



Winter Garden Regional Medical Building

14237 W COLONIAL DR, WINTER GARDEN, FL 34787

Property Overview

The 2,350 SF medical office unit is available on an NNN and will be delivered as a cold dark shell. Suite 1 will allow for undivided access to available parking onsite and additional overflow parking in the adjacent shopping center. TI is available upon request and subject to landlord approval of prospect's concept.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

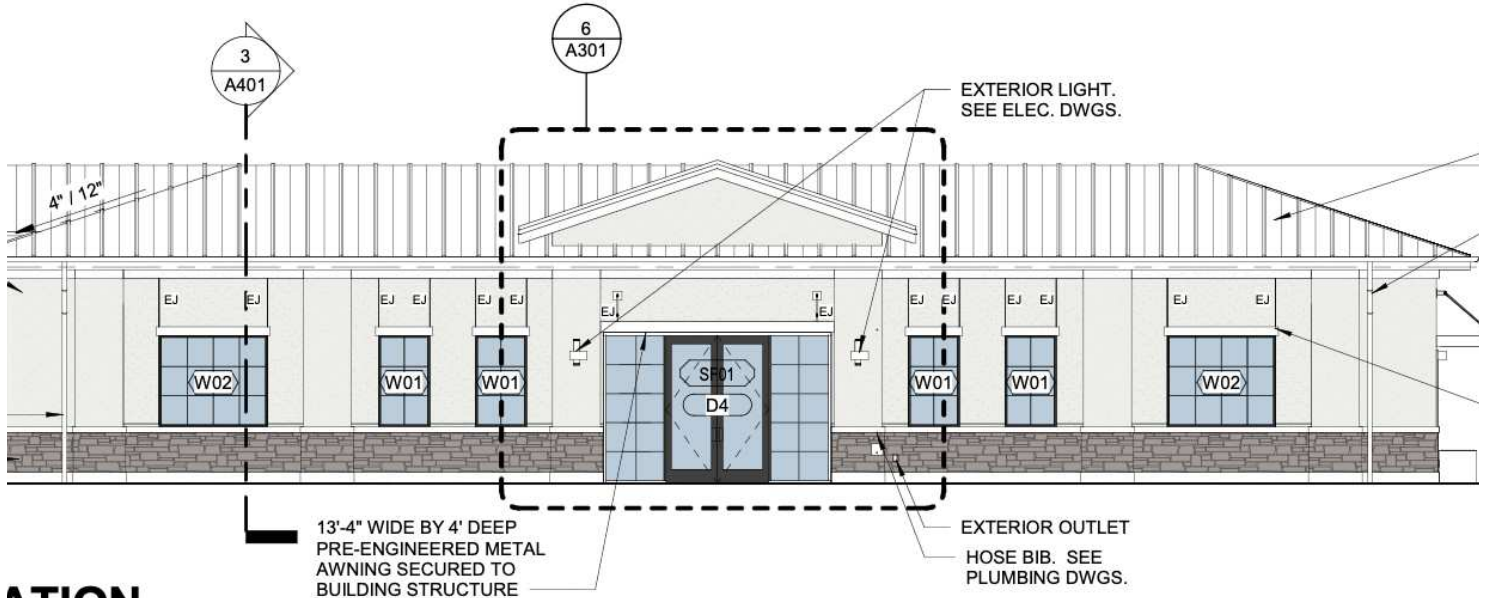
PRESENTED BY
BRIAN GRANDSTAFF

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EXECUTIVE SUMMARY

14237 W COLONIAL DR, WINTER GARDEN, FL 34787
Winter Garden Regional Medical Building



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OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	2,350 SF
Available SF:	2,350 SF
Lot Size:	11,081 SF
Year Built:	2024
Zoning:	C-2
Market:	Orlando
Submarket:	Winter Garden
Traffic Count:	37,500

LOCATION OVERVIEW

The site benefits from direct frontage on West Colonial Drive and is situated directly adjacent to the Winter Garden Regional Shopping Center. The property provides the visibility a notable medical practice or business executive desires, with an average daily traffic count of over 37,000 vehicles per day.

PROPERTY HIGHLIGHTS

- NNN Lease
- MOB
- Cold Dark Shell Delivery
- 2,350 +/- Sqft Premises
- New Construction
- 3-5 term

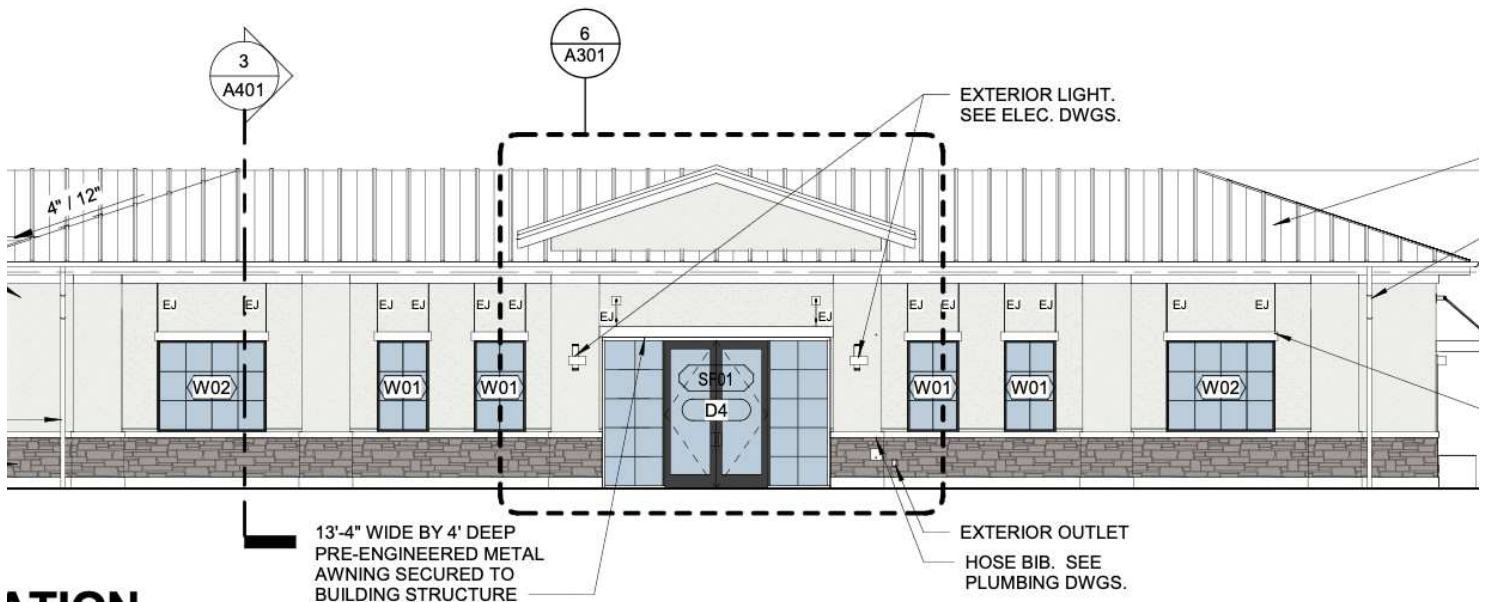
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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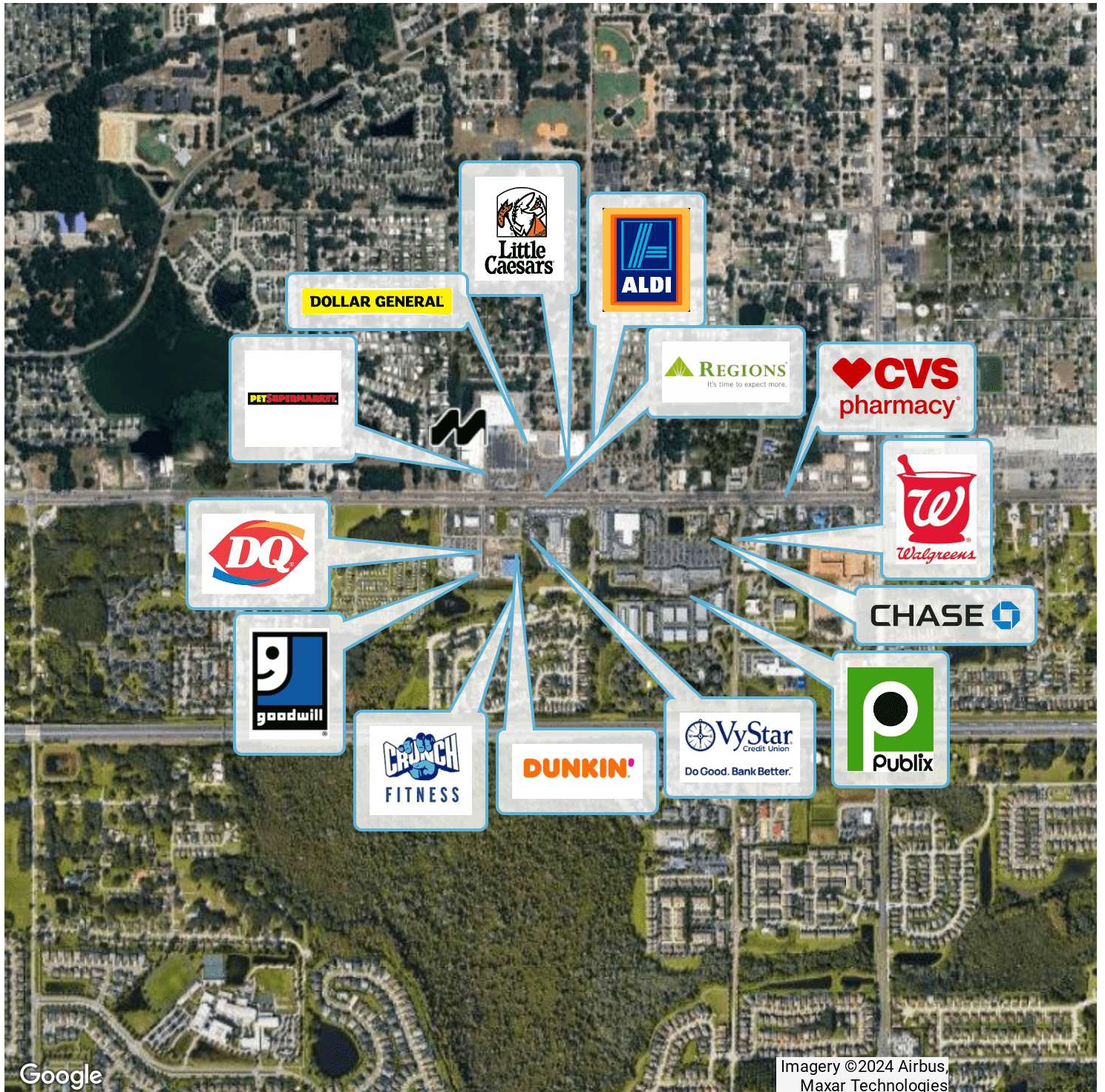
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LOCATION MAP

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Google

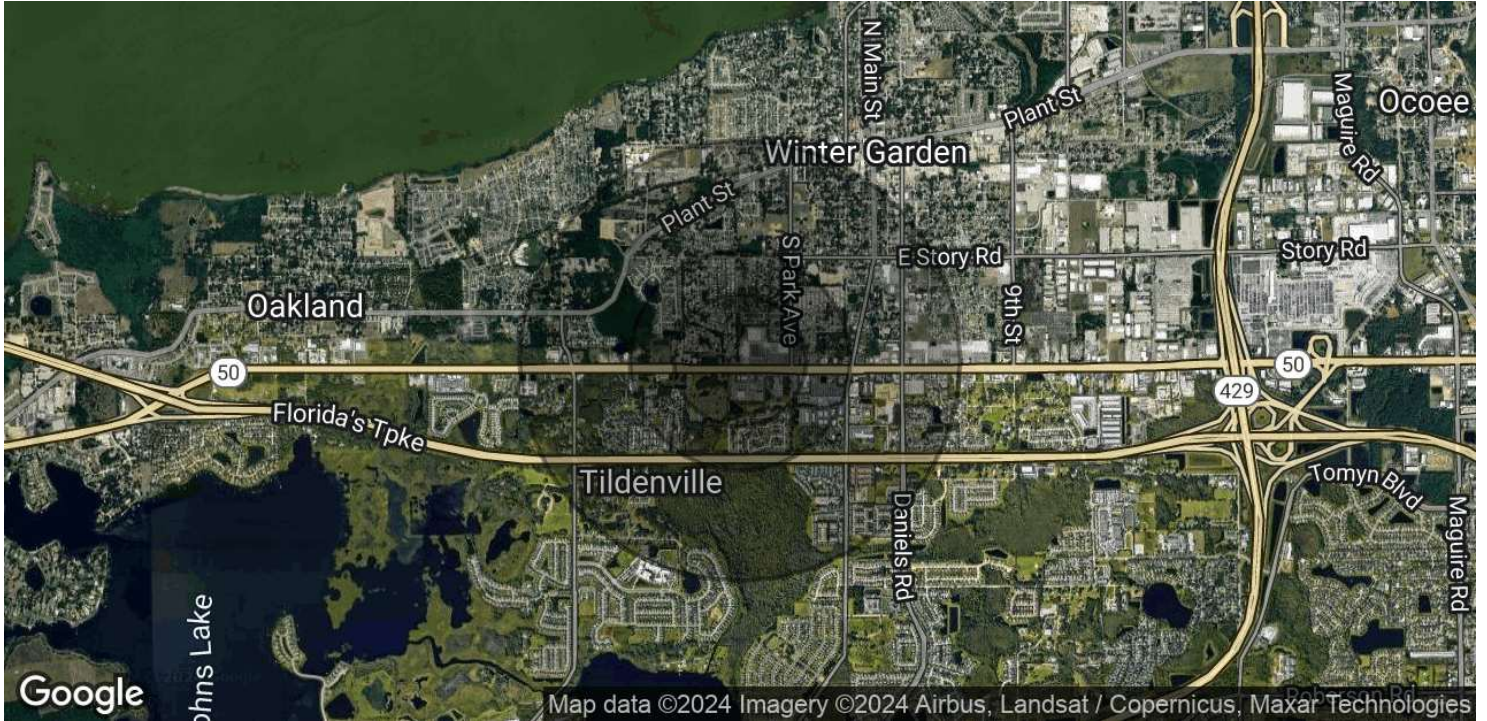
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,291	3,811	11,213
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,493	4,279
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,116	\$89,109	\$103,851
Average House Value	\$382,638	\$377,492	\$421,900

Demographics data derived from AlphaMap

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