

**ONE
UNIT
LEFT**



FOR LEASE

Rates Starting at \$43 SF (NNN)

PROPERTY DETAILS:

ADDRESS	12623 W Colonial Dr, Winter Garden, FL 34787
COUNTY	Orange
UNITS AVAILABLE	1
USE	Retail/Medical
UNIT SIZE	1,499 SQ FT
AVAILABLE	Now
PARKING SPACES	5/1,000



SHARON WILLIAMS



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EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

FOR LEASE

WESTSIDE STATION

12623 W Colonial Dr.,
Winter Garden, FL 34787



Don't miss the last space at this trendy, new construction development located on highway 50, Winter Garden just a quarter mile from the Florida Turnpike and the 429 Expressway. Join tenants, Poke Burri, Dreamy Tea, PAINT Nail Bar, Sizzlin' Greens, and Ultimate Carts



PROPERTY HIGHLIGHTS:

- Improved Gray Shell
- Space includes 5 ton AC unit
- Demised walls
- Set electrical panel and water meter set
- Frontage on HWY 50 (50,500 AADT)
- 5/1,000 Parking Ratio



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ABOUT THE AREA:

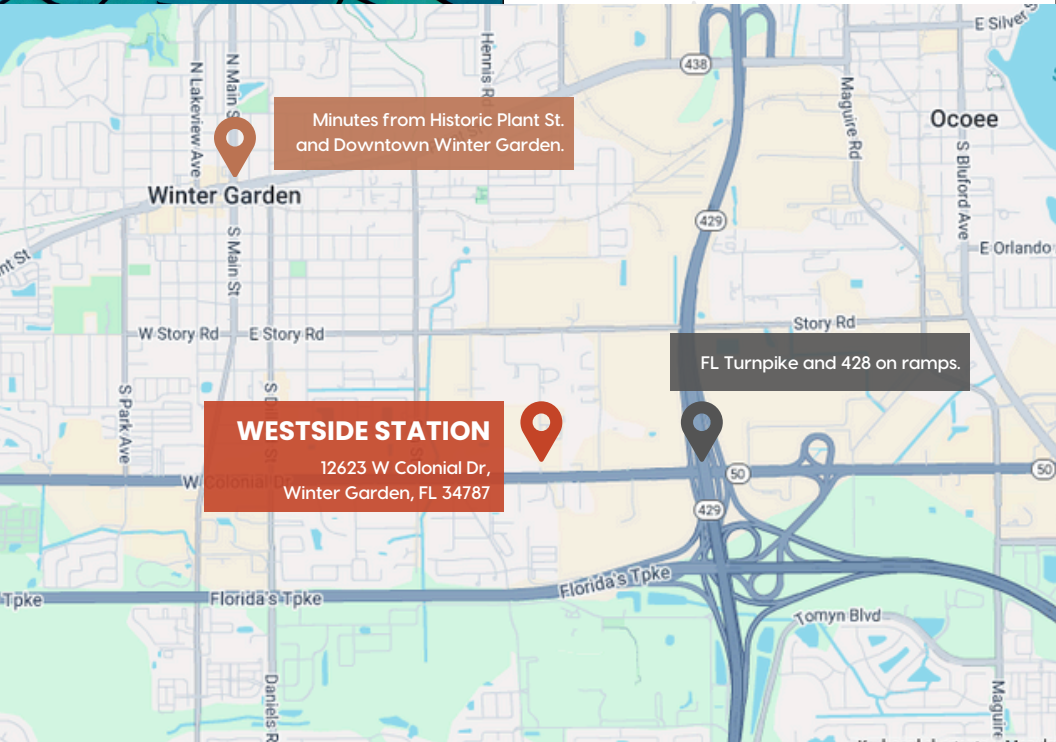
WestSide Station is a boutique style space for lease on Hwy 50 minutes from Historic Downtown Winter Garden. It is home to businesses such as Sizzling Greens, Poke Burri, and Dreamy Tea.

ROADWAY ACCESS

WestSide Station is located directly on Hwy 50 and is mere blocks away from the 429 and FL Turnpike on ramp.

DEMOGRAPHICS:

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



Minutes from Historic Plant St.
and Downtown Winter Garden.

Winter Garden

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FL Turnpike and 428 on ramps.



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