



EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

TD BANK

12200 W Colonial Dr.
Winter Garden, FL 34787

**LIMITED
SPACE**



FOR LEASE

CONTACT FOR PRICING

PROPERTY DETAILS:

ADDRESS	12200 W Colonial Dr. Winter Garden, FL 34787
COUNTY	Orange
UNITS AVAILABLE	2
USE	Professional Office Space
STORIES	3
ELEVATORS	1
PARKING SPACES	100



SHARON WILLIAMS

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Offer subject to withdrawal from the market, due to prior sale of cancellation without notice. All information contained here in is believed to be accurate but is not warranted.



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Located on Hwy 50 and seconds from the Florida turnpike, this modern office suite is perfect for many companies in the Central Florida market. Enjoy being nearby to local coffee shops, new restaurants, and an easy commute.

PROPERTY HIGHLIGHTS:

- Minutes from Plant St. in Downtown Winter Garden
- Close to dozens of eateries and shopping boutiques
- Seconds from 429, E Colonial, 408, Florida Turnpike
- Modern office suites are the perfect location for growing central Florida companies.



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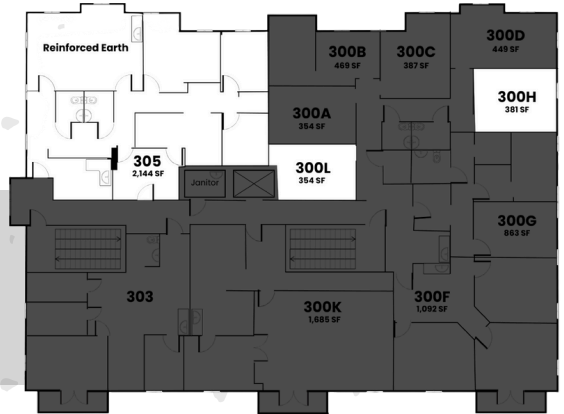
AVAILABLE UNITS

FLOOR	SUITE	SQ FT	BUILDING TYPE	AVAILABILITY
2	200A	867 SF	Office	Now
3	300H	381 SF	Office	Now
3	300L	354 SF	Office	Now
3	305	2,144 SF	Office	Now



Second Floor

Ste 200A



Third Floor

Ste 300H
Ste 300L
Ste 305



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ABOUT THE AREA:

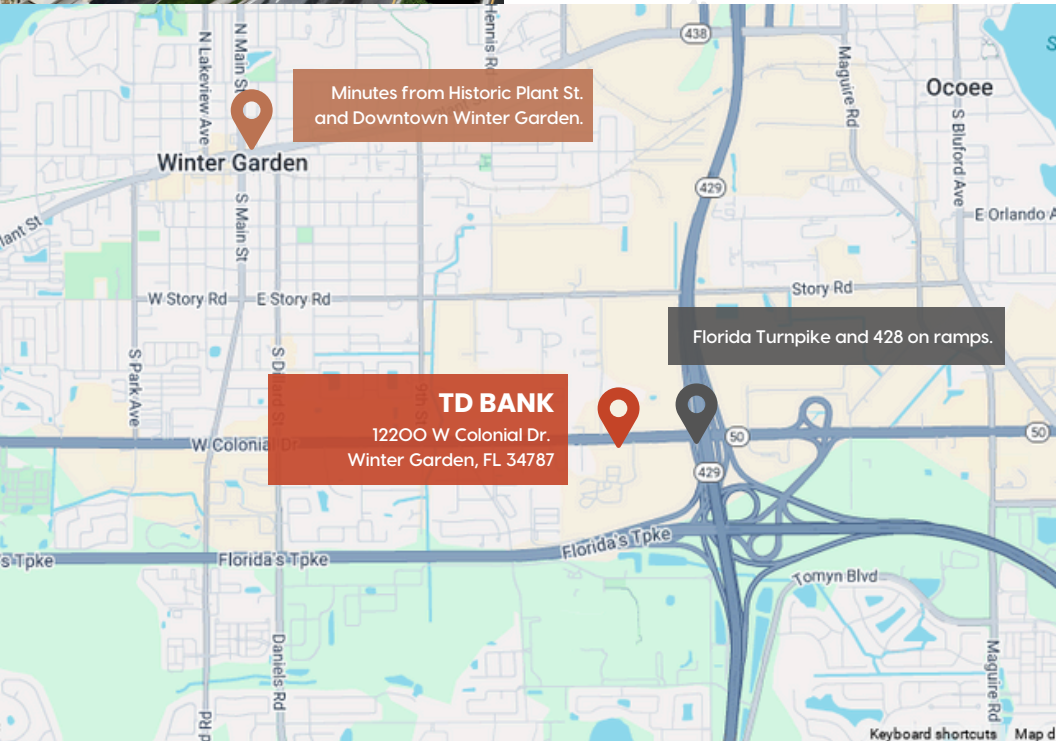
ROADWAY ACCESS

12200 West Colonial Drive is located on Hwy 50, with direct access to the Florida Turnpike and 429 Expressway.

The property is also minutes away from downtown Winter Garden's historical Plant Street district.

DEMOGRAPHICS:

	POPULATION	MEDIAN AGE	AVE. HH INCOME
2 MILE	31,245	37.4	\$108,800
5 MILE	152,426	37.2	\$104,722



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