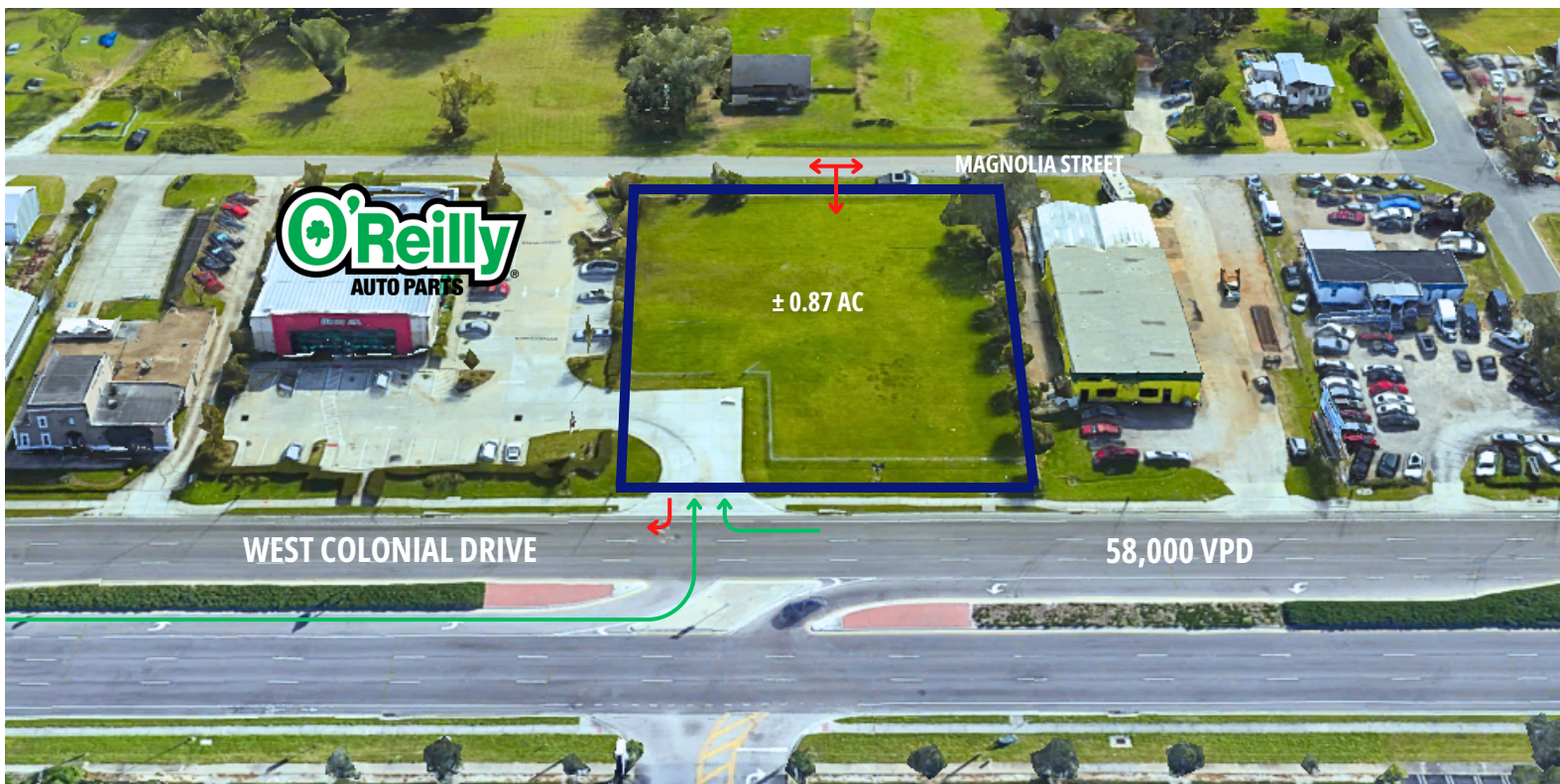




WINTER GARDEN OUTPARCEL

Available For Ground Lease

13150 West Colonial Drive Winter Garden, FL 34787



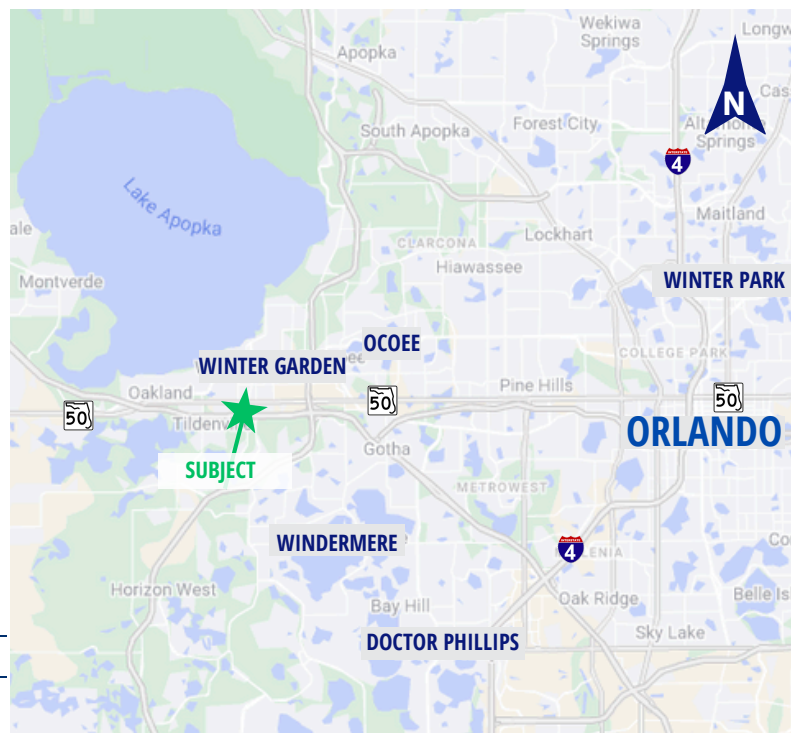
HIGHLIGHTS

- ±0.87 Acre Outparcel Pad Site
- C-2 Zoning - allowing a wide variety of uses
- Ground Lease next to O'Reilly Auto Parts
- Situated in the core of the West Colonial Market with high traffic on main road - West Colonial Drive (±58,000 VPD)
- Excellent ingress/egress: Dedicated Left-in (Median Cut) plus Right-in, Right-out. Full south access at Magnolia Street
- Nearby Retailers: 4 Rivers Smokehouse, Wawa, Checkers, McDonald's, Wendy's, KFC, Starbucks, Burger King, Taco Bell, and more

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,996	49,609	73,713
Households	2,874	17,454	24,511
Avg. HH Income	\$88,978	\$131,178	\$135,930

*Source: Esri, 2023



Christie Alexander

Senior Vice President

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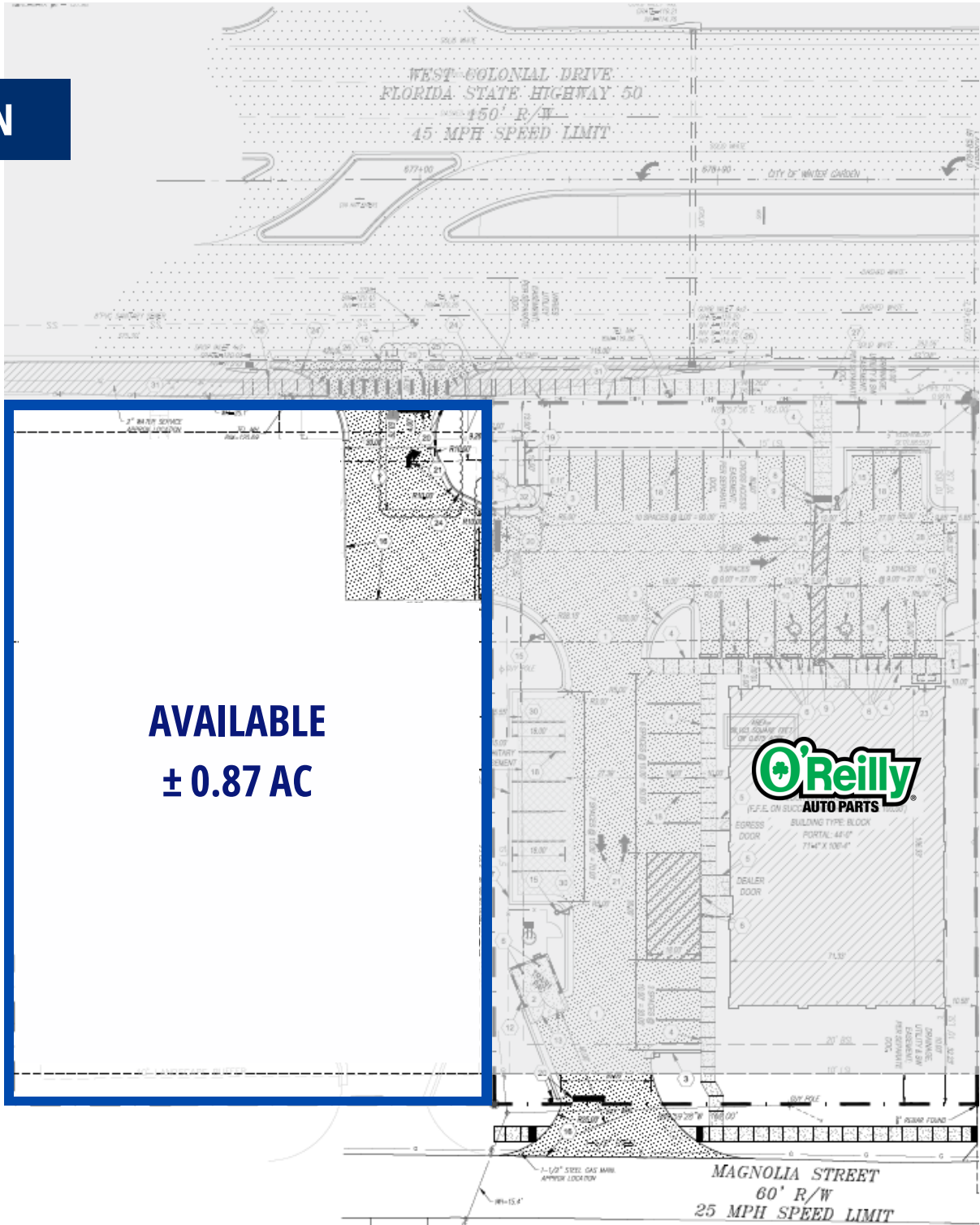


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SITE PLAN



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HWY 50 ENTRANCE EASTBOUND VIEW



LOT VIEW



TRADE AREA



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