



# Winter Garden Village

ROOTED IN HERITAGE, GROWING IN STYLE





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3251 Daniels Road, Winter Garden, FL

## GET TO KNOW

# Winter Garden Village

Winter Garden Village is an open-air lifestyle center on the west side of Orlando, 25 minutes from Walt Disney World. Shadow-anchored by Target and Lowe's, the center offers a vibrant mix of shopping, dining, and services with retailers like World Market, Ulta, Market by Macy's, Marshalls, Homegoods, Ross, Old Navy, Nike, LA Fitness, and more. The development serves Orlando's wealthiest communities, and the overall project spans across 1.15 million square feet.

## Quick Facts



Adjacent to 422-bed AdventHealth Hospital



Located off of Hwy 429 (Western Beltway)



2 lighted intersections & 8 points of ingress/egress



629,326 SF Total GLA

## Available SF

**5,000 - 20,158 SF**  
Suite 220C

**11,970 SF**  
Suite 228

**35,314 SF**  
Suite 112

**3,609 SF**  
Suite 234

[See Video](#)



## Traffic Counts

Highway 429 / Western Beltway

Daniels Road

FDOT | 2024

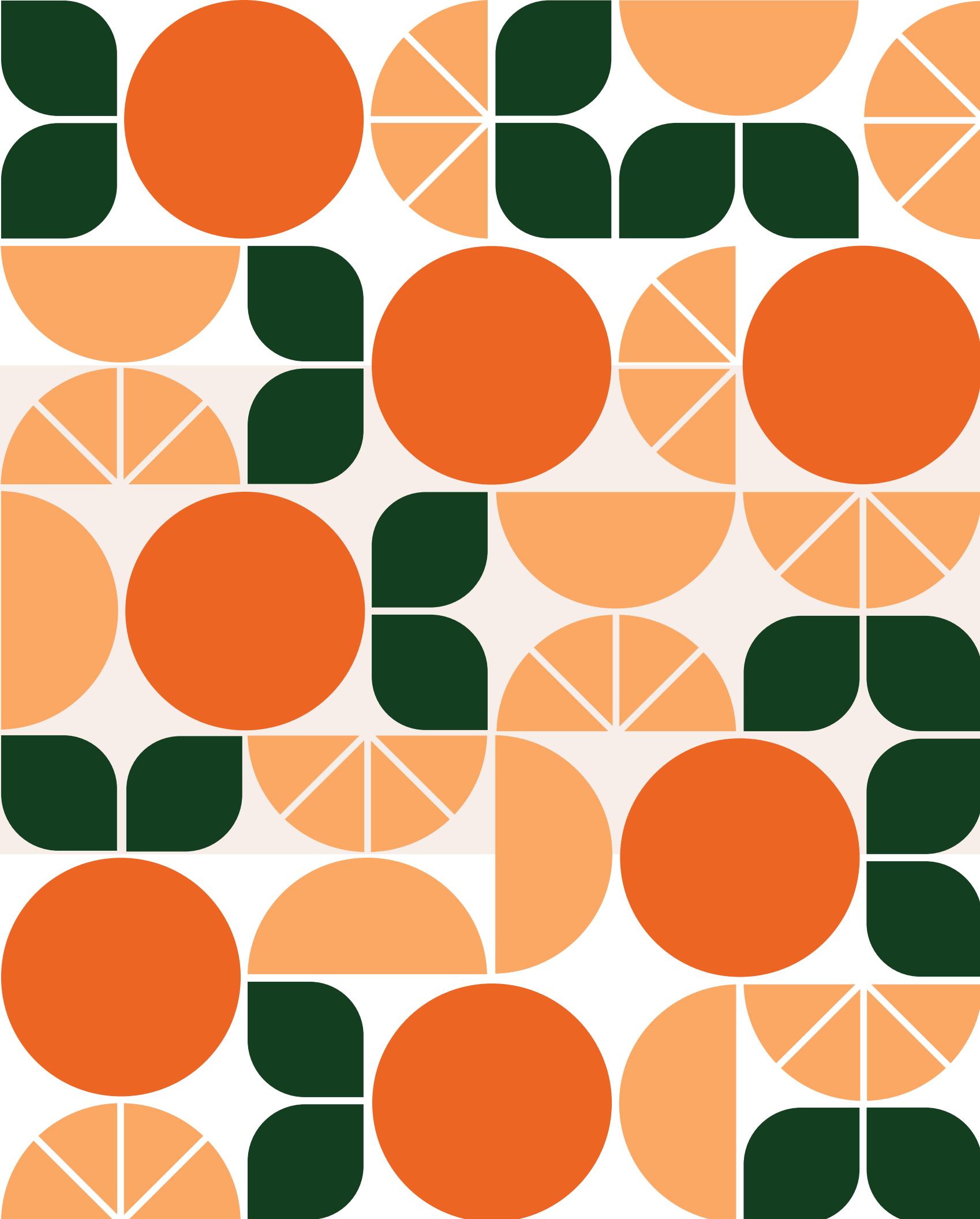
60,600 AADT

22,715 AADT



# Photos

WINTER GARDEN VILLAGE



11.1  
Million  
ANNUAL VISITORS



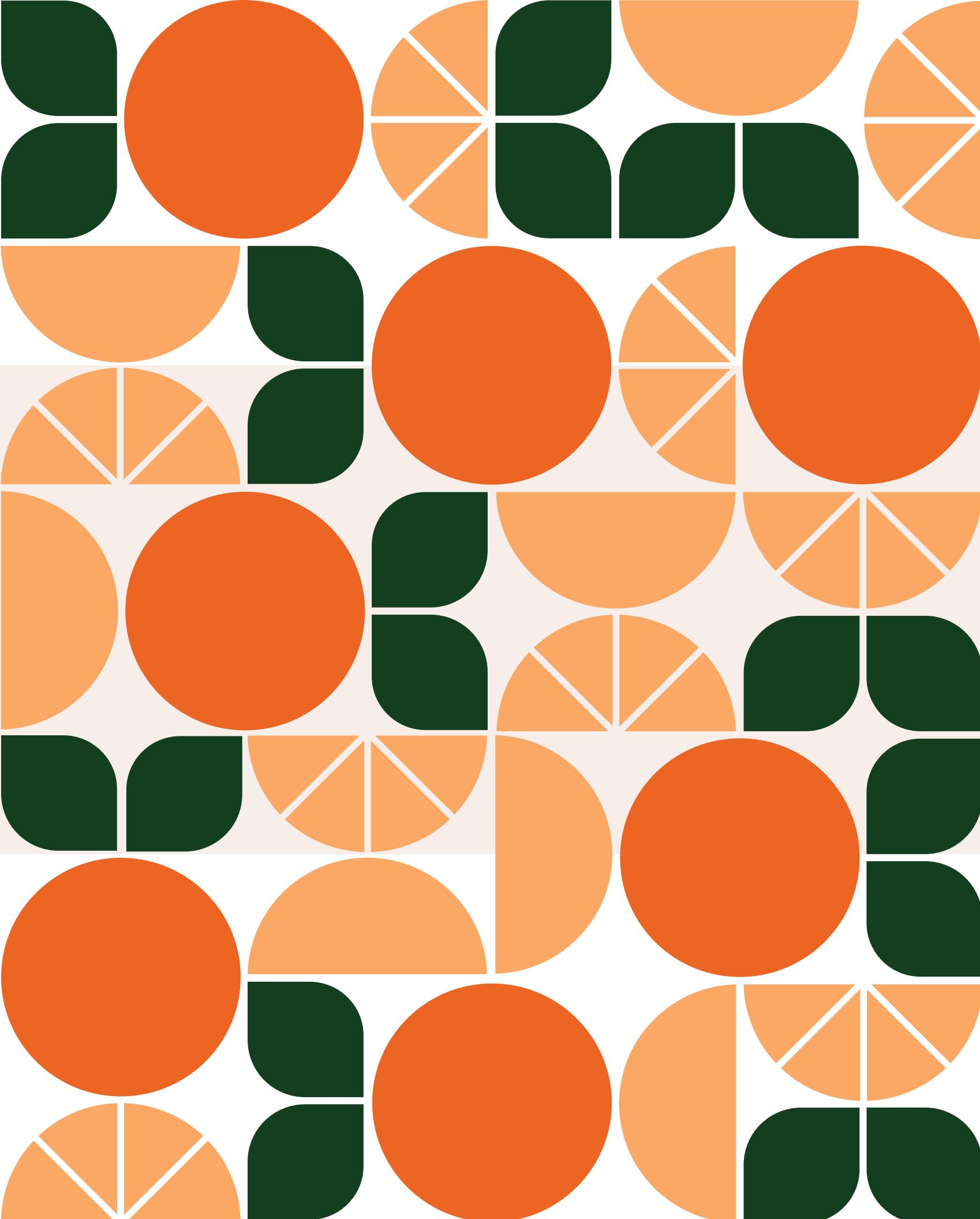
25  
Minutes  
FROM DISNEY





# Center Data

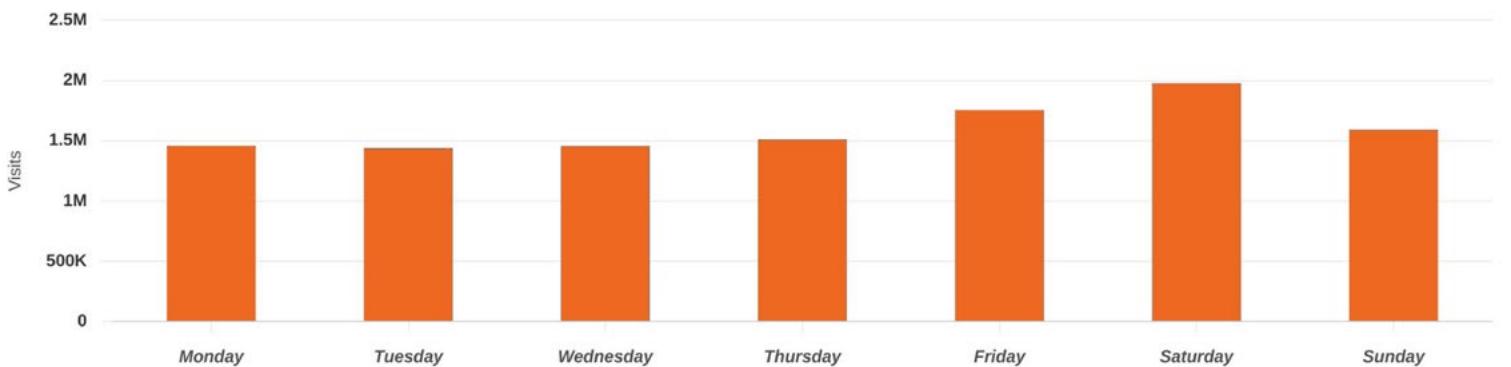
WINTER GARDEN VILLAGE



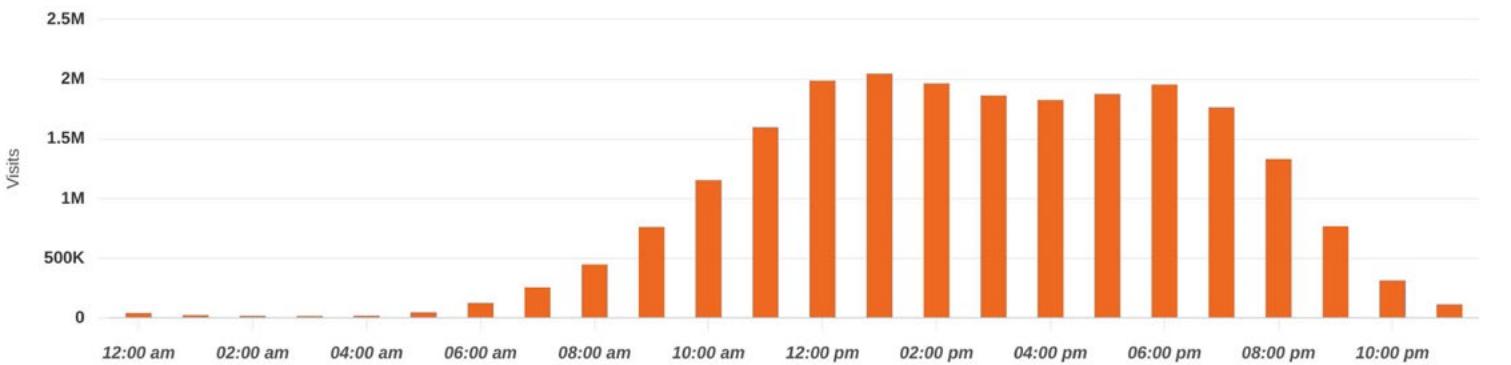
# Placer Data

Dec 1, 2024 - Nov 30, 2025

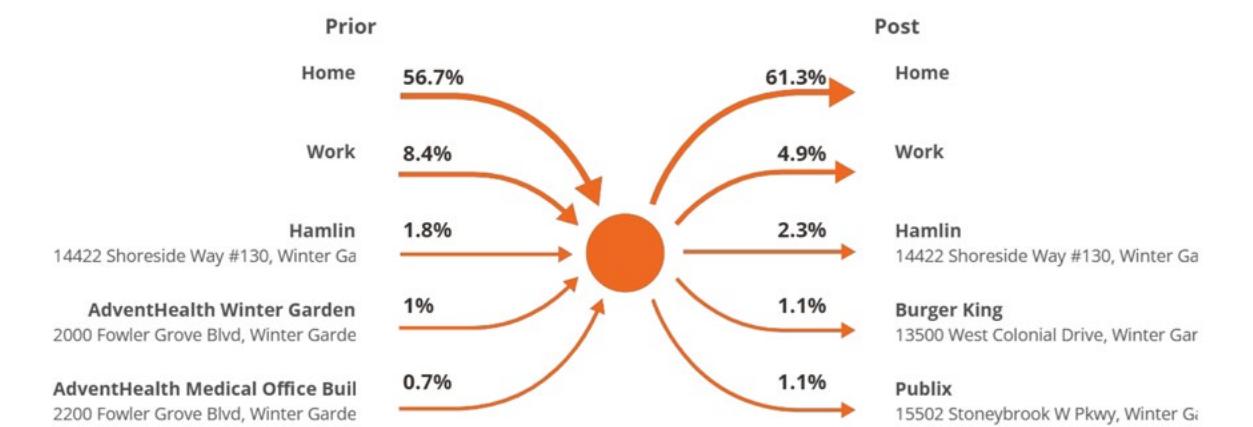
## Daily Visits



## Hourly Visits



## Visitor Journey





## WINTER GARDEN VILLAGE

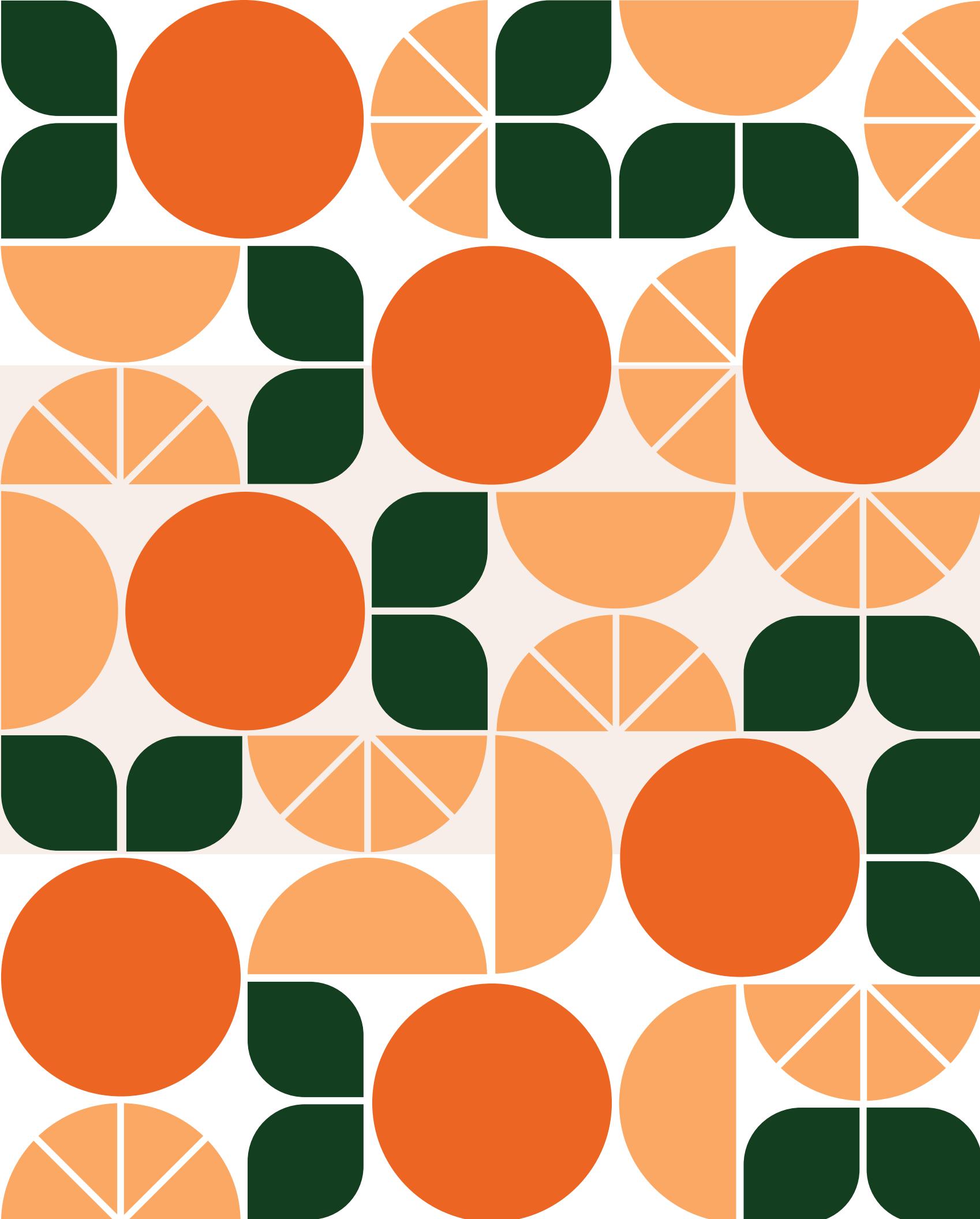
# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,840	58,916	132,354
2030 Projected Population	5,794	59,858	136,767
Proj. Annual Growth 2025 to 2030	-0.16%	0.32%	0.66%
<b>Daytime Population</b>			
2025 Daytime Population	6,363	54,981	119,427
Workers	3,607	27,747	59,298
Residents	2,756	27,234	60,129
<b>Income</b>			
2025 Est. Average Household Income	\$189,011	\$162,205	\$158,669
2025 Est. Median Household Income	\$161,227	\$125,901	\$117,947
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,884	19,875	44,752
2030 Estimated Households	1,872	20,203	46,244
Proj. Annual Growth 2025 to 2030	-0.13%	0.33%	0.66%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	52%	55%	56%
2025 Est. Black or African American	15%	11%	12%
2025 Est. Asian or Pacific Islander	11%	8%	7%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	22%	25%	25%
2025 Est. Hispanic (Any Race)	18%	22%	22%

SOURCE: ESRI 2025

# Site Plan

WINTER GARDEN VILLAGE



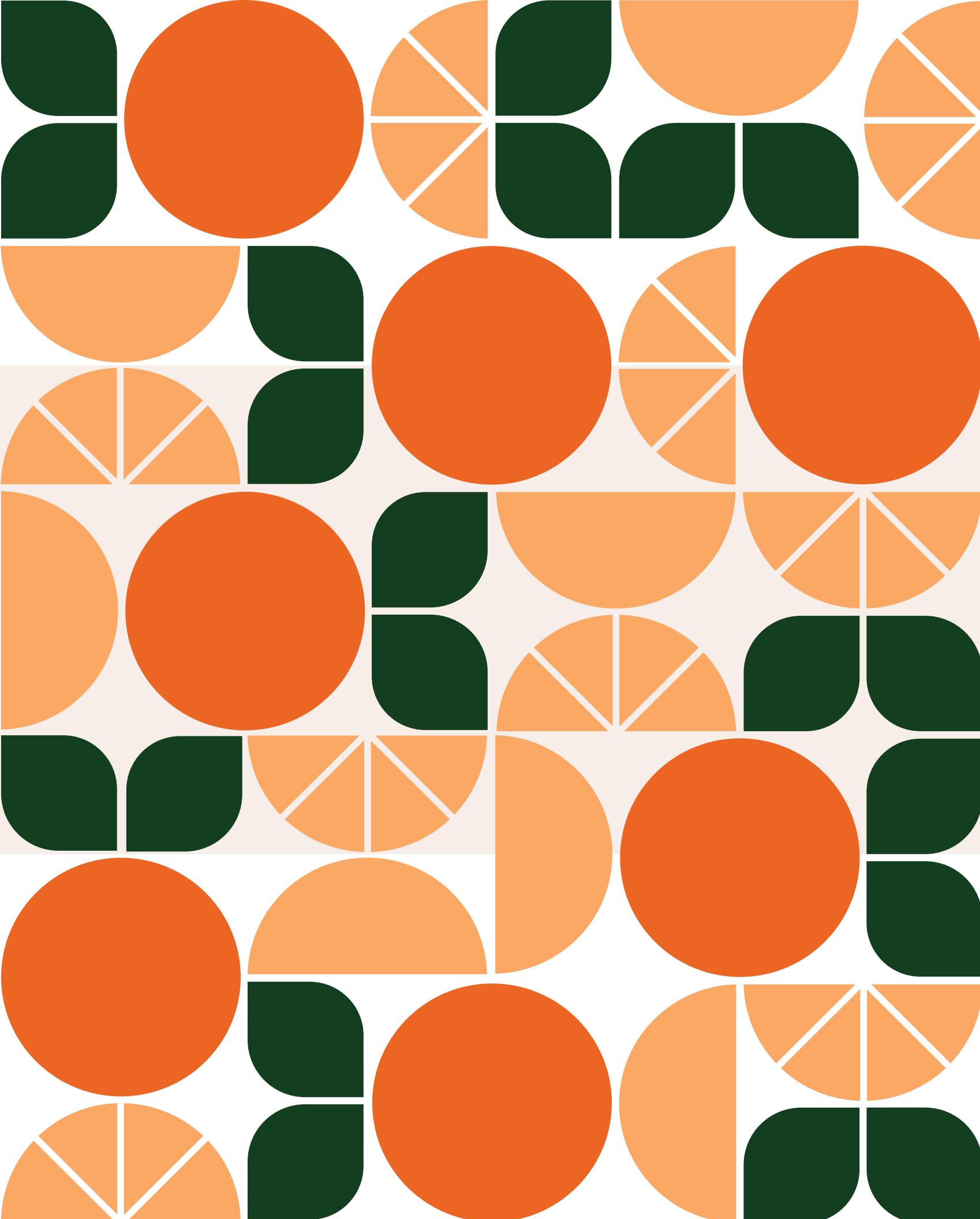
# Site Plan

102	Marshalls/Homegoods	55,341 SF
104	Ross Dress For Less	30,187 SF
106	Old Navy	14,973 SF
108	Best Buy	45,089 SF
110	Burlington	42,000 SF
112	Available	35,314 SF
114	Bealls	80,000 SF
200	Uno Pizzeria & Grill	6,335 SF
210	Sketchers	7,294 SF
202	Famous Footwear	7,062 SF
203	Ulta Beauty	10,089 SF
204	Market by Macy's	28,6335 SF
205	Cost Plus World Market	18,421 SF
206	Men's Wearhouse	6,000 SF
207	America's Best Contacts & Eyeglasses	4,043 SF
208	Vio Med Spa	2,324 SF
209	AJI Sushi & Teppan	4,177 SF
210	J. Crew	5,504 SF
211	Kay Jewelers	2,463 SF
212	Victoria's Secret	7,000 SF
213	Bath & Body Works	3,616 SF
214	Chico's	4,471 SF
215	Nike	16,108 SF
219	Pacific Sunwear	3,481 SF
220A	Carter's	4,699 SF
220B	Oshkosh B'Gosh	2,769 SF
220C	Available	20,158 SF
222	Haverty's	35,359 SF
224	Staples	20,552 SF
226	Petsmart	20,175 SF
228	Available	11,970 SF
230	Kirkland's	7,200 SF
231	Lane Bryant / Cacique	6,968 SF
232	Paradise Grills	5,938 SF
233	Bonefish Grill	5,502 AF
234	Available	3,609 SF
235	Volcano Hot Pot & BBQ	4,509 SF
236	Dolly Llama	1,006 SF
331	Planet Smoothie	1,031 SF
332	Southern Nutrition	1,260 SF
333	Massage Envy	2,817 SF
334	LA Fitness	33,200 SF
U-100	Target	185,000 SF
U-116	Lowe's	172,000 SF

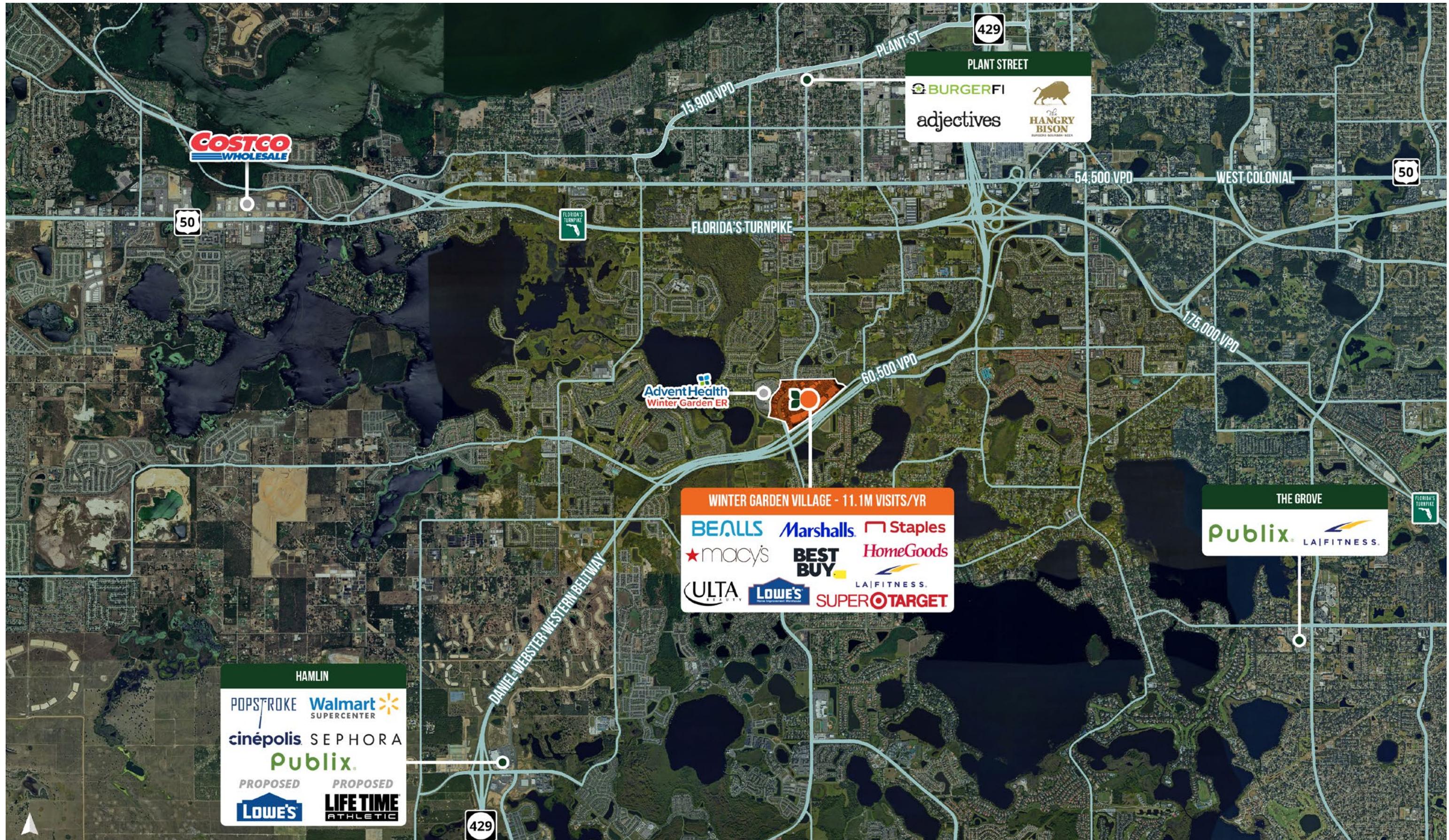


# Aerials

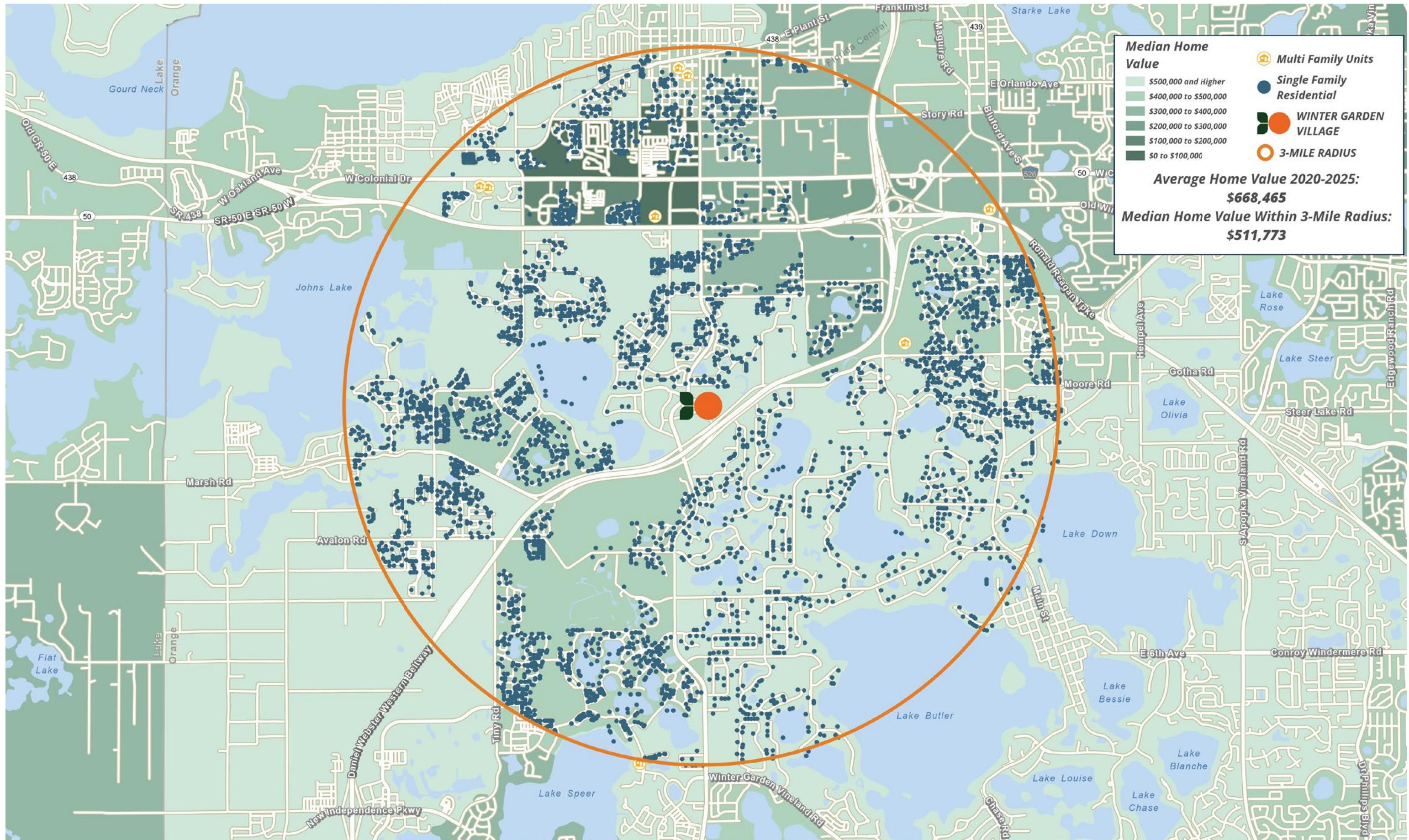
WINTER GARDEN VILLAGE



# Submarket Map | Winter Garden Village

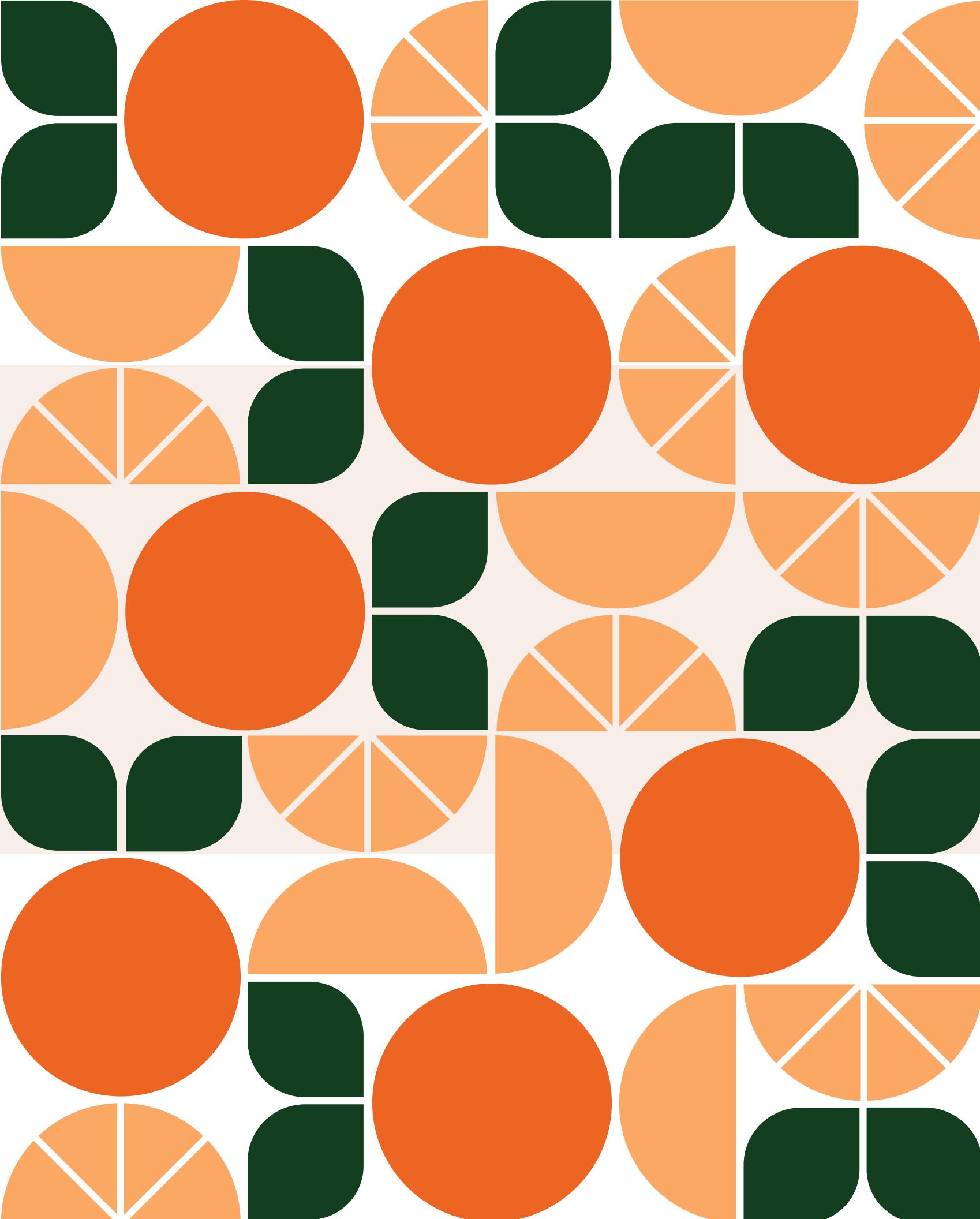


## Home Value Sales Map | Winter Garden Village



# Location

WINTER GARDEN VILLAGE





## WINTER GARDEN VILLAGE

# Winter Garden

Located in western Orange County about 14 miles west of downtown Orlando and 10 miles north of Walt Disney World Resort, Winter Garden blends small-town charm with the energy of a rapidly growing suburb. Founded in the 1850s near Lake Apopka, the city's agricultural roots in citrus farming have evolved into a thriving family-centric community focused on connectedness, outdoor living, and a vibrant sense of place. Its motto, "A charming little city with a juicy past," reflects that heritage. The historic downtown along Plant Street features vintage architecture, walkable streets, cafés, boutiques, and cultural venues, while major roadways such as SR-429 and The Florida Turnpike connect residents to regional employment centers and tourism destinations.

Winter Garden's population has more than doubled since 2000, reflecting its appeal to families and professionals seeking quality schools, housing, and amenities. With a growing affluent population and a majority of residents being homeowners, the purchasing power in Winter Garden is strong. The community craves best-in-class retailers, dining, and services. For businesses, the market represents a stable, affluent, and growing customer base invested in community and lifestyle - making Winter Garden one of Central Florida's premier retail and residential destinations.

10 Miles  
NORTH OF WALT  
DISNEY WORLD

49,093  
2025 EST. POPULATION

World Population Review

# WINTER GARDEN VILLAGE

# Orlando

Orlando stands as the vibrant heart of Central Florida and one of the most dynamic markets in the nation. Known as "The City Beautiful," it combines world-class tourism, a thriving economy, and unmatched connectivity. It is home to over 120 companies, has one of the largest universities in the country (University of Central Florida), and is the hub of the nation's military simulation and training programs. The region's infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach.

One of the main driving forces in Orlando's economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the 'Theme Park Capital of the World', the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region's economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States. With its strong economic base, lifestyle appeal, and global visibility, Orlando continues to shine as one of America's premier destinations for business, travel, and investment.

**334.9 K**

**POPULATION OF  
ORLANDO 2024**

U.S. Census

**75.3 Million**

**TOURISTS IN 2024**

Visit Orlando

**1.7 Million**

**TOTAL ATTENDANCE  
AT THE CONVENTION  
CENTER**

Visit Orlando





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