



For Lease

HORIZON WEST

7263 AVALON RD,
WINTER GARDEN, FL 34787

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PREMIER REALTY



1 UNIT AVAILABLE

SIZE : 2100 SQ. FT

**AVAILABLE IN GREY SHELL, IDEAL FOR MEDICAL,
RETAIL, DAY CARE, IN-DOOR PLAYGROUND,
PROFESSIONAL OFFICE, OR FLEX USE.**

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PREMIER REALTY



**BUILD-TO-SUIT OPPORTUNITIES AVAILABLE.
PERFECT FOR TENANTS SEEKING A
CUSTOMIZABLE LAYOUT IN A PRIME LOCATION.**

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**AMPLE PARKING SPACE, LOCATED NEAR
“ ORLANDO HEALTH HORIZON WEST ”, CLOSE
PROXIMITY TO HWY 429, AND LOCATED NEAR
LOTS OF NEW RESIDENTIAL DEVELOPEMENT.**

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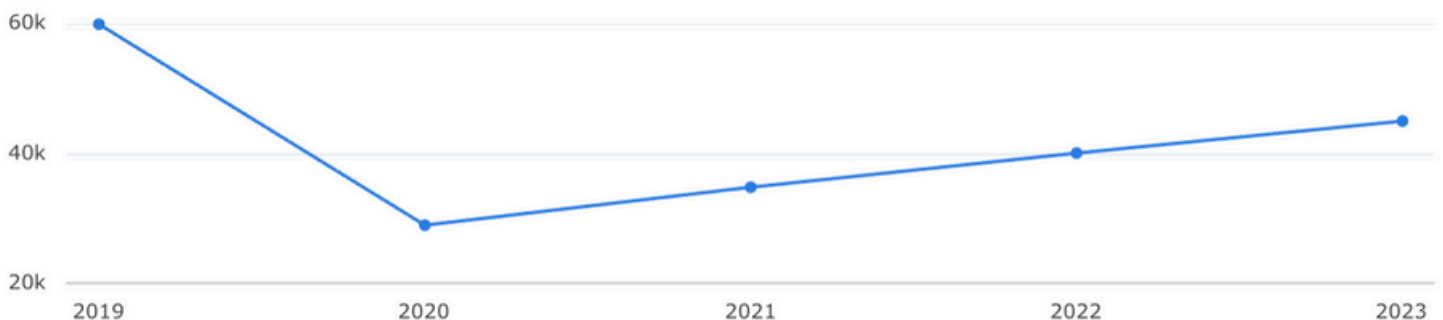


AVERAGE DAILY TRAFFIC COUNT & POPULATION DATA

Population

45k

↓ 24% Compared to 59.9k in 2019
↑ 12% Compared to 40.1k in 2022



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Household Income

\$131.8k

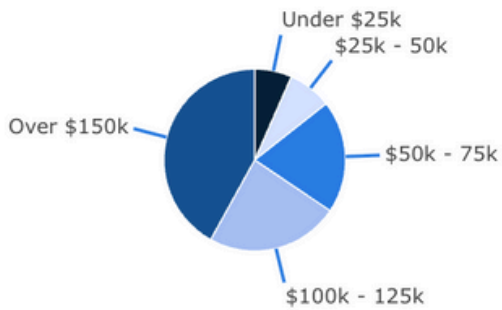
Median Income

\$187.2k

2028 Estimate

↑ **42%**

Growth Rate



Age Demographics

37

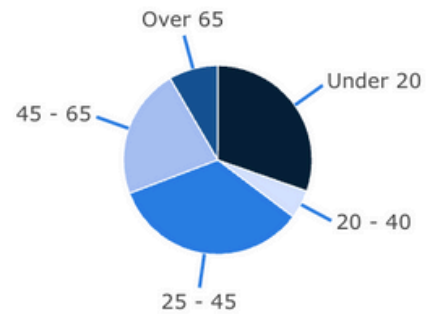
Median Age

37

2028 Estimate

↓ **0%**

Growth Rate



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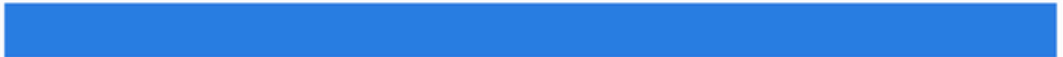


Number of Employees

33.3k

Top Employment Categories

Management, business, s...



Arts, entertainment, and r...



Educational services, and ...



Professional, scientific, an...



Retail trade



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