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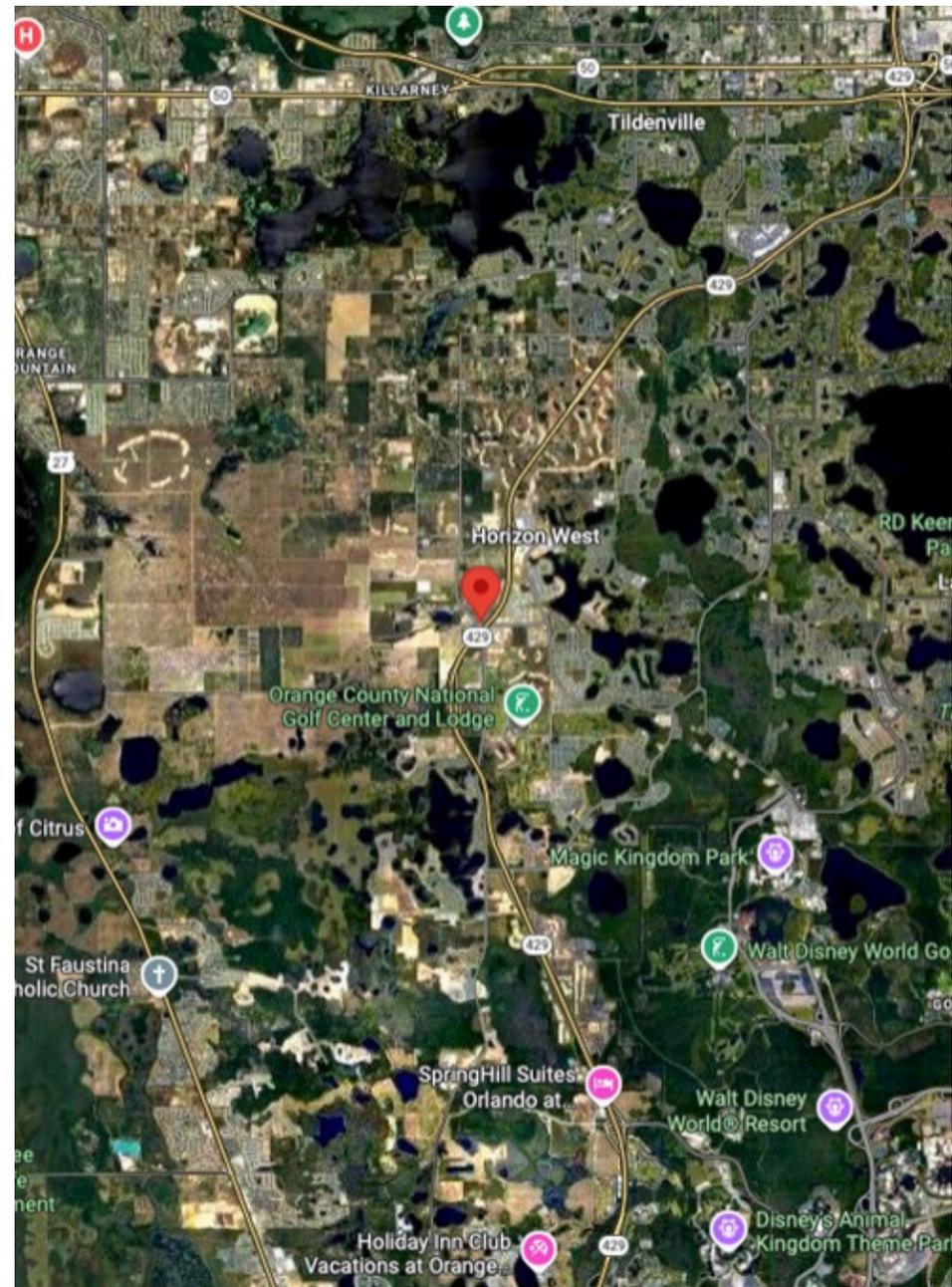
PREMIER REALTY

7263 Avalon Road,  
Winter Garden, FL 34787

# Location

7263 Avalon Road, Winter Garden, FL 34787

- In the heart of Hamlin Town Center
- Adjacent to Orlando Health Horizon West Hospital
- Minutes to FL-429, providing direct access to Disney, I-4, and downtown Orlando
- Surrounded by explosive residential growth and new mixed-use developments
- Close proximity to Publix, Cinepolis Luxury Cinemas, Starbucks, Chick-fil-A, and other retail anchors





# Property Highlights

1 UNIT AVAILABLE

Size: 2,340 Sq. Ft.

GREY SHELL CONDITION

Customizable for medical, retail, daycare, indoor playground, professional office, or flex use.

BUILD-TO-SUIT OPPORTUNITIES

Design a space that fits your business. Perfect for tenants seeking a tailored layout in a high-demand growth corridor.

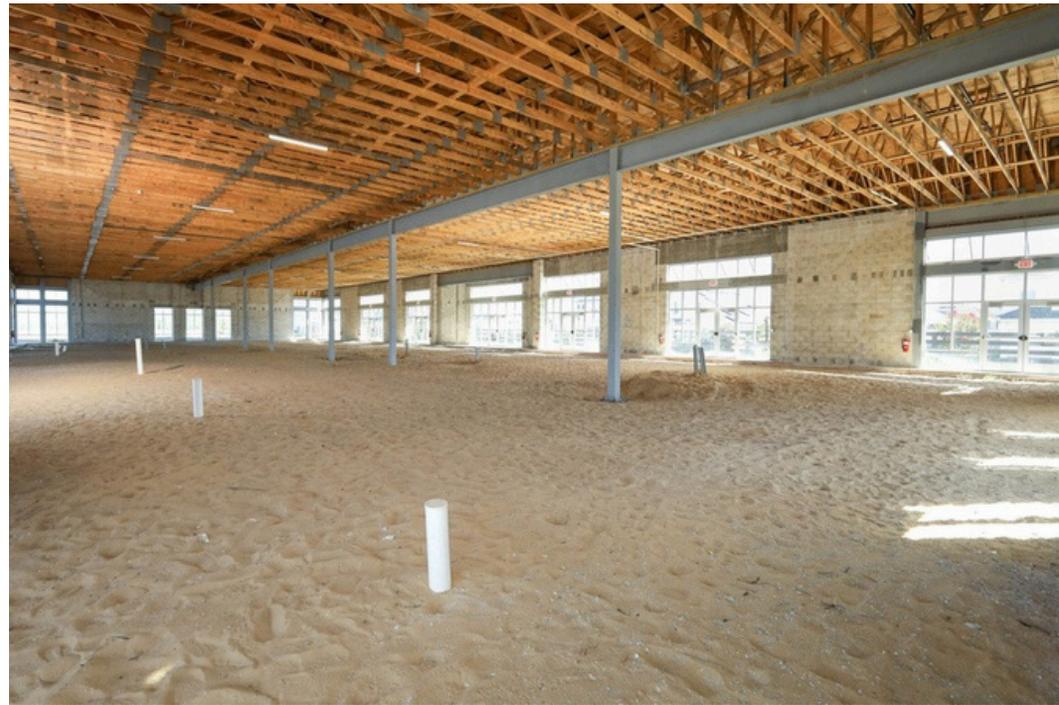
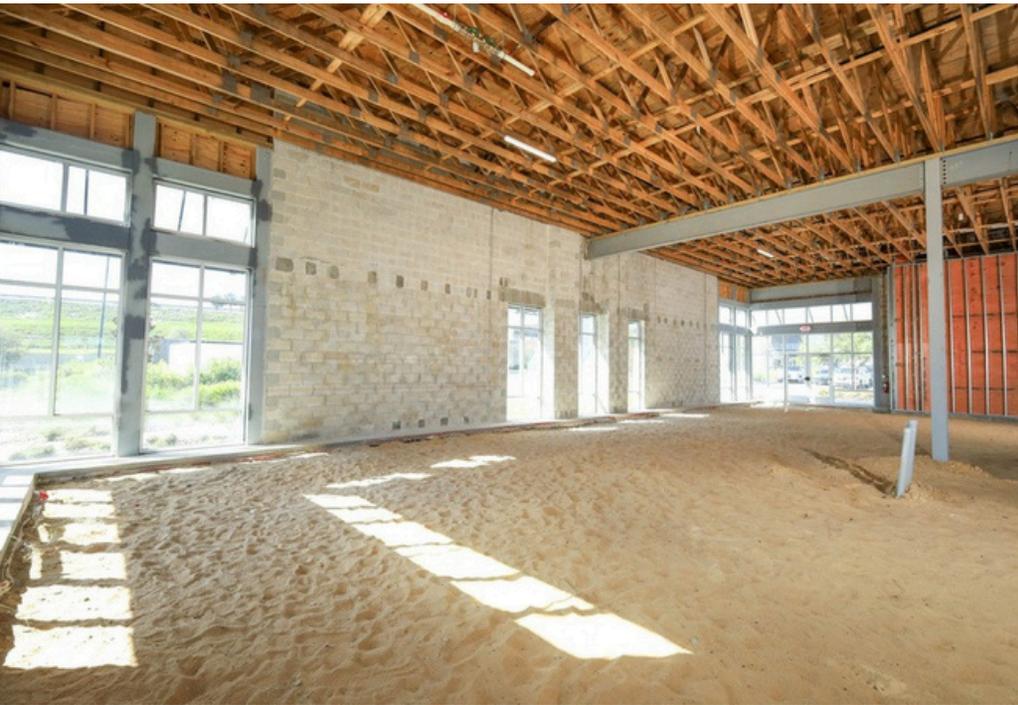
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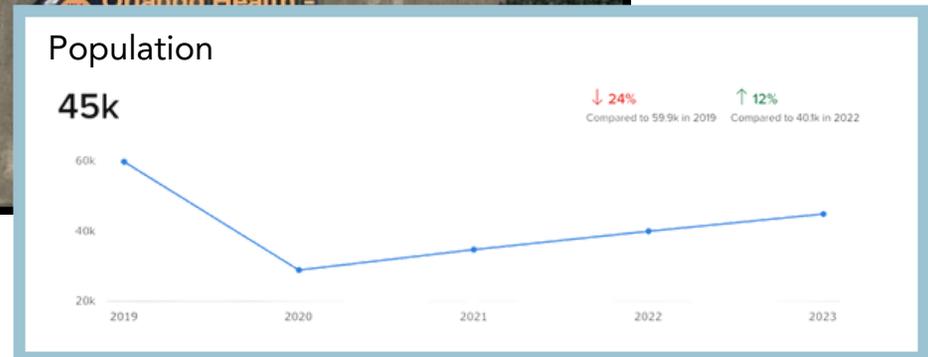
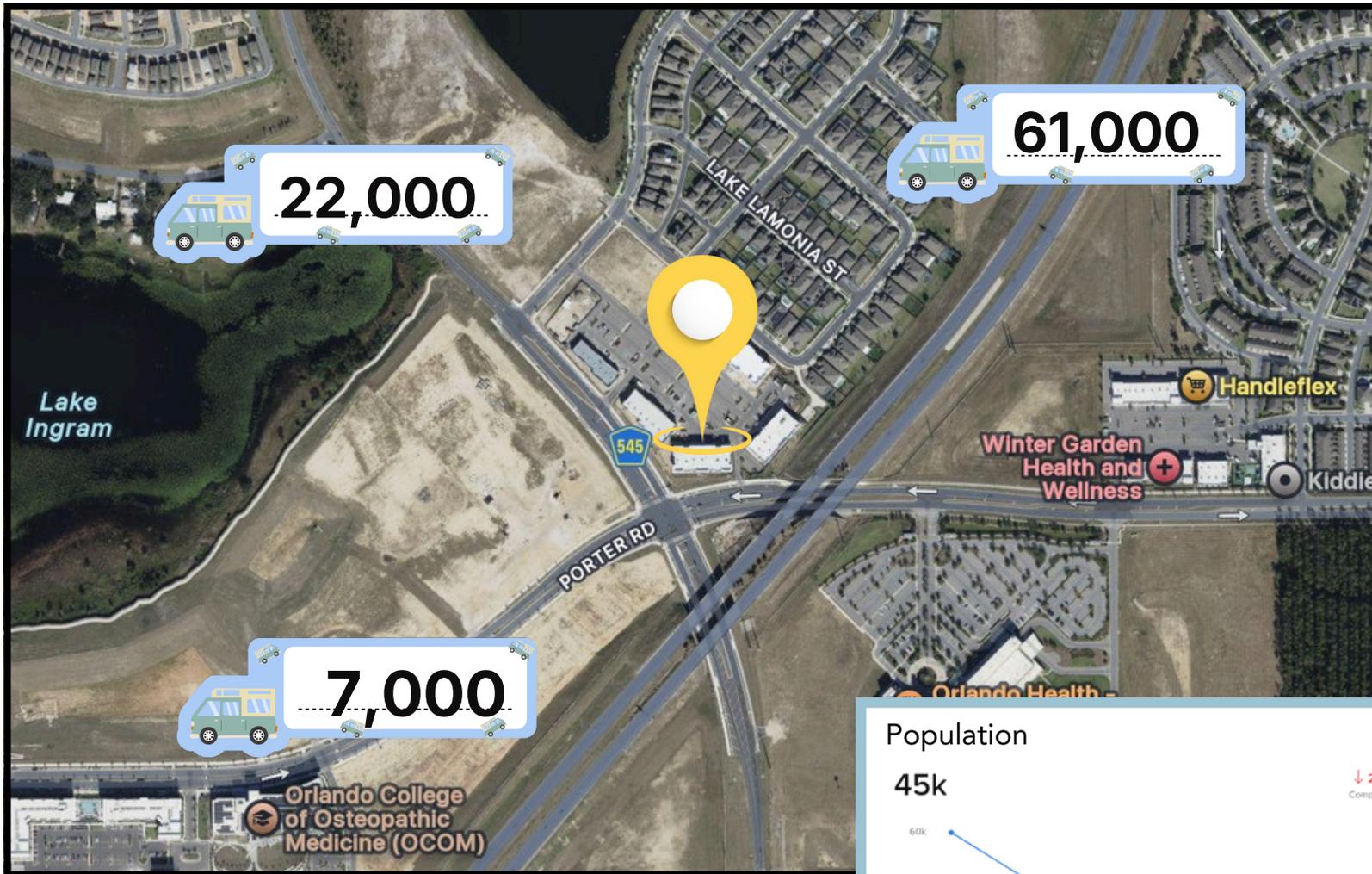


# Site Features

- Ample Onsite Parking
- High Traffic Exposure – 61,000+ ADT
- Population Boom – 22,000+ residents within a 3-mile radius
- 7,000+ daytime employees nearby



# Average Daily Traffic & Population



# Demographic Snapshot

## Household Income

**\$131.8k**

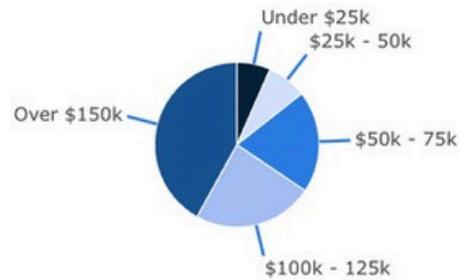
Median Income

**\$187.2k**

2028 Estimate

**↑ 42%**

Growth Rate



## Age Demographics

**37**

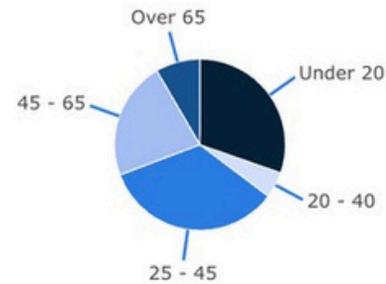
Median Age

**37**

2028 Estimate

**↓ 0%**

Growth Rate



## Number of Employees

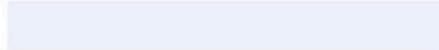
**33.3k**

Top Employment Categories

Management, business, s...



Arts, entertainment, and r...



Educational services, and ...



Professional, scientific, an...



Retail trade



# Contact

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