



JOIN
TSC TRACTOR SUPPLY CO. *Lakeside*

NOW LEASING | RETAIL | OFFICE | MEDICAL
CAN SIZE & BUILD TO SUIT | STARTING AT 1,200 RSF

OAKLAND

TOWN CENTER

15937 W Colonial DR, Oakland, FL 34787

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Crexi Platinum Broker Award Winner 2024

POWER BROKER

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1,200-35,000 SF +/- | CALL FOR AVAILABILITY

LEASE OFFERING

NOW LEASING OAKLAND TOWN CENTER : PHASE TWO & PHASE THREE



**CAN
BUILD & SIZE
TO SUIT**

OAKLAND TOWN CENTER



FUTURE TRAFFIC LIGHT
(HARD CORNER)

Coming Soon
100,000 +/- SF of Retail



35,000 VPD+/-



JOIN
TSC TRACTOR SUPPLY CO *Lakeside*

RESTAURANT | RETAIL | OFFICE | MEDICAL

100,000 RSF +/- COMING SOON

OAKLAND TOWN CENTER

15937 W Colonial DR, Oakland, FL 34787

PROPERTY OAKLAND TOWN CENTER

ADDRESS 15937 W COLONIAL DR,
OAKLAND, FL 34787

COUNTY ORANGE

PROPERTY TYPE RETAIL/RESTAURANT/MEDICAL/OFFICE

ZONING C-1

CONDITION SHELL SPACE OR BUILD TO SUIT

MIN SIZE 1,200 SF (+/-)

MAX CONT. 35,500 SF (+/-)



FOOD & BEVERAGE



RETAIL



NAIL & HAIR/ SPA



MEDICAL

Incredible Opportunity to Lease Space at Oakland Town Center, in Winter Garden/Oakland, Florida.

The developer is offering pre-construction leasing for qualified tenants with an estimated occupancy of 2025-2026.

CAN SIZE & BUILD TO SUIT

The Landlord can build and size to suit for qualified tenants and can offer very flexible options.

AAA+ LOCATION

The location is absolutely incredible. The subject property is part of the second development phase and sits directly in front of a brand new Tractor Supply store and with full frontage and full access to Highway 50.

FULL ACCESS AND 350 FT +/- OF FULL FRONTAGE | HIGH TRAFFIC: 35,000 VPD.

Excellent exposure with over 1,200 FT (+/-) of frontage on West HWY 50 (West Colonial) and easy access from both east and west bound traffic. Excellent traffic trips counted at 35,000 per day (from ESRI).

ORLANDO METROPOLITAN AREA

Winter Garden/ Oakland has been one of the fastest growing areas of the Orlando Metropolitan Area. Tenants can benefit of excellent demographics with an affluent, high income population surrounding the project.

PHASE 2 & 3 NOW LEASING!

The brand new Tractor Supply store spearheaded the development of the Oakland Town Center. Now Phase 2 & Phase 3 are available for leasing with a projected total of 100,000 SF +/- and an occupancy of 2025-2026.

JOIN TRACTOR SUPPLY & LAKESIDE CHURCH

The location has been vetted by Tractor Supply and one of the largest churches in the Tri County Area. With over 3,000 active members, this mega church brings in a lot of traffic.

KEY METRICS

Property

OAKLAND TOWN CENTER

15937 W Colonial DR
Oakland, FL 34787

Use Type

RETAIL | RESTAURANT OFFICE | MEDICAL

C-1 ZONING ALLOWS FOR A
MULTITUDE OF COMMERCIAL USES

Min. Available

1,200

RSF +/-

Traffic Counts

35,000

VEHICLES/DAY +/-
(per ESRI)

Occupancy

2025-26

PROJECTED

Max. Cont.

35,500

RSF +/-

Zoning

C-1

COMMERCIAL ZONING IN PLACE

Frontage

2,100

FEET +/-



For 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. **Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 291 on the Fortune 500.** The Company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions.

- ✓ One of the largest "Big Box" retailers in the US.
- ✓ The demographics and High Traffic/High Visibility Locations have been a constant sales catalyst for this publicly traded National Tenant with over \$14.6 billion in yearly sales. This location does not disappoint!
- ✓ 52,000+ team members.
- ✓ **2,200+ Stores in 49 states.**
- ✓ Publicly traded company.



Lakeside Church Has Now Become One Of The Fastest-Growing Multicultural, Multi Generational Churches In The Greater Orlando Area.

In 2023, Outreach Magazine named Lakeside the 6th fastest-growing church in the nation, with over 3 thousand people engaging in our weekly services. Lakeside launched its second campus, as well as its online campus, in 2020.



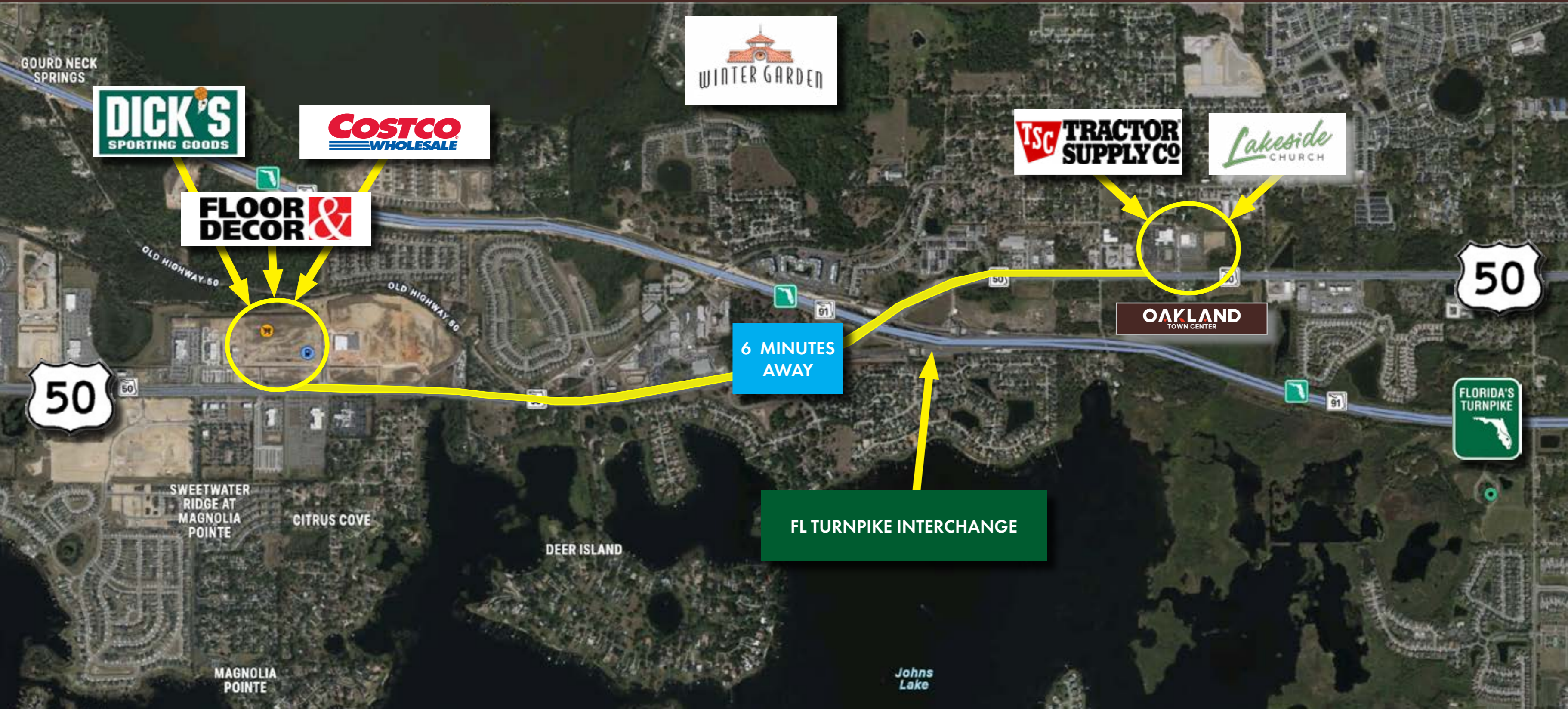
- ✓ 45,000 SF, Brand New Building
- ✓ Founded in 2007, Lake Side Church has over **3,000+ active members.**
- ✓ One of the **LARGEST** churches in Orlando.
- ✓ High Traffic Location. Lake Side Church is very active in the community, hosting a wide variety of events and services.
- ✓ Newest location in Orlando.
- ✓ The church is featured on a local Christian broadcasting network that serves 3.8 million people in 9 counties throughout Central Florida.

STRATEGIC PROPERTY LOCATION

EXCELLENT LOCATION

35,000 VEHICLES PER DAY

VETTED LOCATION | NEW COSTCO CENTER JUST 6 MINUTES AWAY



MINUTES TO: FL TURNPIKE | WINTER GARDEN | OAKLAND | CLERMONT | WINDERMERE | HORIZONS WEST | ORLANDO

FL TURNPIKE INTERCHANGE



35,000 VPD+/-

35,000 VPD+/-
(Per Esri)



OAKLAND
TOWN CENTER

VILLAGE



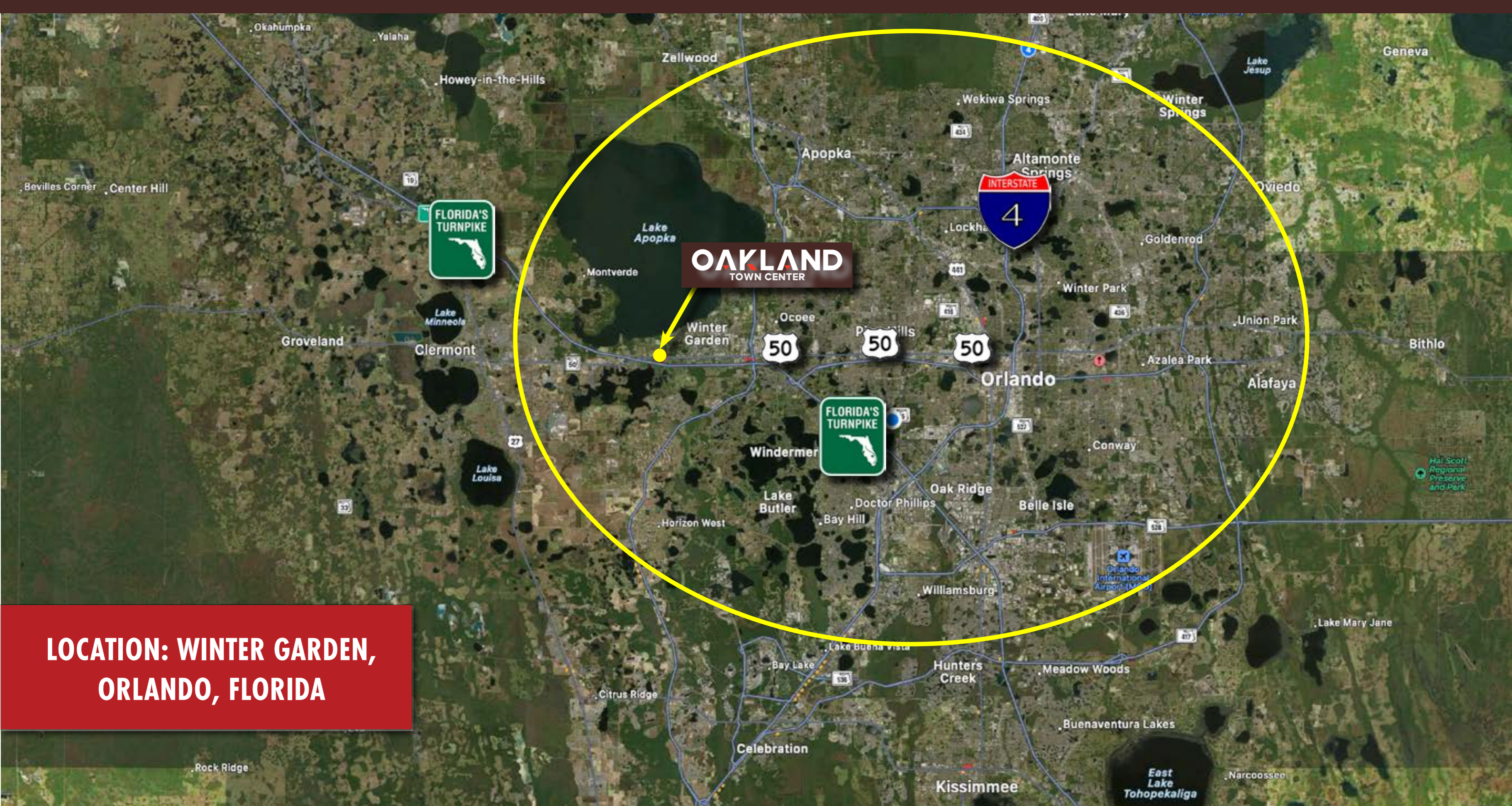


OAKLAND
TOWN CENTER

LAKE APOPKA



**LOCATION: WINTER GARDEN,
ORLANDO, FLORIDA**



**LOCATION: WINTER GARDEN,
ORLANDO, FLORIDA**

OAKLAND
TOWN CENTER



AVAILABILITY

CAN BUILD & SIZE TO SUIT · EXPECTED OCCUPANCY 2025 & 2026 · CALL FOR AVAILABILITY

PROPERTY SNAPSHOT

Address	15937 W Colonial DR., Oakland, Orlando, FL.34787
MSA	Orlando, Florida MSA (Orange County)
Use Type	Retail / Restaurant/ Office / Medical, and more...
Min. Contiguous	1,200 SF +/-
Max. Contiguous	35,500 SF +/-
Projected Occupancy	2025-2026
Condition	Shell/ Build To Suit Option Available
Unit Type Availability	End Cap In Line Free Standing
Frontage Feet	1,200 +/-
Land Area	15 AC +/-
Parking	5/1000 SF +/-
Parking (total)	TBD
Build To Suit	YES Can Build to Suit for Qualified Tenants
Size to Suite	YES Can Size to Suit
Zoning	Commercial (C-1)
Lease Type	NNN
Lease Term	Negotiable
LEASE RATES	Call For Personalized Rates!
AVAILABILITY	Call For Latest Availability!
Project Phase	Phase 2 & Phase 3 NOW LEASING!



Boundaries are approximate & for illustration purposes only.




FUTURE TRAFFIC LIGHT
HARD CORNER

Conceptual Plans Only. Final Plans Subject to Approval.

Conceptual Plans Only. Final Plans & Elevation Subject to Change & Approval.



END CAP & IN LINE



Conceptual Plans Only. Final Plans & Elevation Subject to Change & Approval.



FREE STANDING

Conceptual Plans Only. Final Plans & Elevation Subject to Change & Approval.



BIG BOX

Conceptual Plans Only. Final Plans & Elevation Subject to Change & Approval.



Phase 3

Existing Retention in Place

Bld. 7

Bld. 6

Bld. 4

Bld. 5

Bld. 3

Parking

Wet Pond

Phase 2

Bld. 2

Bld. 1

Conceptual Plans Only. Final Plans Subject to Approval.



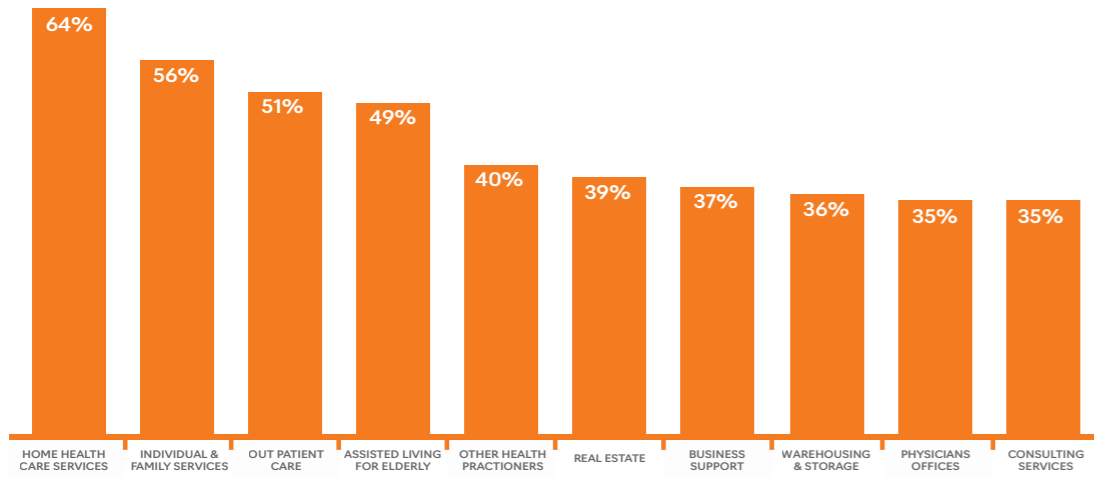
OAKLAND TOWN CENTER : PHASE TWO

MARKET AREA

ORANGE COUNTY, FLORIDA



Fastest Growing Industries in Orlando* (2018-30)



INDUSTRY

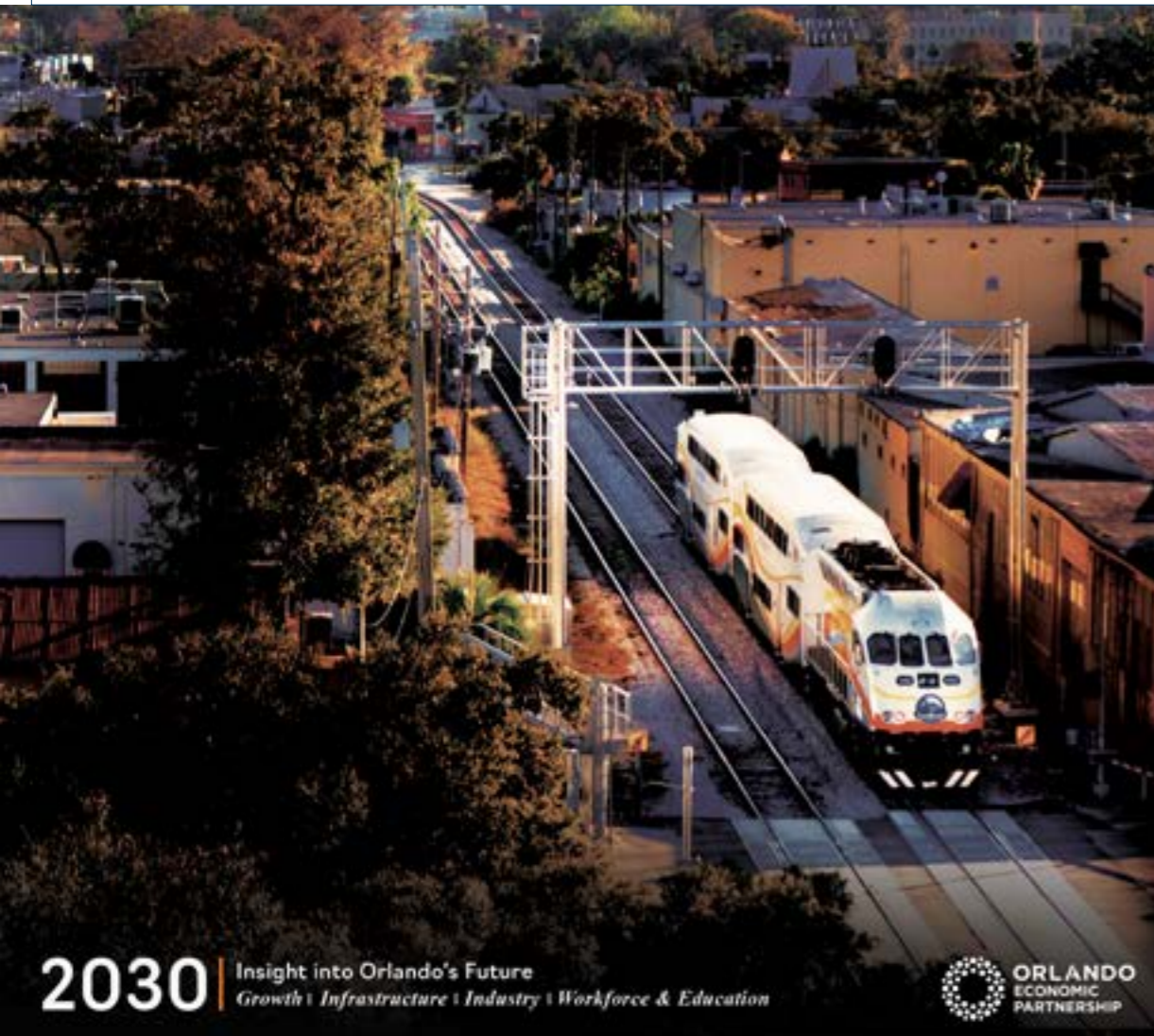
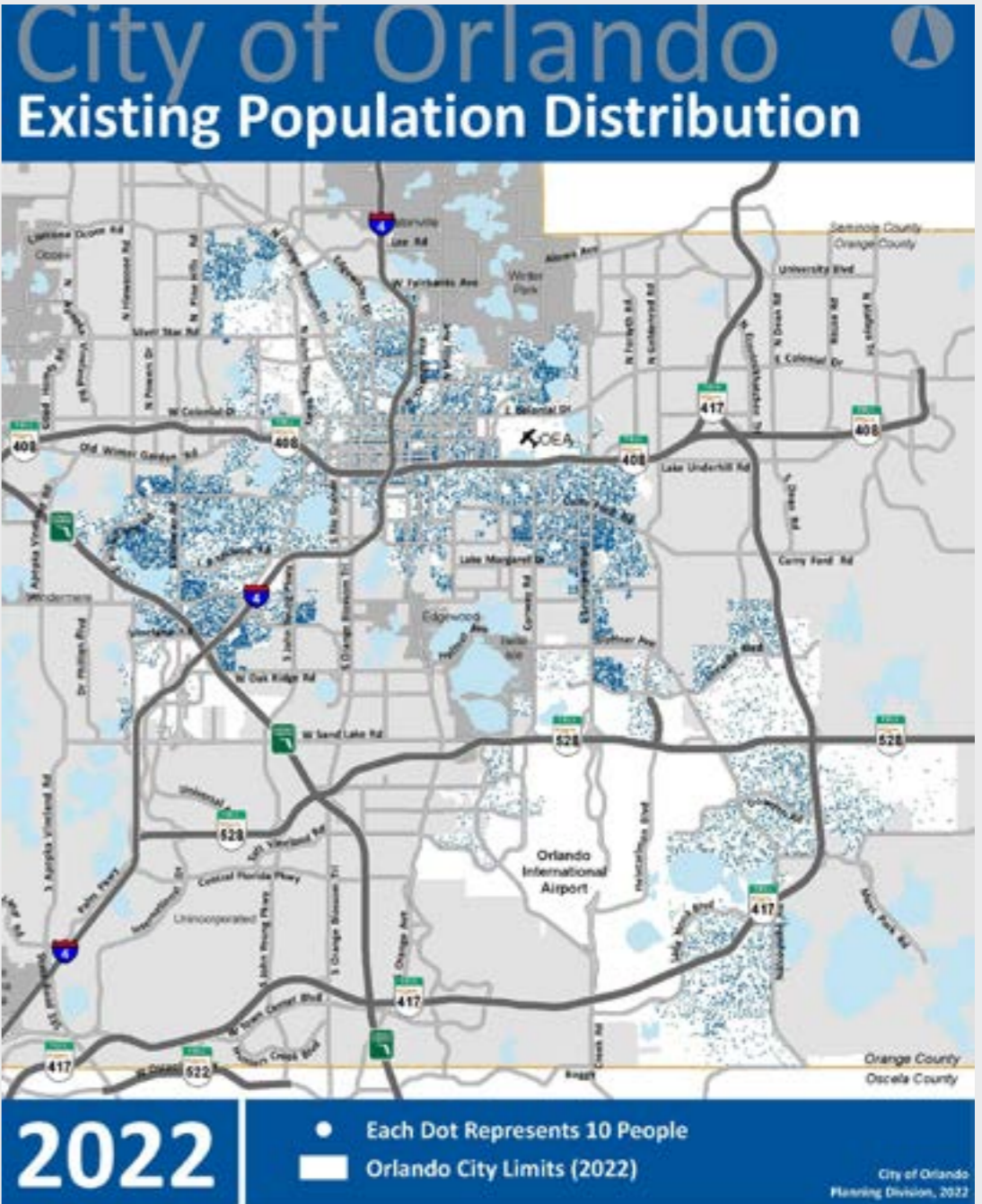
On average, industry employment should grow 19 percent in Orlando by 2030, a full 10 percentage points faster than the United States average.

The fastest growing industry in Orlando is expected to be **home and healthcare services** (64 percent increase in employment, see fig. 4). This is not exclusive to Orlando, as healthcare services will be the fastest growing industry across the United States. Specialty hospitals, family services and assisted living services are all industries that will expand by more than 40 percent employment in Orlando as the region and United States' population ages. Overall, more than 44,000 jobs will be created in healthcare and social assistance in the region.¹²

On the other hand, there are industries in Orlando that will grow in unique ways, compared to the top 30 MSAs in the nation.

For example, **manufacturing** jobs in Orlando will increase six percent, compared to the top 30 MSAs, which expect to see a four percent decrease.¹³ The region will also continue to significantly outpace the nation in **construction** jobs by about eight percent. Overall, Orlando's share of new industry growth will outpace national growth in legal services, computer systems design, air transportation, spectator sports and engineering services. These industries are projected to account for a larger share of Orlando's growth when compared to the nation and will provide a more abundant supply of local opportunities for the class of 2030 than they would find elsewhere in the nation (see table 1).¹⁴

Figure 7 – Existing Resident Population Distribution – January 1, 2022



2030

INSIGHT INTO ORLANDO'S FUTURE

INFRASTRUCTURE & TRANSPORTATION

The year 2030 will bring with it many transportation improvements and technologies that have yet to be developed, building on what exists today. Currently, Orlando ranks as the 26 worst city for traffic out of the 297 United States Cities included in the most recent INRIX Global Traffic Scorecard, a study analyzing the impacts of traffic and congestion across five continents.³⁴ On the other hand, Orlando can tout that more than \$10 billion is currently invested in transportation infrastructure, far outpacing that of regions like Chicago (ranked 22), Washington D.C. (18) and New York City (3), that grapple with crumbling infrastructure. These battling forces will influence how the class of 2030 and the rest of Orlando's growing population move about the region.

PROJECTS COMING ONLINE BY 2020

1 The Florida Department of Transportation estimates that daily traffic on I-4 will range between 232,700 to 248,500 vehicles traveling the portion of road between Ivanhoe Boulevard and Princeton Street in 2030, an increase of 45-55 percent from today.^{35, 36} **I-4 Ultimate** is scheduled to be complete in 2021. The project will not add lanes to the 21-mile stretch of road; instead it will improve interchanges, add bridges and introduce dynamic tolling, giving travelers an option: sit in congestion or pay tolls for an expedited lane.

2 **SunRail**, the region's commuter rail system, has an ambiguous future looking into 2030. The 17.2-mile southern expansion which connected Sand Lake Road to Poinciana was completed in July of 2018 using DOT funds, but the need for extended evening and weekend service is a major point for the community. Funding sources for proposed extensions, such as a connection to Orlando International Airport (OIA) and the northern extension into Deland are uncertain. Funding for SunRail's operations and maintenance is intended to shift from State sources to local governments in 2021, but negotiations are underway.

"Our vision is to expand our transportation solutions by enhancing options for all of our residents, reducing congestion that impedes our growth, leveraging technology and collectively supporting initiatives that propel our progress. The need for collaboration and cooperation will only intensify as we consider the future."

Tracey Stockwell
Chief Financial Officer
Universal Orlando Resort



3 **Virgin Trains USA** (formerly Brightline), Florida's higher-speed passenger rail system, began operations in 2018 running between Miami and West Palm Beach and has secured permits for the much-anticipated expansion North to the new Orlando International Airport terminal by 2022. An Orlando to Tampa expansion has also been proposed and would be the following phase for the private rail company. This mega metro of Orlando and Tampa will be able to leverage all the strengths of 117 higher education institutions, expanded legislative impact and a population that would currently make it the sixth largest metro in the nation.³⁷

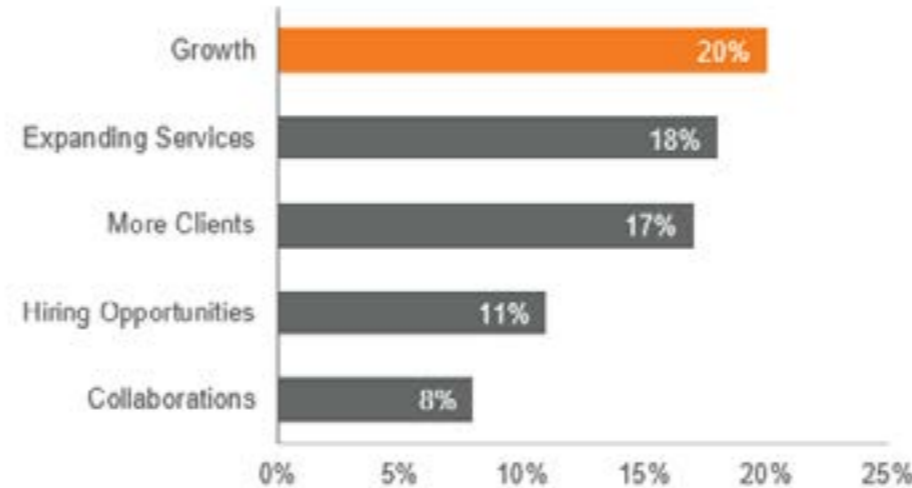
4 By 2030, the new **South Terminal at Orlando International Airport (MCO)** will be nearly 10 years old as MCO pursues a 25-year plan to expand and keep pace with increased air travel demand. Air traffic at MCO is expected to surpass 60 million annual passengers in 2030 thanks to increased domestic and international travel. As one of the busiest airports in the United States and one of the least expensive, MCO will continue to be a major draw to the region, not only for tourists but for business travelers and future Central Florida residents.³⁸

"Healthcare is among the fastest-growing industries worldwide, and that's also true in Central Florida. Moving forward, that will mean job growth not just in traditional areas such as nursing, but in research, technology, simulation and other high-wage fields. As a major employer and the only national healthcare company headquartered in Florida, AdventHealth is working to transform our industry, connecting with our consumers and establishing lifelong relationships. We know that a proactive approach to our health, with a focus on wellness, improves quality of life and drives down the overall cost of care. We hope to play a central role in contributing both to Orlando's health and its economic prosperity as we move into the future."

Daryl Tol
President & CEO
AdventHealth's Central
Florida Division



What would you say are your company's biggest OPPORTUNITIES in the next 6 months?
% of respondents referencing opportunity, 3 months ending Aug 2023 (top 5 only)



2030

INSIGHT INTO ORLANDO'S FUTURE

POPULATION & DEMOGRAPHICS

Today's first graders will graduate into a world that is much more diverse in background and ethnicity than today's graduates experience.⁴ At the same time, they will be more likely to run into a senior citizen walking down the street than a senior in high school.

GROWTH

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A CENTRAL DESTINATION FOR DISTRIBUTION.

UNBELIEVABLY REAL

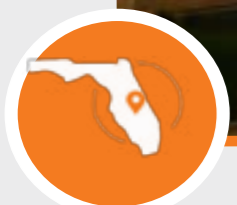
FLORIDA'S MOST CONNECTED CITY

There are just a few of the many reasons why 1,540 companies choose to locate their logistics and distribution centers in Orlando, including major industry leaders like Amazon, Publix, Walgreens, CVS and more.

- ✓ Centralized location with easy access to Florida, South America +
- ✓ One of the fastest-growing population and employment markets
- ✓ Nation's only quinti-modal hub with access from road, sea, air, rail and even space
- ✓ Located at the crossroads of Florida's highway network

Figure 10 – Summary of Retail Space Growth By Subarea from 2022 to 2050

	January 1, 2022	2050	Change/Growth 2022-2050 (Sq. Ft.)	Change/Growth 2022-2050 (%)
Northwest	3,465,257	4,220,504	755,247	21.79%
Northeast	5,382,800	4,771,811	-610,989	-11.35%
Downtown	2,443,206	3,088,125	644,919	26.40%
Southwest	15,678,188	15,886,903	208,715	1.33%
Southeast	6,917,392	11,030,105	4,112,713	59.45%
Orlando Total	33,886,843	38,997,448	5,110,605	15.08%



THE PLACE WHERE
BIG IDEAS REALLY DO TAKE OFF

There's a whole side of Orlando most people don't know. The region has the fastest growing job market and population in the country, outpacing other fast-growing metros like Dallas, Atlanta and Austin and propelling innovation forward. From its roots as a university town built to win the space race, Orlando is on the cutting edge of new technology innovations – advancements that will create a brilliant future for not only the region and its residents, but the entire world.

- Named a "Rising Star" City for Tech Employment and Job Growth**
Brookings Institute, 2022
- 500K+ Higher-Education Students Within 100 Miles of Orlando**
IPEDS, National Center for Education Statistics, 2022
- No. 3 Best City to Launch A Startup**
Clever, 2022
- 80%+ of Workers Are Employed Outside of Leisure & Hospitality**
U.S. Bureau of Labor Statistics, 2021

DEMOGRAPHIC PROFILE REPORT

DEMOGRAPHIC PROFILE

(1-3-5) AND (10-20-30) SNAPSHOTS & DAILY TRAFFIC

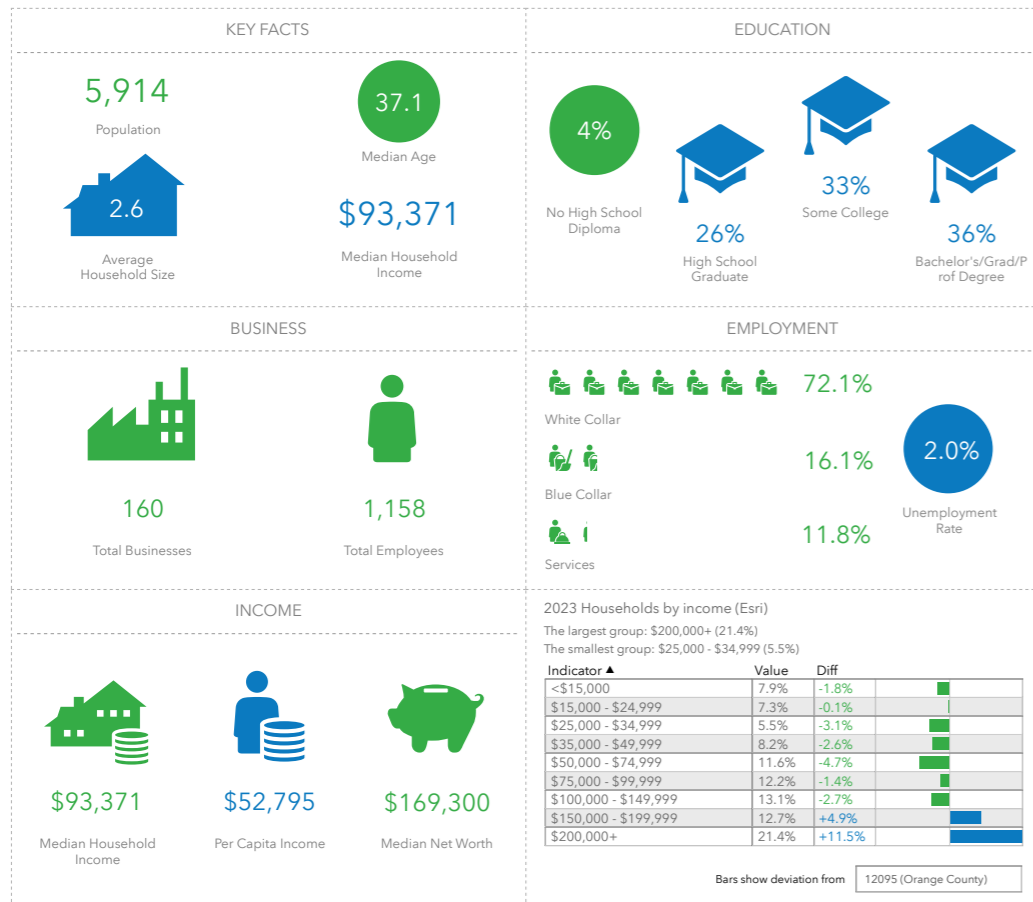


DEMOGRAPHIC PROFILE



Key Facts

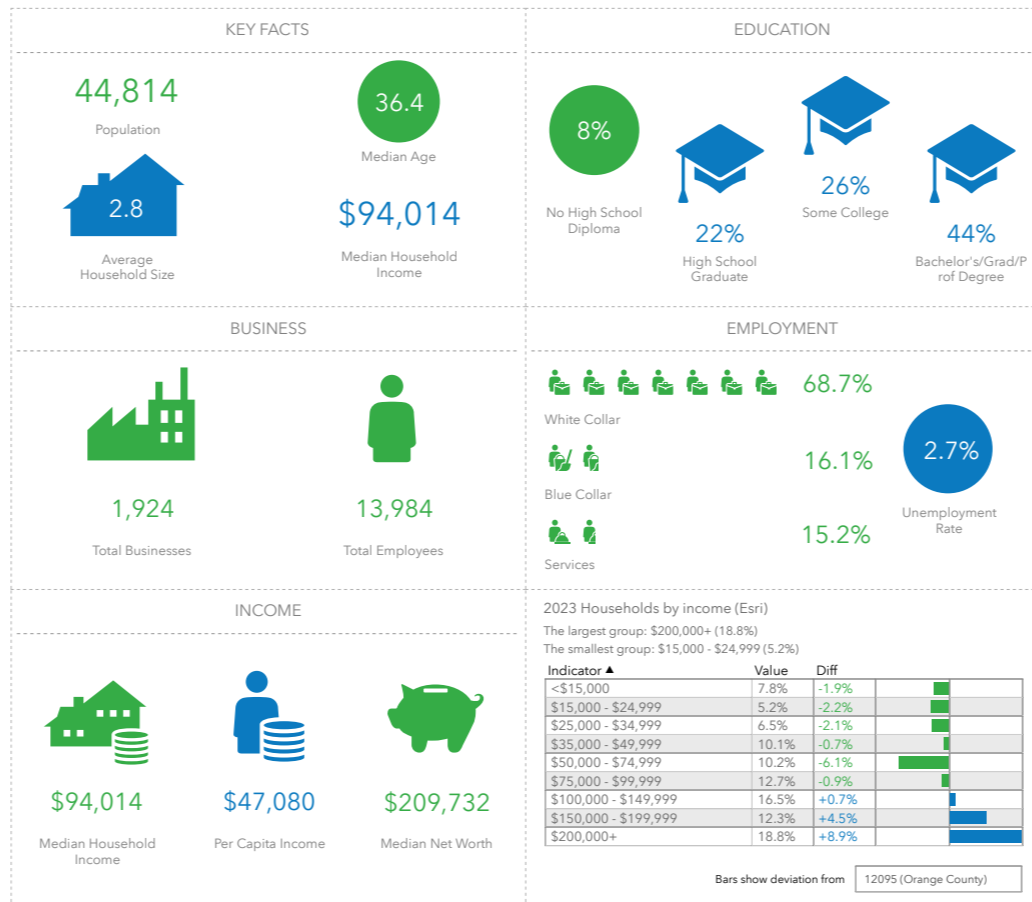
15765 W Colonial Dr, Winter Garden, Florida, 34787
Ring of 1 mile



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Key Facts

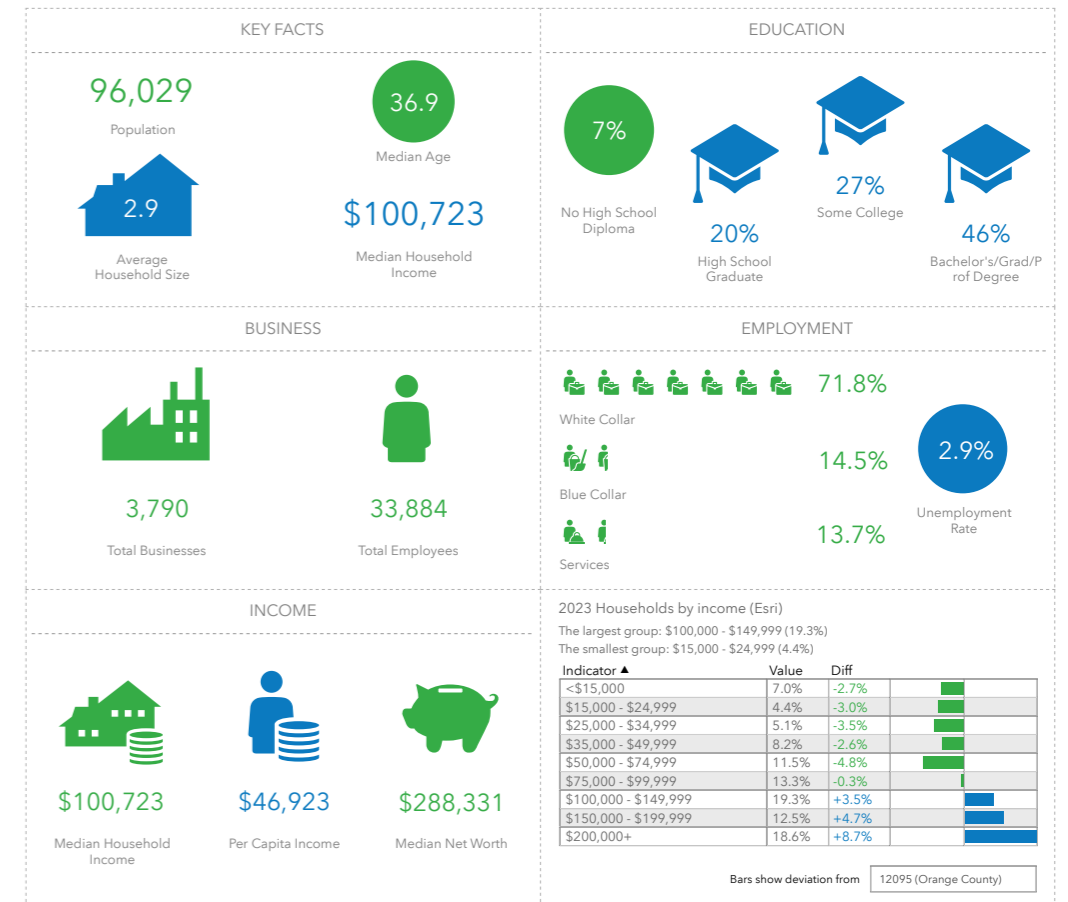
15765 W Colonial Dr, Winter Garden, Florida, 34787
Ring of 3 miles



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Key Facts

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Ring of 5 miles



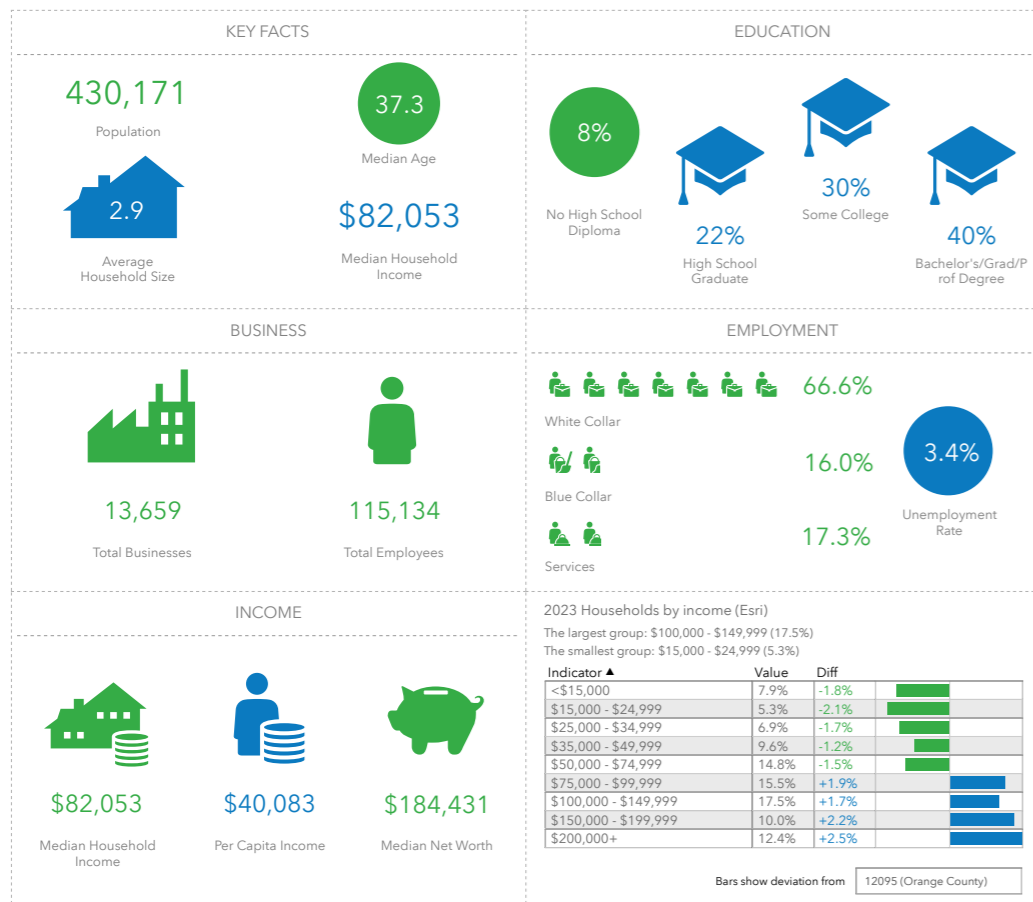
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DEMOGRAPHIC PROFILE



Key Facts

15765 W Colonial Dr, Winter Garden, Florida, 34787 2
Ring of 10 miles



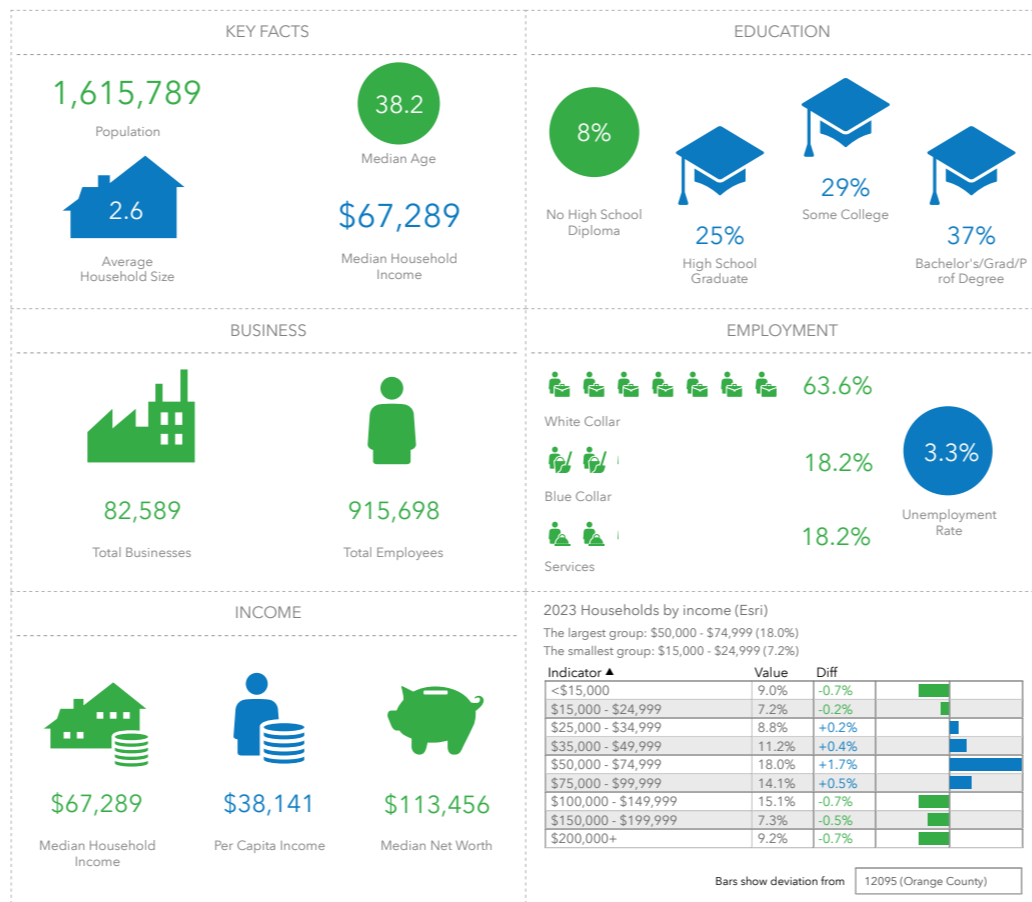
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Key Facts

15765 W Colonial Dr, Winter Garden, Florida, 34787 2
Ring of 20 miles



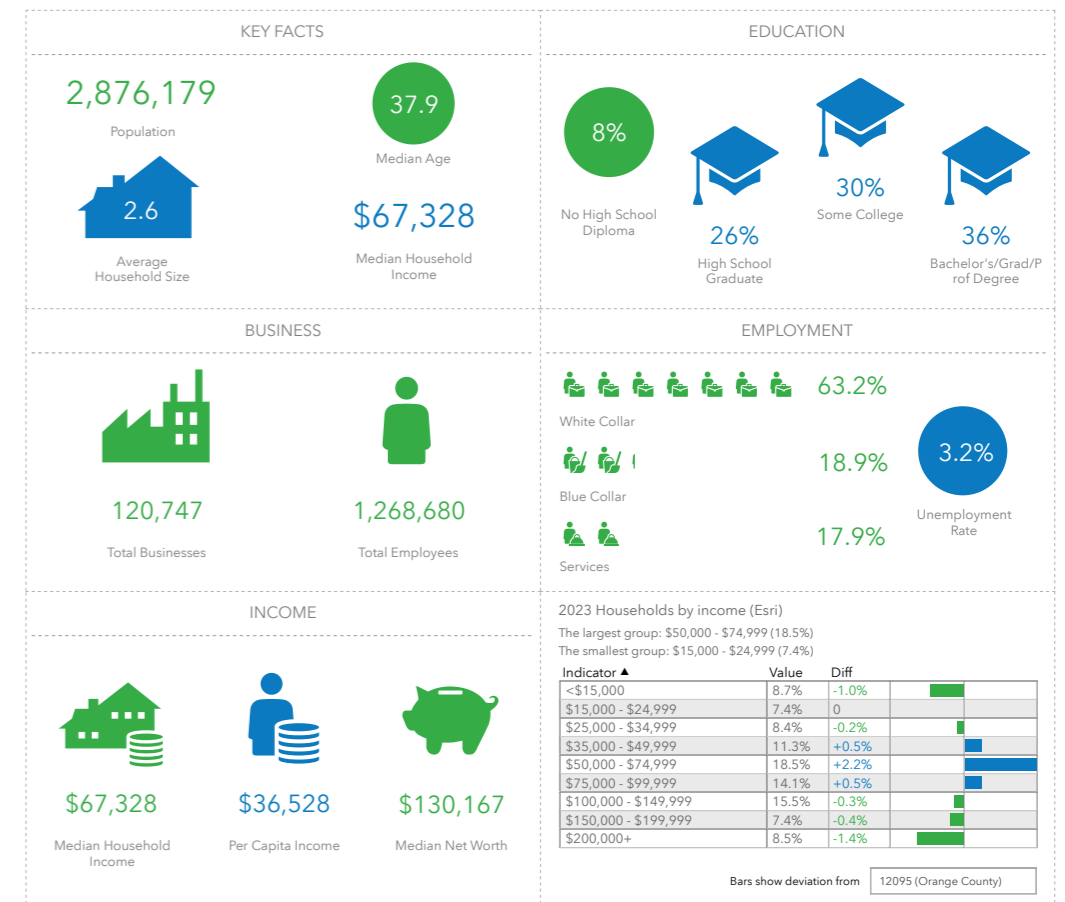
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Key Facts

15765 W Colonial Dr, Winter Garden, Florida, 34787 2
Ring of 30 miles



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Demographic and Income Profile

15765 W Colonial Dr, Winter Garden, Florida, 34787 3
 15765 W Colonial Dr, Winter Garden, Florida, 34787
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.55284
 Longitude: -81.62073

Summary	Census 2010	Census 2020	2023	2028
Population	61,849	86,930	96,029	100,386
Households	21,060	29,580	32,959	34,823
Families	16,268	-	25,195	26,497
Average Household Size	2.91	2.91	2.89	2.86
Owner Occupied Housing Units	15,912	-	26,276	27,584
Renter Occupied Housing Units	5,145	-	6,683	7,240
Median Age	36.1	-	36.9	36.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.89%	0.63%	0.30%
Households	1.11%	0.77%	0.49%
Families	1.01%	0.74%	0.44%
Owner HHs	0.98%	0.93%	0.66%
Median Household Income	2.40%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,310	7.0%	2,042	5.9%
\$15,000 - \$24,999	1,459	4.4%	1,140	3.3%
\$25,000 - \$34,999	1,695	5.1%	1,403	4.0%
\$35,000 - \$49,999	2,703	8.2%	2,113	6.1%
\$50,000 - \$74,999	3,798	11.5%	3,754	10.8%
\$75,000 - \$99,999	4,373	13.3%	4,463	12.8%
\$100,000 - \$149,999	6,363	19.3%	6,982	20.0%
\$150,000 - \$199,999	4,130	12.5%	5,329	15.3%
\$200,000+	6,129	18.6%	7,597	21.8%
Median Household Income	\$100,723		\$113,405	
Average Household Income	\$136,030		\$156,074	
Per Capita Income	\$46,923		\$54,399	

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,550	7.4%	6,309	6.6%	6,888	6.9%
5 - 9	5,017	8.1%	7,090	7.4%	7,245	7.2%
10 - 14	4,951	8.0%	7,323	7.6%	7,256	7.2%
15 - 19	4,229	6.8%	6,411	6.7%	6,270	6.2%
20 - 24	3,224	5.2%	5,043	5.3%	4,746	4.7%
25 - 34	7,792	12.6%	13,169	13.7%	14,461	14.4%
35 - 44	10,471	16.9%	14,311	14.9%	16,158	16.1%
45 - 54	9,379	15.2%	13,378	13.9%	12,676	12.6%
55 - 64	6,297	10.2%	11,065	11.5%	10,943	10.9%
65 - 74	3,416	5.5%	7,495	7.8%	8,096	8.1%
75 - 84	1,812	2.9%	3,346	3.5%	4,335	4.3%
85+	711	1.1%	1,090	1.1%	1,315	1.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,728	72.3%	50,969	58.6%	55,699	58.0%	56,630	56.4%
Black Alone	8,596	13.9%	10,097	11.6%	11,297	11.8%	12,036	12.0%
American Indian Alone	230	0.4%	273	0.3%	309	0.3%	333	0.3%
Asian Alone	3,067	5.0%	5,250	6.0%	5,882	6.1%	6,401	6.4%
Pacific Islander Alone	66	0.1%	54	0.1%	61	0.1%	62	0.1%
Some Other Race Alone	3,196	5.2%	6,755	7.8%	7,563	7.9%	8,536	8.5%
Two or More Races	1,964	3.2%	13,533	15.6%	15,218	15.8%	16,388	16.3%
Hispanic Origin (Any Race)	11,932	19.3%	18,467	21.2%	20,805	21.7%	22,492	22.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 31, 2023

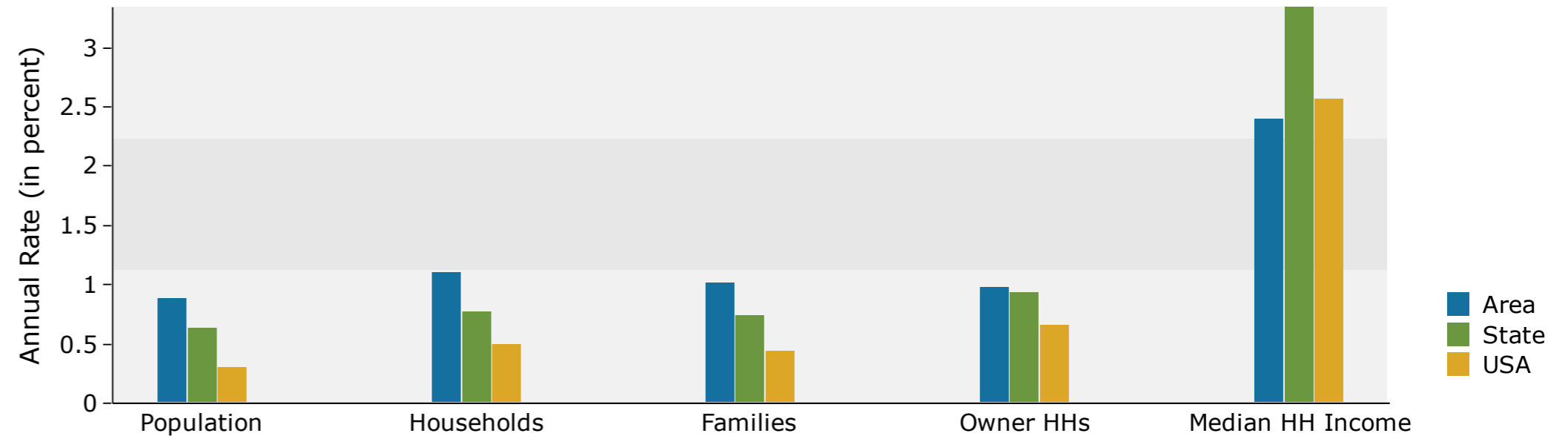


Demographic and Income Profile

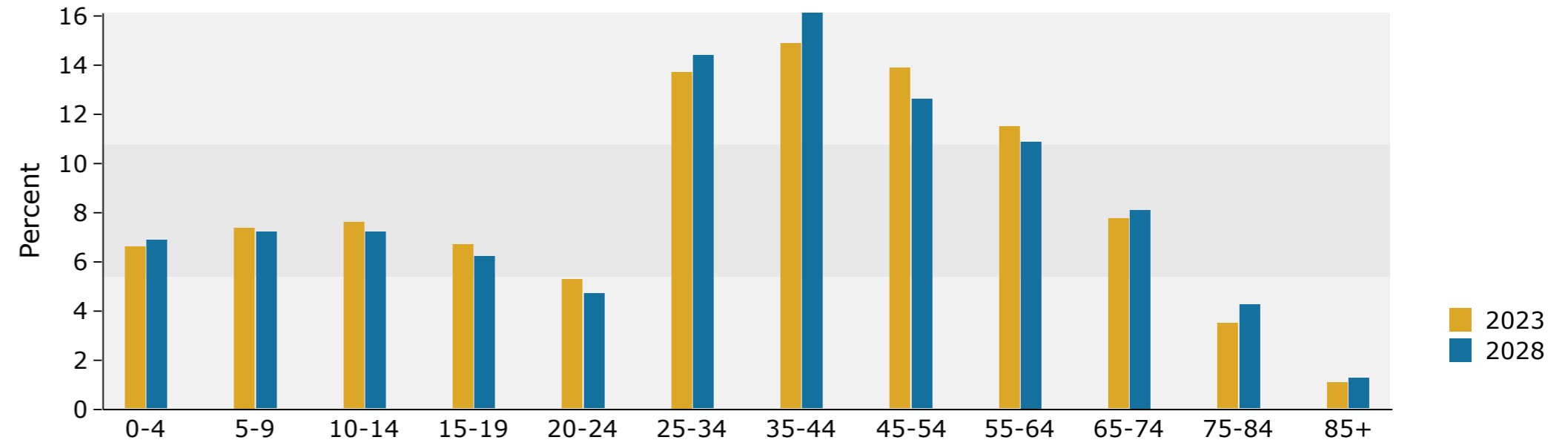
15765 W Colonial Dr, Winter Garden, Florida, 34787 3
 15765 W Colonial Dr, Winter Garden, Florida, 34787
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.55284
 Longitude: -81.62073

Trends 2023-2028



Population by Age



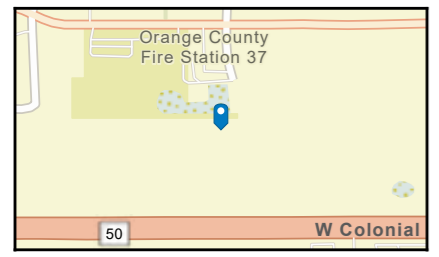
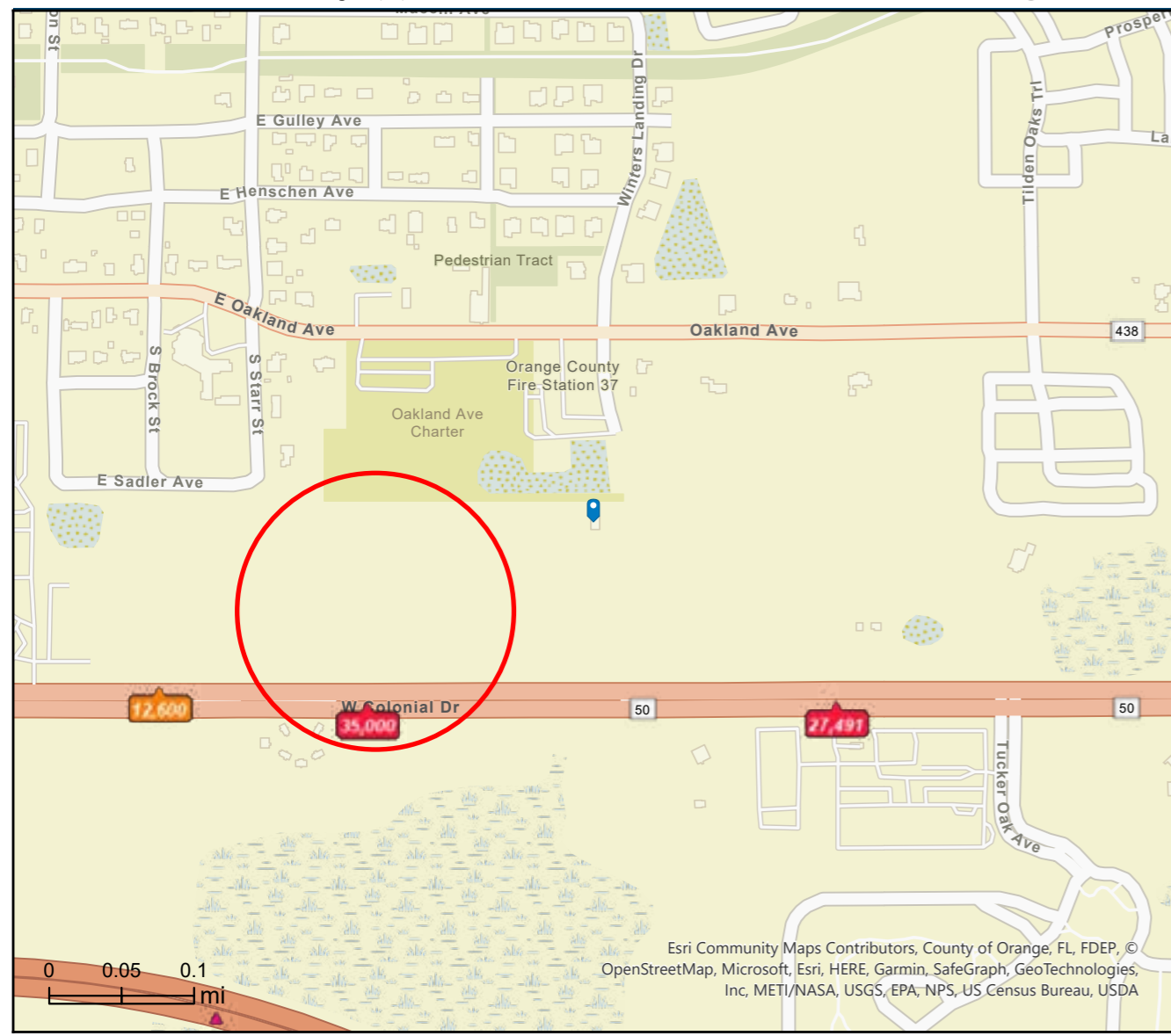
TRAFFIC COUNT MAP



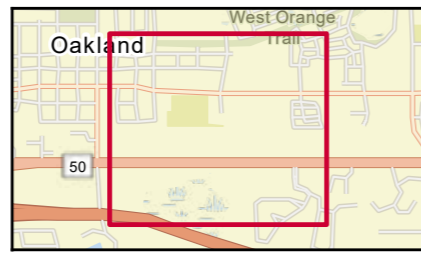
Traffic Count Map - Close Up

15765 W Colonial Dr, Winter Garden, Florida, 34787 2
 15765 W Colonial Dr, Winter Garden, Florida, 34787
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.55284
 Longitude: -81.62073



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

August 30, 2023



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