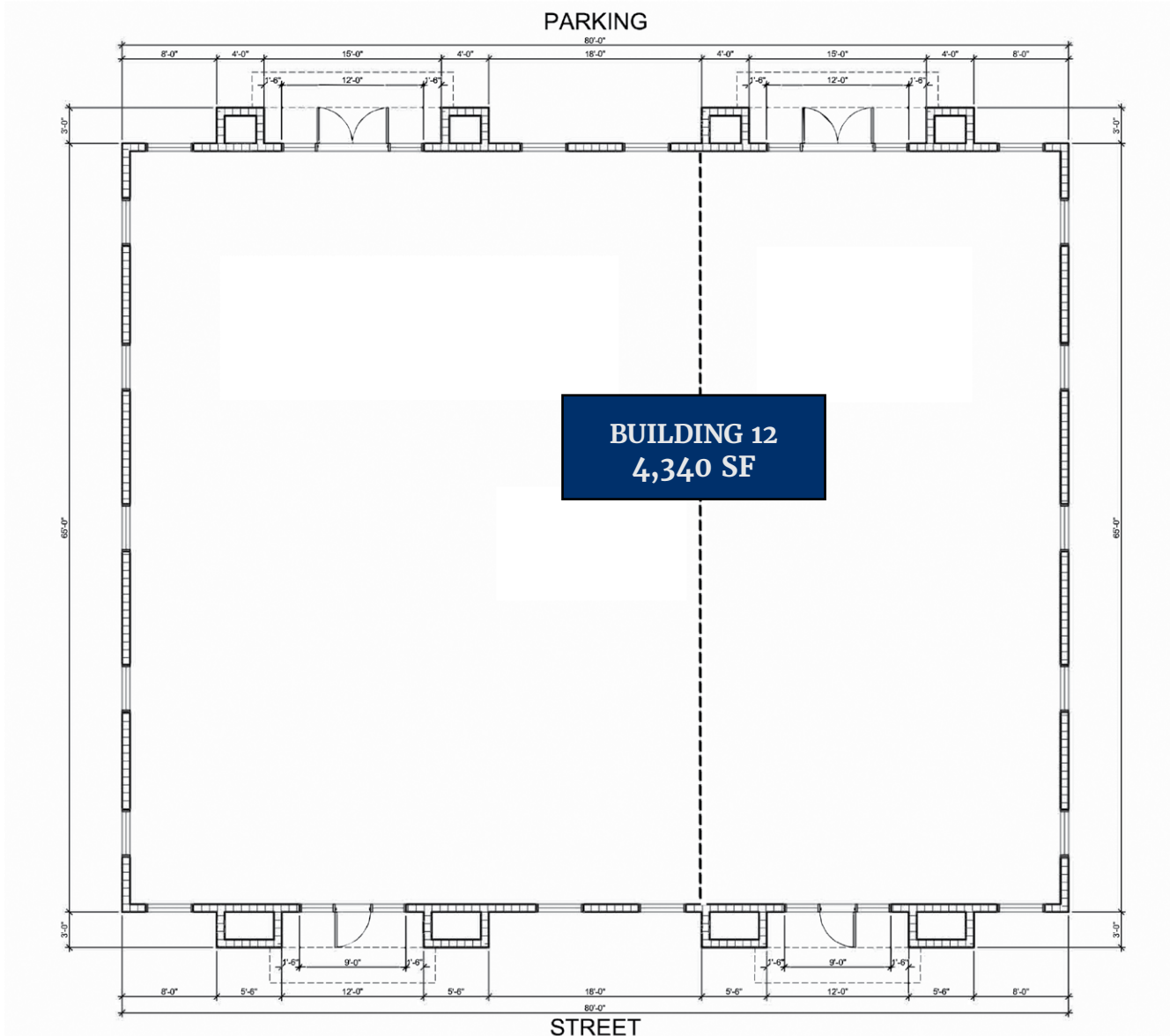


Site Plan Overview





Floorplan





Building Photos







SECTION TWO

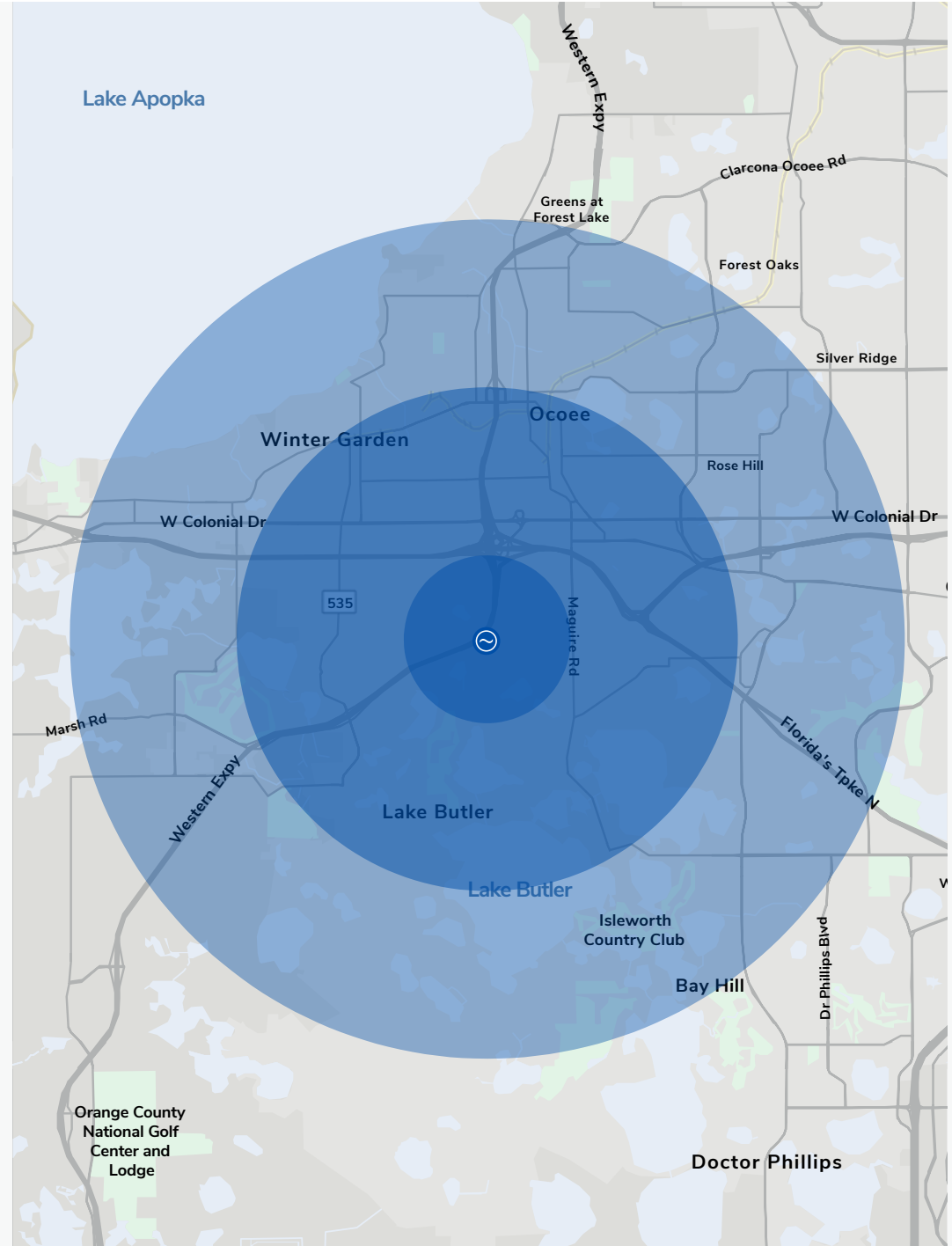
Location Overview



Location Overview

Area Demographics

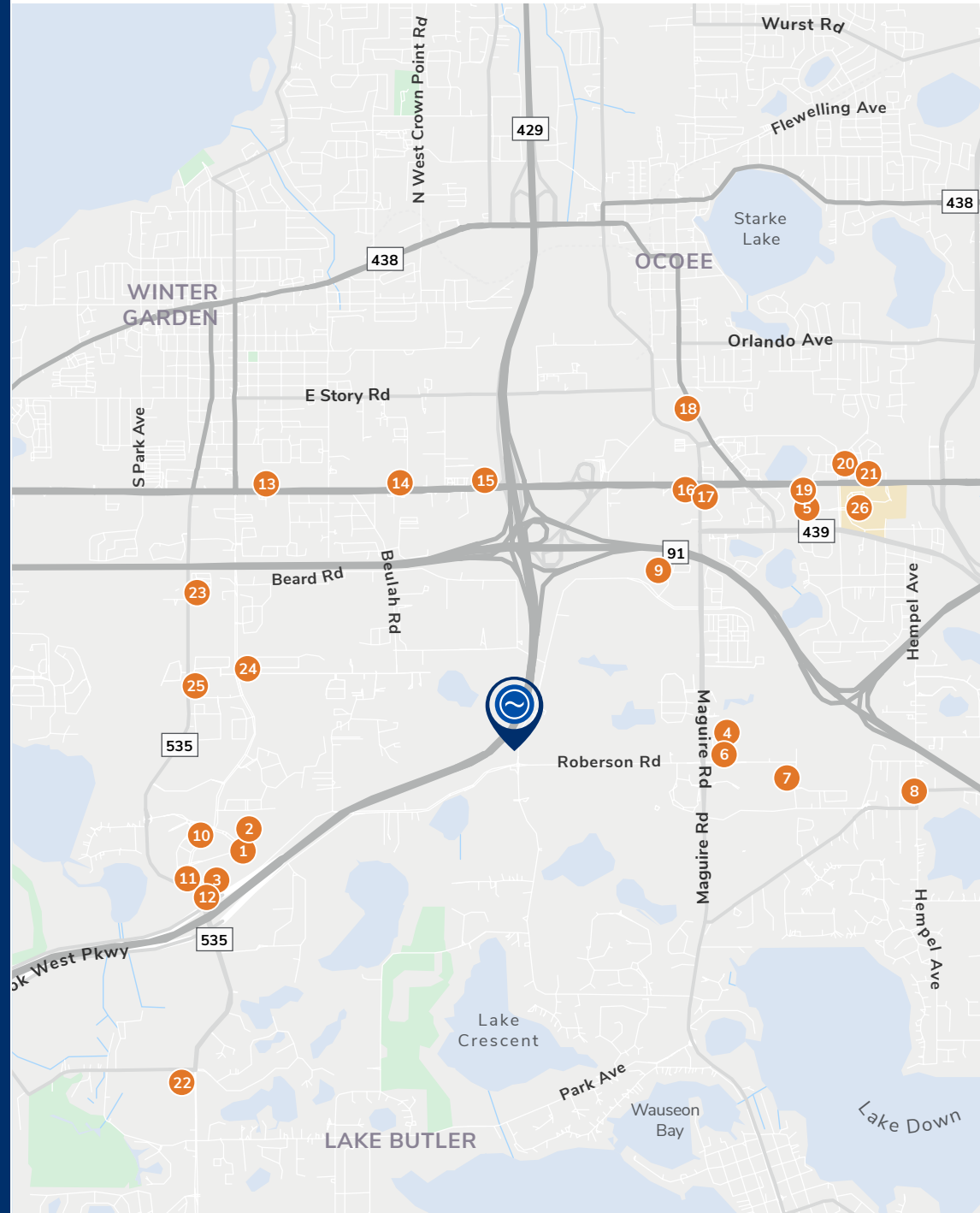
	1 Miles	3 Miles	5 Miles
Population	8,093	41,095	106,153
Total Households	2,737	14,464	37,299
Average Income	\$155,036	\$135,601	\$126,892
Median Age	37	37.8	38.6
Daytime Population	7,519	38,458	96,572





Local Amenities

- 1 Winter Garden Village
- 2 Staples
- 3 Target
- 4 Publix Super Market at Plantation Grove Shopping Center
- 5 Walmart Supercenter
- 6 Keke's Breakfast Cafe
- 7 Pastry Power - Gluten Free Home Bakery
- 8 Yellow Dog Eats
- 9 RusTeak Ocoee
- 10 LongHorn Steakhouse
- 11 Cracker Barrel Old Country Store
- 12 Fresh Kitchen
- 13 Yummy Crab Juicy Seafood
- 14 Sizzlin' Greens
- 15 Miller's Ale House
- 16 Sonny's BBQ
- 17 Twistee Treat
- 18 Bella Napoli Pizzeria
- 19 Chick-fil-A
- 20 Texas Roadhouse
- 21 Mecatos Bakery & Café
- 22 Bella Italia Ristorante
- 23 Winter Garden Smiles
- 24 Celebration Pediatrics at Winter Garden
- 25 PAM Health Rehabilitation Hospital of Winter Garden
- 26 Orlando Health - Health Central Hospital





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Stoneybrook W Pkwy & Windermere Rd | Winter Garden, FL



Let's Connect

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