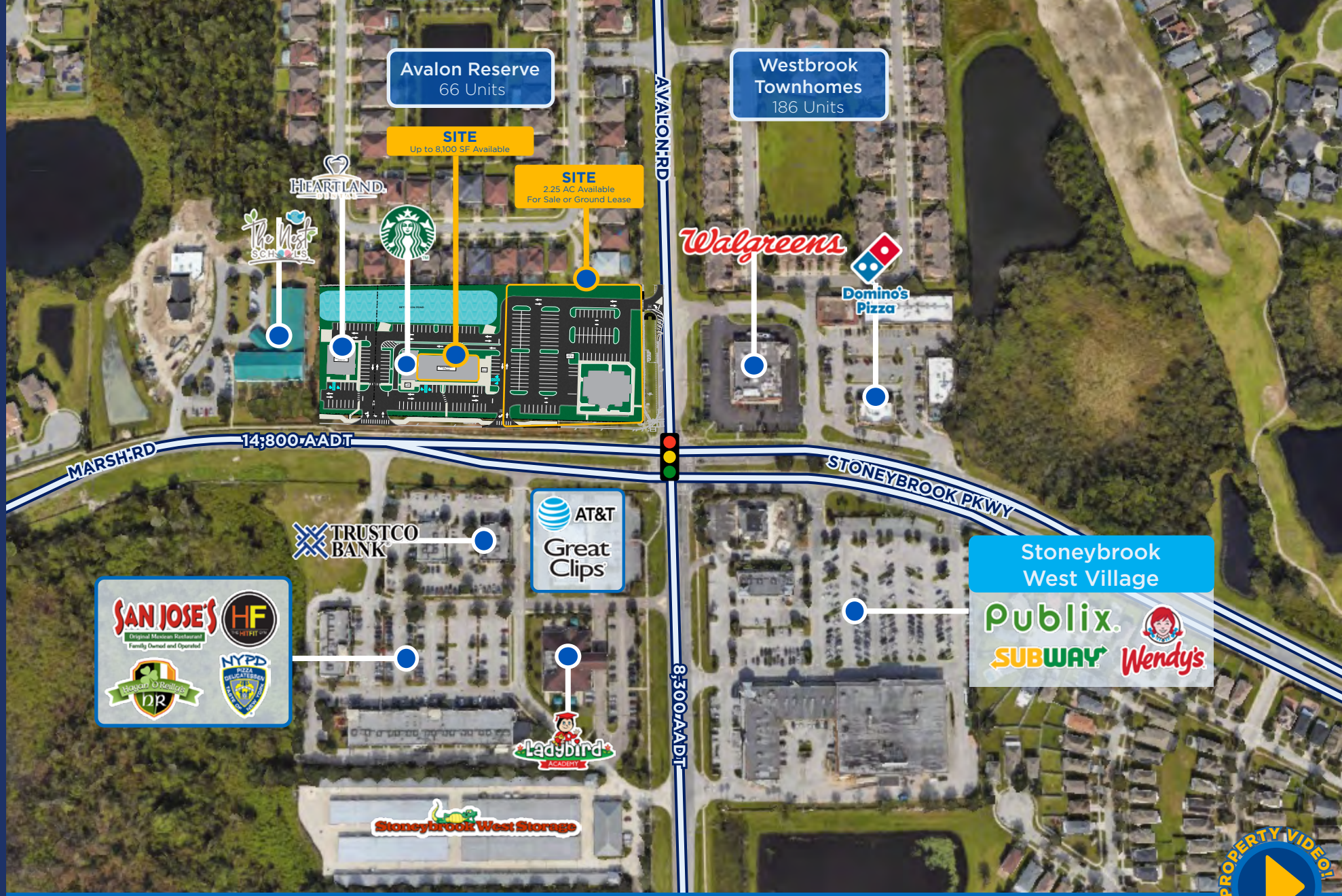


Atlantic RETAIL

WINTER GARDEN, FL

NWC AVALON RD & MARSH RD

UP TO 8,100 SF AND 2.25 AC CORNER LOT AVAILABLE

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

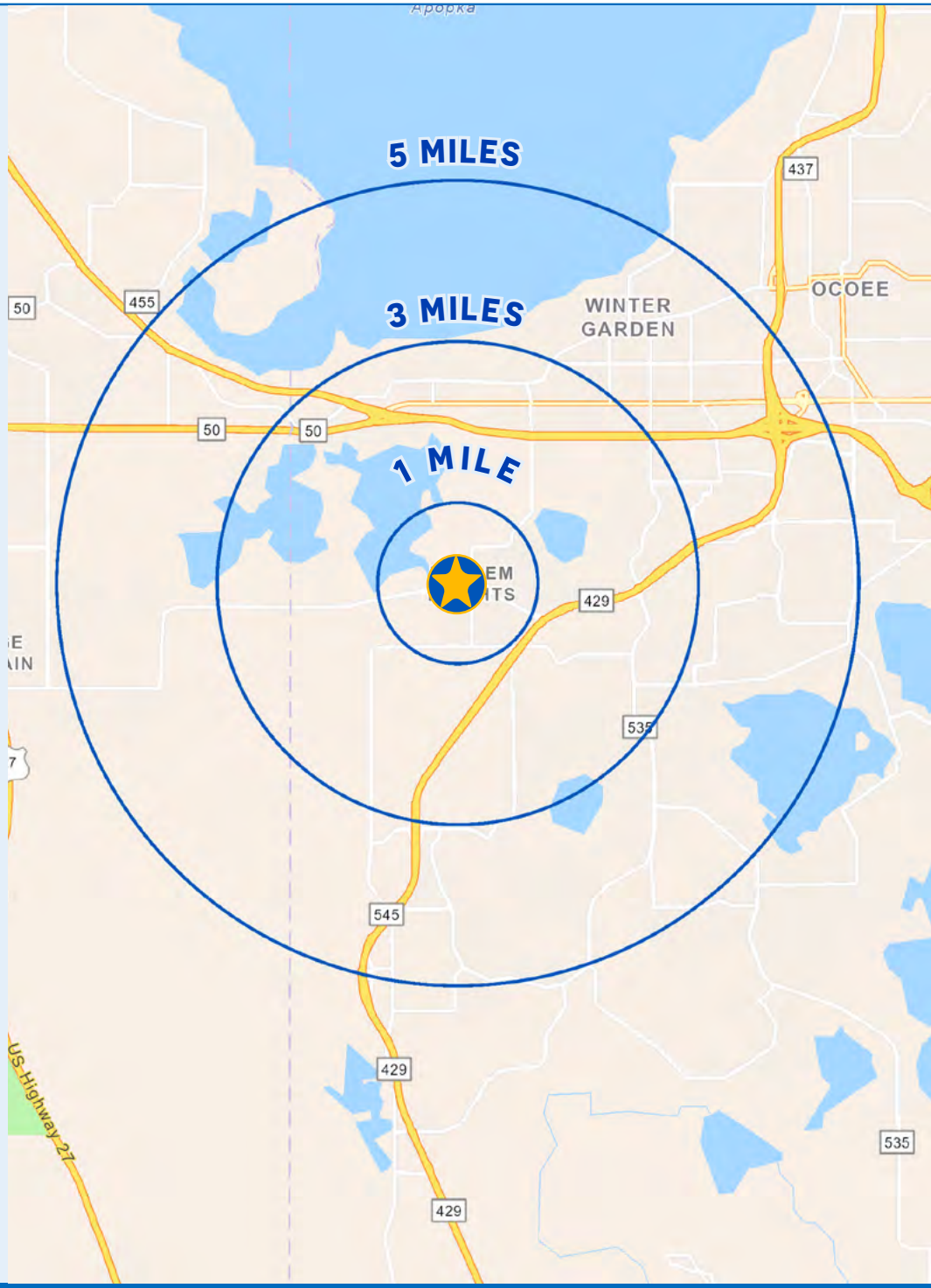
- Dense, high-income market with significant barriers to entry
- Seeking restaurant for end cap with tremendous patio area
- One of Central Florida's most desirable residential markets
- Signalized intersection
- 2.25 acre corner site available for sale or ground lease
- Up to 8,100 SF end cap restaurant and inline space available
- Avalon & Marsh have over 20,000 AADT collectively
- Multiple access points
- Area retailers include Walgreens and Publix
- Automotive uses are prohibited

CO-TENANTS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,206	46,573	114,090
DAYTIME POPULATION	4,929	35,539	90,312
MEDIAN HH INCOME	$131,446	$115,031	$105,812
TOTAL HOUSEHOLDS	2,209	15,330	39,086

SOURCE: ESRI



SUZANNE PINEL WASHBURN 407.919.6144 SWASHBURN@ATLANTICRETAIL.COM | **ZACH POWELL** 407.848.1531 ZPOWELL@ATLANTICRETAIL.COM

Atlantic RETAIL

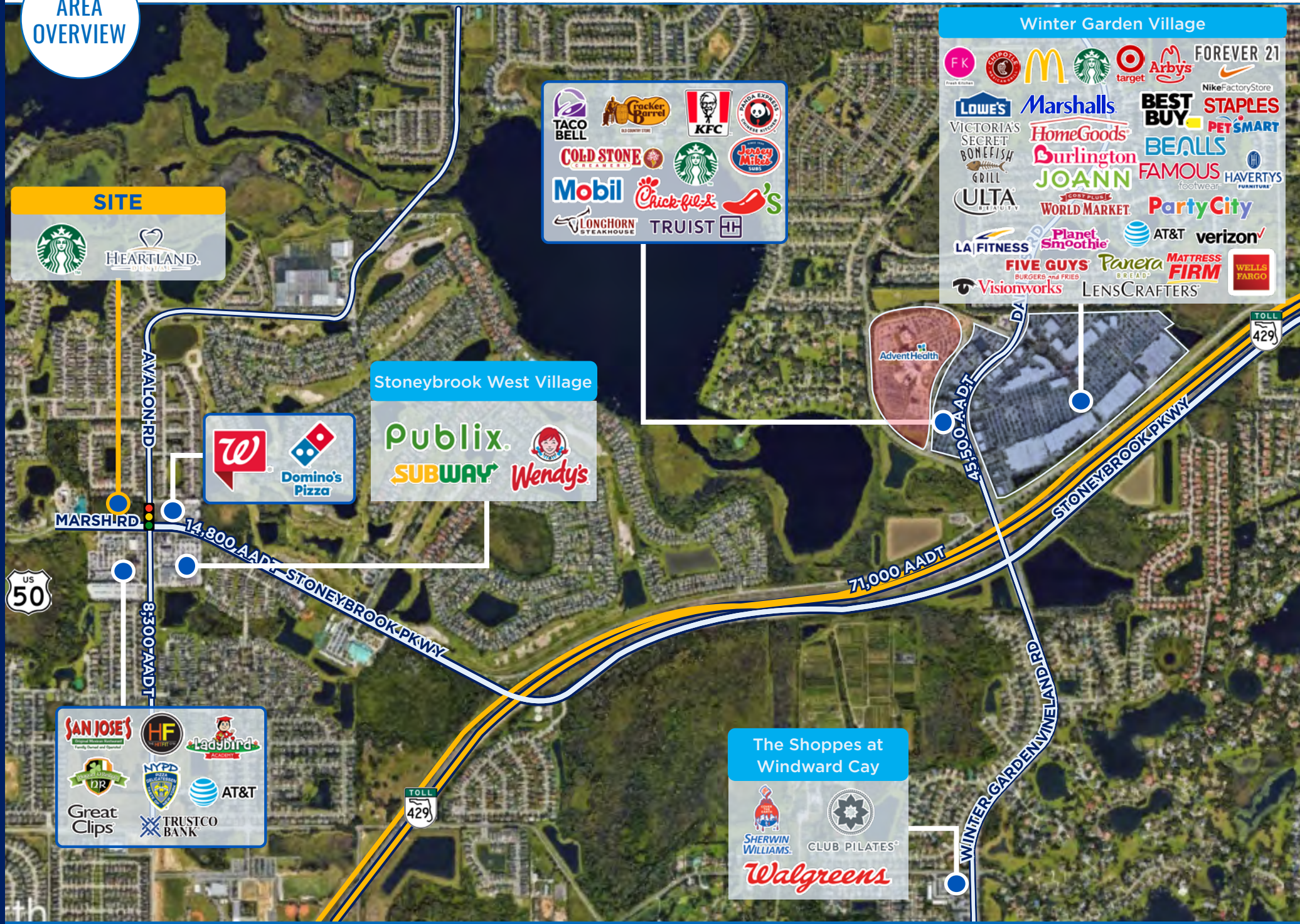
SITE AERIAL

SUZANNE PINEL WASHBURN 407.919.6144 SWASHBURN@ATLANTICRETAIL.COM | **ZACH POWELL** 407.848.1531 ZPOWELL@ATLANTICRETAIL.COM

Atlantic RETAIL

AREA OVERVIEW

NWC AVALON RD & MARSH RD • WINTER GARDEN • UP TO 8,100 SF AND 2.25 AC CORNER LOT AVAILABLE

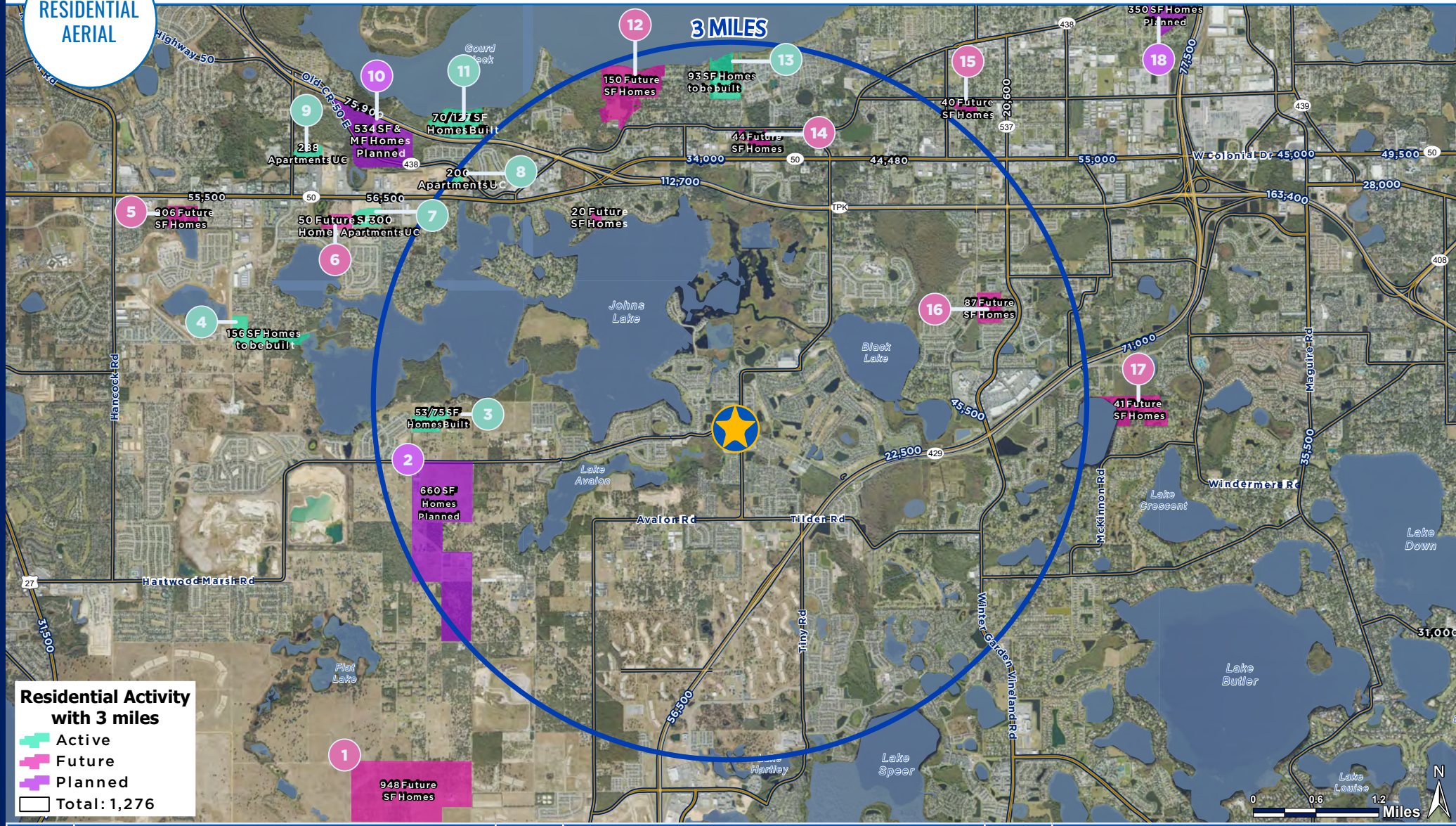


SUZANNE PINEL WASHBURN 407.919.6144 SWASHBURN@ATLANTICRETAIL.COM | **ZACH POWELL** 407.848.1531 ZPOWELL@ATLANTICRETAIL.COM

Atlantic RETAIL

RESIDENTIAL AERIAL

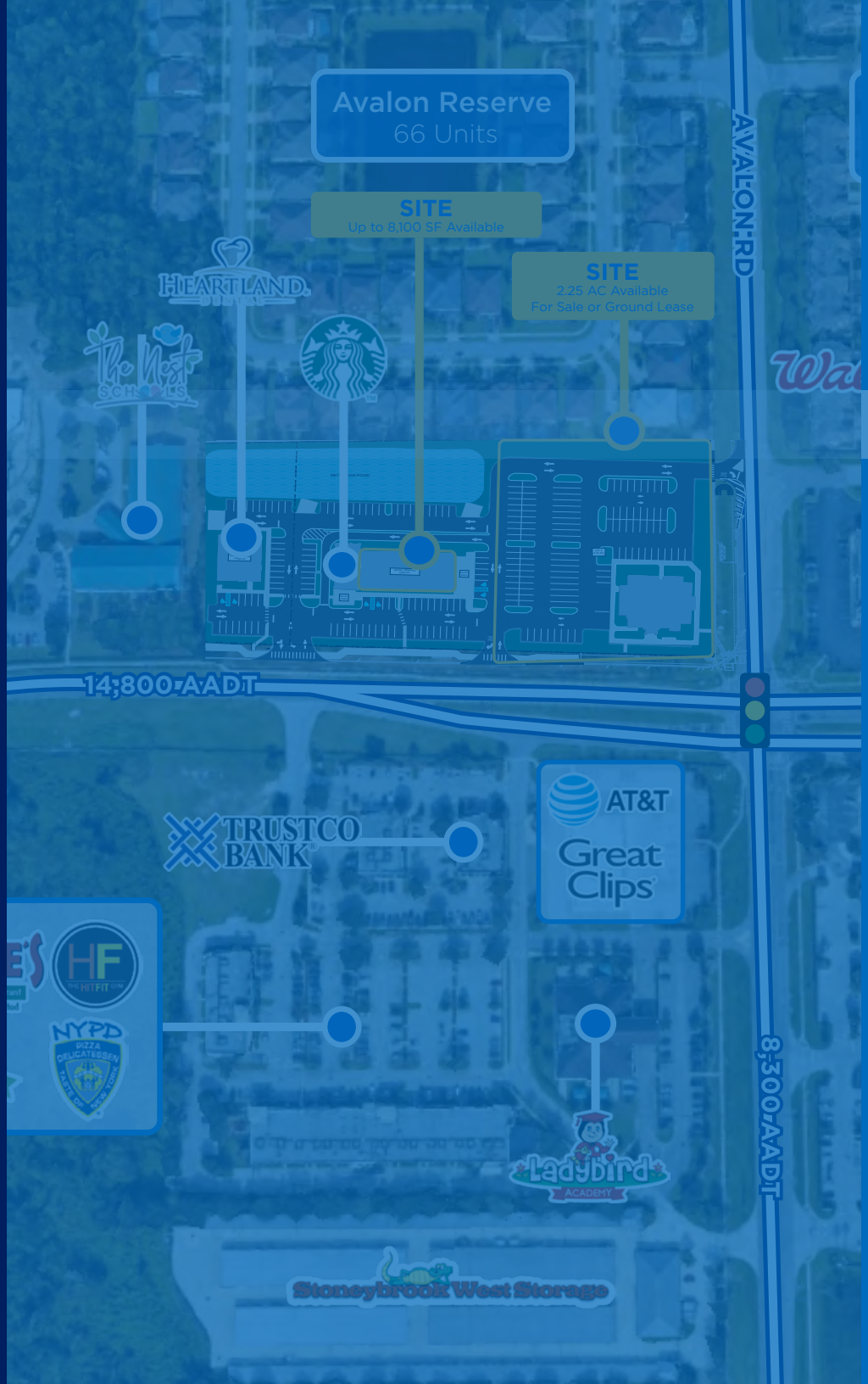
NWC AVALON RD & MARSH RD • WINTER GARDEN • UP TO 8,100 SF AND 2.25 AC CORNER LOT AVAILABLE



NO	PROPERTY	NO	PROPERTY	NO	PROPERTY
1	948 Future Single-Family Homes	7	300 Apartments Under Construction	13	93 Single-Family Homes Built
2	660 Planned Single-Family Homes	8	200 Apartments Under Construction	14	44 Future Single-Family Homes
3	53/75 Single-Family Homes Built	9	288 Apartments Under Construction	15	40 Future Single-Family Homes
4	156 Single-Family Homes Built	10	534 Planned Single/Multi-Family Homes	16	87 Future Single-Family Homes
5	206 Future Single-Family Homes	11	70/127 Single-Family Homes Built	17	41 Future Single-Family Homes
6	50 Future Single-Family Homes	12	150 Future Single-Family Homes	18	350 Planned Single-Family Homes

SUZANNE PINEL WASHBURN 407.919.6144 SWASHBURN@ATLANTICRETAIL.COM | **ZACH POWELL** 407.848.1531 ZPOWELL@ATLANTICRETAIL.COM

Atlantic RETAIL



WINTER GARDEN, FLORIDA

NWC AVALON RD & MARSH RD

UP TO 8,100 SF AND 2.25 AC CORNER LOT AVAILABLE

SUZANNE PINEL WASHBURN
407.919.6144
SWASHBURN@ATLANTICRETAIL.COM

ZACH POWELL
407.848.1531
ZPOWELL@ATLANTICRETAIL.COM
INSTAGRAM.COM//ZACHPOWELLCRE/

Atlantic RETAIL

ORLANDO
1180 SOLANA AVENUE
WINTER PARK FL, 32789
407.919.6575

WWW.ATLANTICRETAIL.COM
LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES
INSTAGRAM.COM/ATLANTIC_RETAIL/

REALTY RESOURCES
CHAIN LINKS RETAIL ADVISORS

© ATLANTIC RETAIL 2023 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.