

flamingo crossings  
retail outparcel  
ground lease or  
build to suit

1 acre

call for details

located at the entrance of  
flamingo crossings - 450  
acre new development near  
Disney World Parks & Resorts

- + access: easy ingress/egress
- + Primary: retail
- + traffic: 44k CDP (FL-429)  
20k CDP (west. way)



SPRINGHILL SUITES®  
Marriott



TOWNEPLACE  
SUITES®  
BY MARRIOTT

the property



1 acre

hartzog rd

western way 20,000 cpd



FL 429 & hartzog rd  
winter garden fl 34787

primary

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Bishop Beale Duncan  
COMMERCIAL REAL ESTATE





## highlights

incredible retail  
ground lease  
opportunity

- Located at the entrance to 450-acres of new development in Winter Garden, FL at the intersection of the Western Way and the FL-429 toll way (Orlando's Western Beltway)
- adjacent to Flamingo Crossings, a 200,000 SF open-air pedestrian friendly retail-hub with 40 familiar brands of retailers and restaurants
- Directly in front of TownePlace Suites by Marriott, and next to SpringHill Suites, Homewood Suites, Fairfield Inn & Suites and Residence Inn



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for more information, contact buffy gillette • (407) 734.7205 • [buffy@BBDRE.com](mailto:buffy@BBDRE.com)



# points of interest

## food & beverage

- 1 domino's pizza
- 2 sonic drive-in
- 3 skyline chili
- 4 firehouse subs
- 5 dunkin'
- 6 wendy's
- 7 pdq
- 8 token ramen & tea\*
- 9 starbucks
- 10 pieology pizzeria
- 11 simply capri
- 12 flatlands bar & grill\*
- 13 pita mediterranean street food
- 14 lime fresh mexican grill
- 15 white rabbit dessert experience
- 16 ben & jerry's
- 17 ellie lou's brews & bbq
- 18 gyu-kaku japanese bbq
- 19 five guys
- 20 hash house a go go

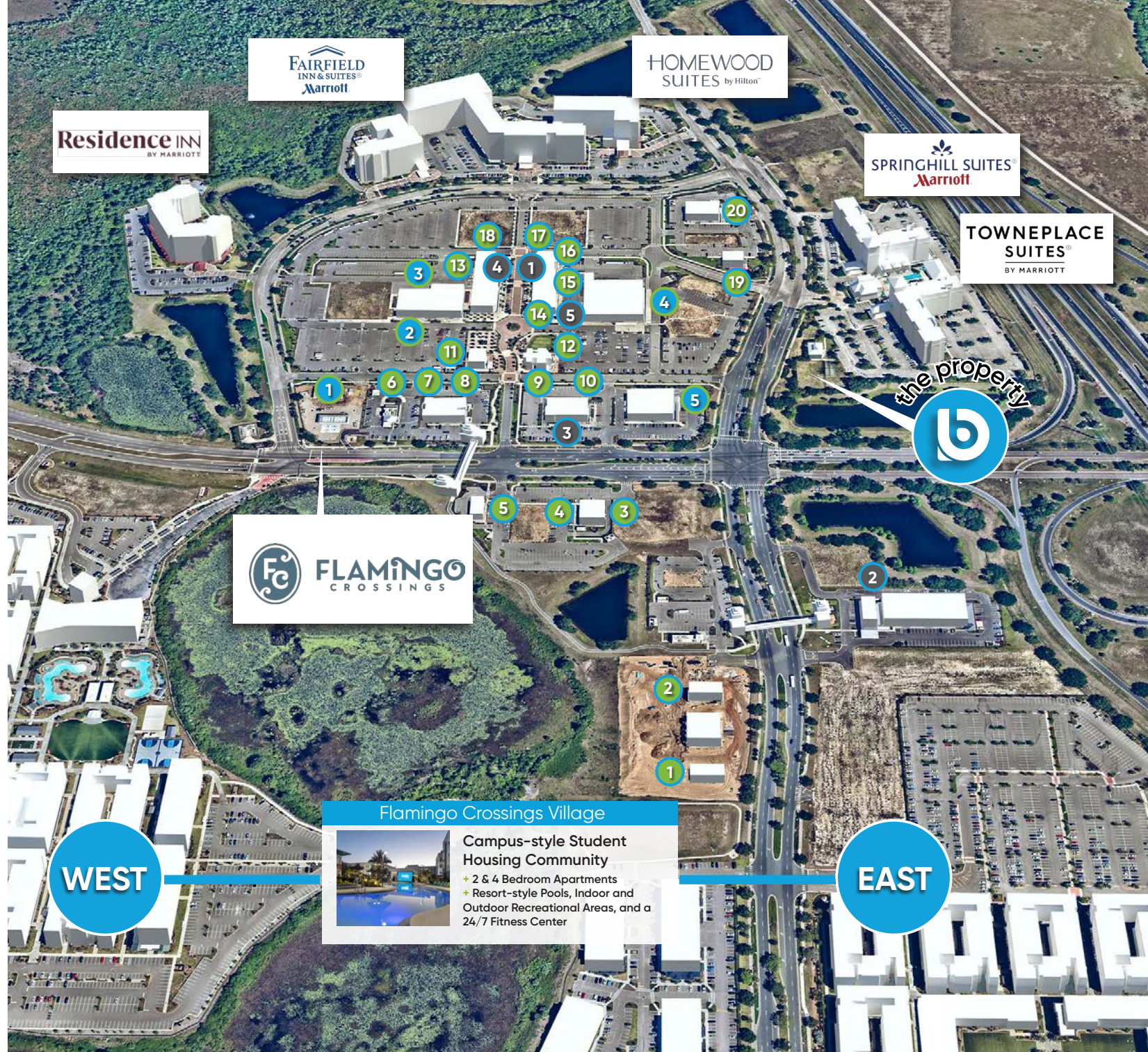
## retail & shops

- 1 7-eleven\*
- 2 fit2run, the runner's superstore
- 3 five below
- 4 target
- 5 walgreens

## services

- 1 adventhealth primary care
- 2 adventhealth er
- 3 at&t\*
- 4 luxor nail & spa
- 5 the ups store

\*coming soon



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## property photos



main view



parking lot



streetside view



hotel side view