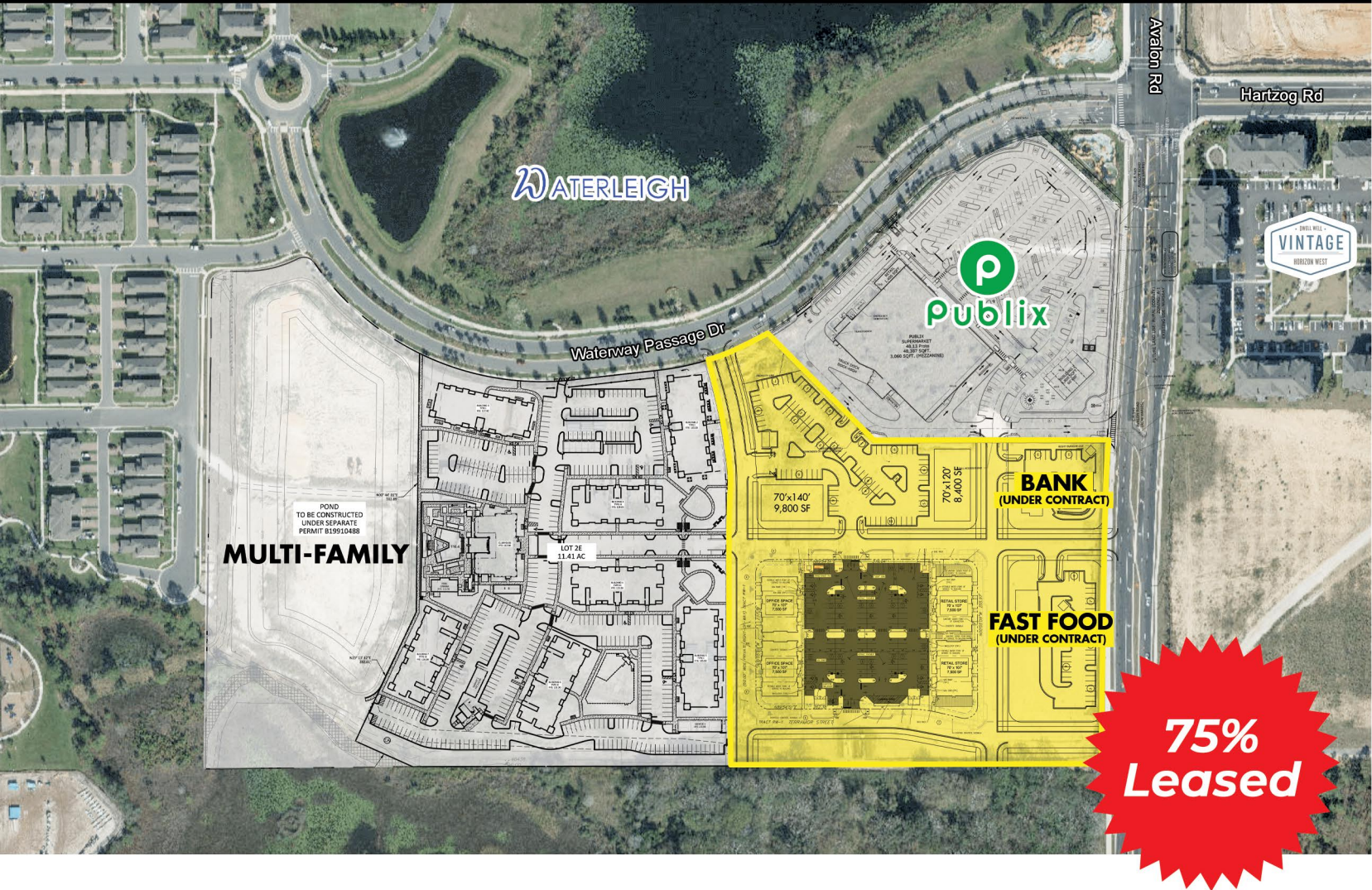


FOR SALE OR FOR LEASE/BTS
COMMERCIAL LOTS - VILLAGE CENTER
16200 ASCEND VILLAGE LN. WINTER GARDEN, FL



These Commercial lots are located in the Village Center/Waterleigh on Avalon Rd. and Waterway Passage Dr in Winter Garden, FL. Waterleigh situated on a picturesque setting of over 1,400 acres and more than a dozen lakes and clear water ponds. This highly desirable Winter Garden, Horizon West area features top-rated education, nearby medical facilities, and resort style amenities sure to be enjoyed by the entire family.

- Lots Size: 2A: 0.76 Acre | 2B: 2.37 Acres | 2C: 1.32 Acre | 2D: 2.87 Acres
- Property is located in the most sought after market in Orlando - Horizon West
- Adjacent to a brand new Publix. Property has full access with the Publix parking lot
- Next to many new residential properties and just few minutes west from Expressway 429

PROPERTY HIGHLIGHTS

SIZE:
11.59 Acres Total

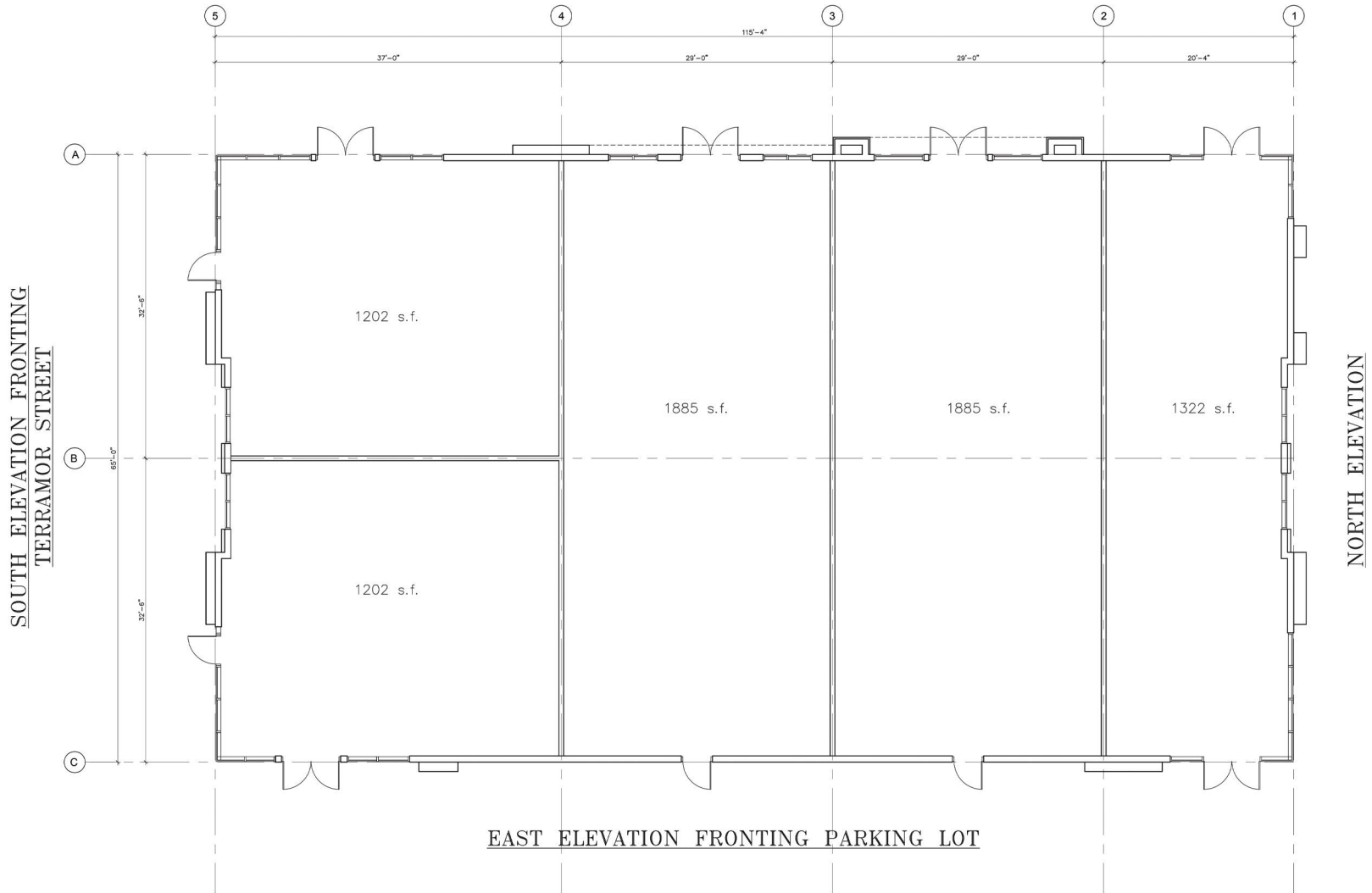
ZONING:
Commercial

ADDRESS:
16200 Ascend Village Ln.
Winter Garden, FL 34787

COUNTY:
Orange County

PRICE:
Please Call

WEST ELEVATION FRONTING TERRA LAGO STREET



ELEVATION

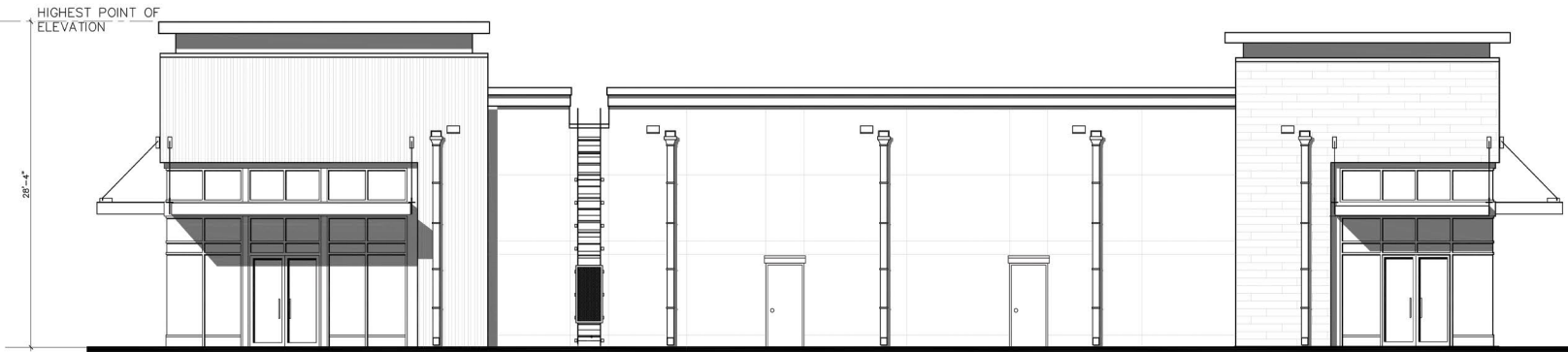
BUILDING #2 SOUTHWEST CORNER



WEST ELEVATION FRONTING TERRA LAGO STREET
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

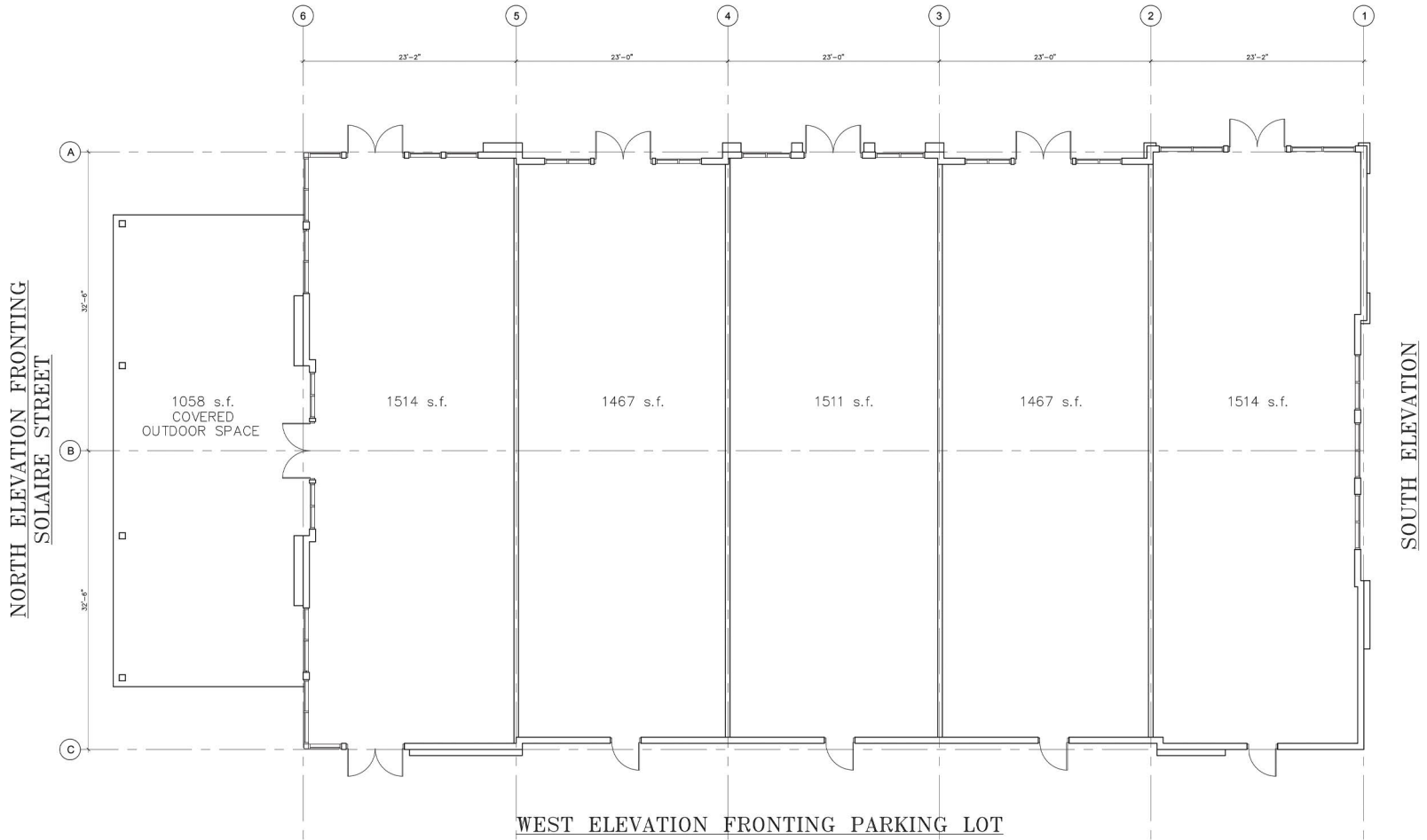


EAST ELEVATION FRONTING PARKING LOT
SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION FRONTING
TERRAMOR STREET**
SCALE: 3/16" = 1'-0"

EAST ELEVATION FRONTING REGATTA STREET

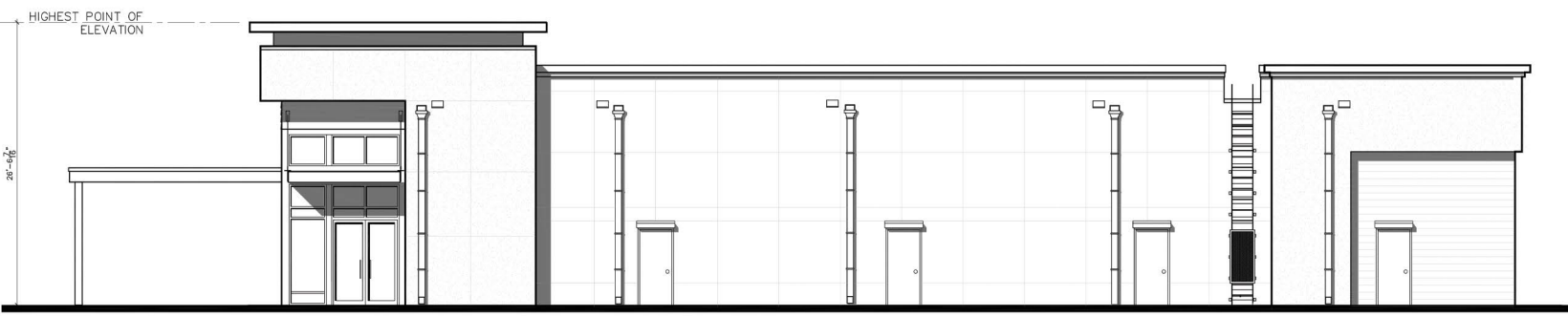




EAST ELEVATION FRONTING REGATTA STREET
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION FRONTING PARKING LOT
SCALE: 3/16" = 1'-0"



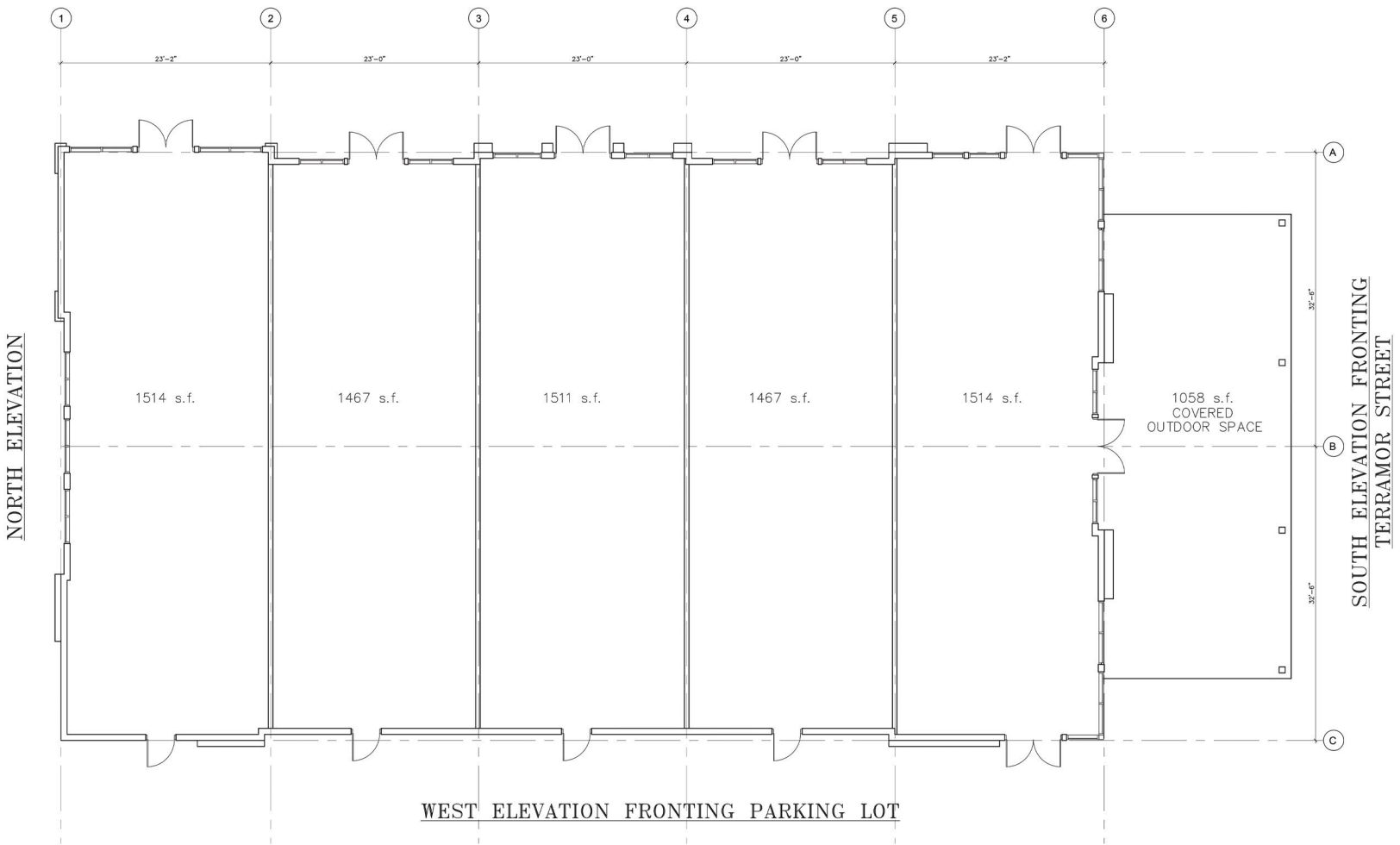
NORTH ELEVATION FRONTING SOLAIRE STREET
SCALE: 3/16" = 1'-0"

BUILDING #4 SOUTHEAST CORNER

7,500 SQUARE FEET TOTAL FOOTPRINT

ELEVATION

EAST ELEVATION FRONTING REGATTA STREET

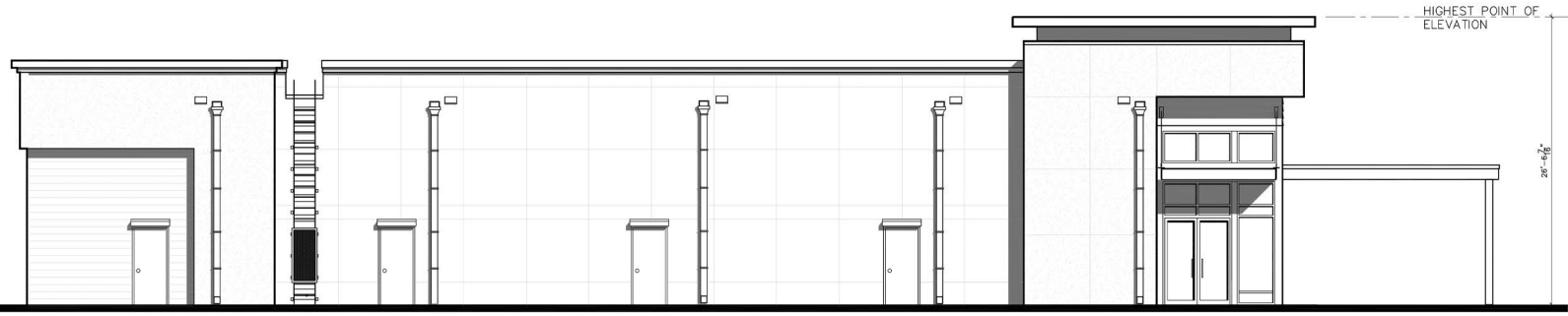




EAST ELEVATION FRONTING REGATTA STREET
SCALE: 3/16" = 1'-0"



1 HOUR RATED EXTERIOR WALL
NORTH ELEVATION



WEST ELEVATION FRONTING PARKING LOT
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION FRONTING
TERRAMOR STREET

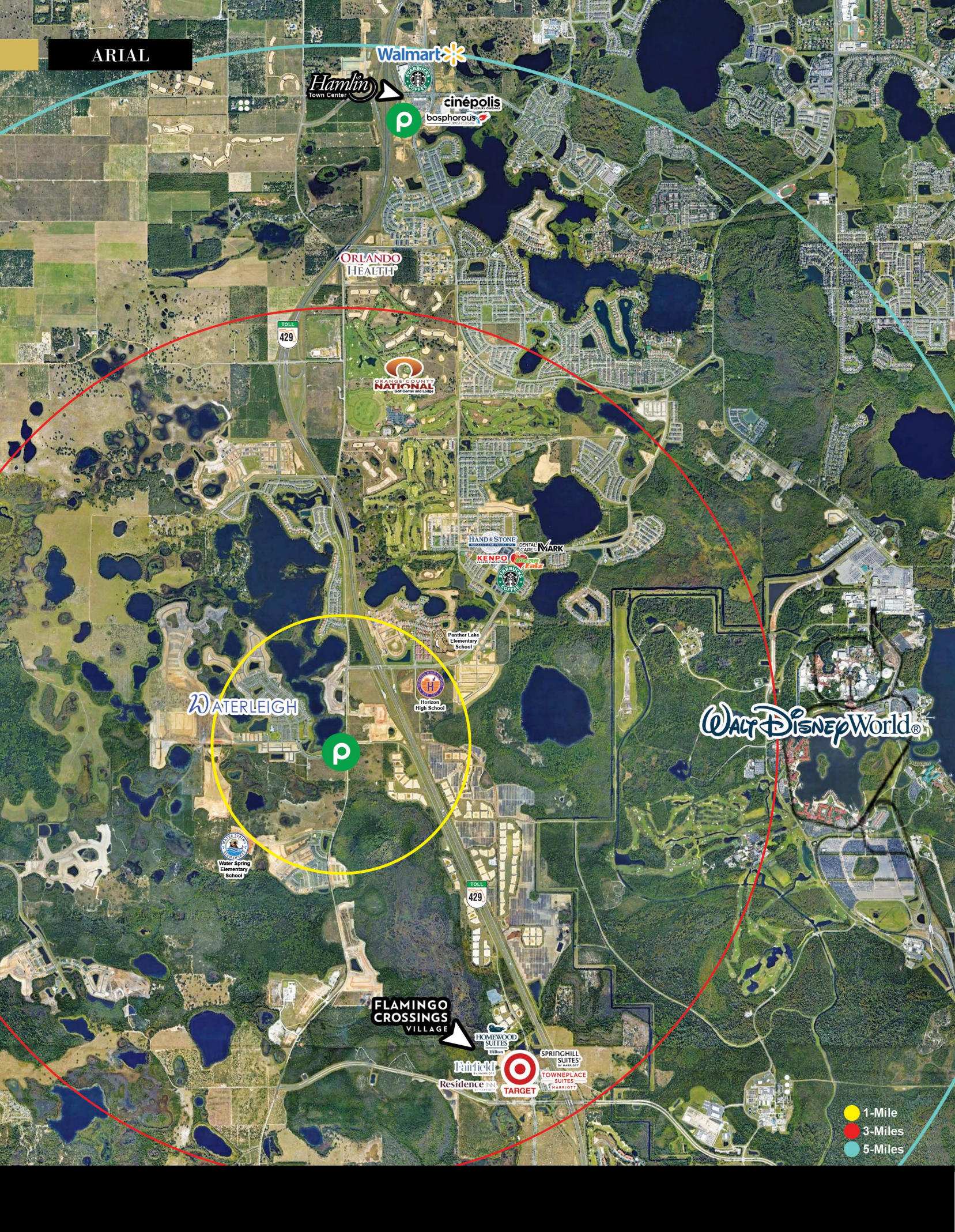
AERIAL



RENDERING



ARIAL



Walmart

Hamlin
Town Center



cinépolis
bosphorous

ORLANDO
HEALTH

TOLL
429

ORANGE COUNTY
NATIONAL
Golf Club and Lodge

HAND & STONE
DENTAL MARK
KENPO
Starbucks

Panther Lake
Elementary School

Horizon
High School

WATERLEIGH



Walt Disney World

Water Spring
Elementary School

TOLL
429

FLAMINGO
CROSSINGS
VILLAGE

HOMWOOD
SUITES

Residence Inn
Target

SPRINGHILL
SUITES
TOWNEPLACE
SUITES

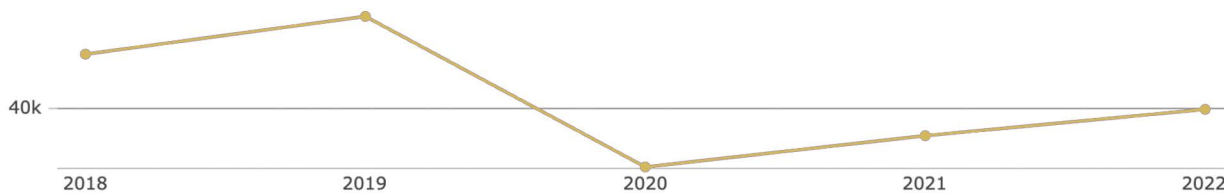
- 1-Mile
- 3-Miles
- 5-Miles

Population

39.9k

↑ **16%**
Compared to 34.2k in 2021

↓ **-22%**
Compared to 51.7k in 2018

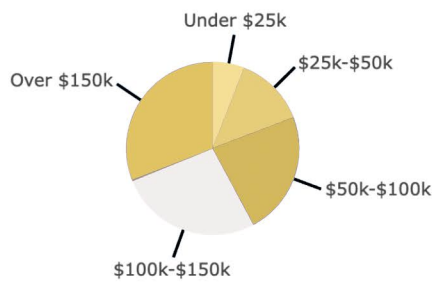


Household Income

\$115k
Median Income

\$142k
2028 Estimate

↑ **23%**
Growth Rate

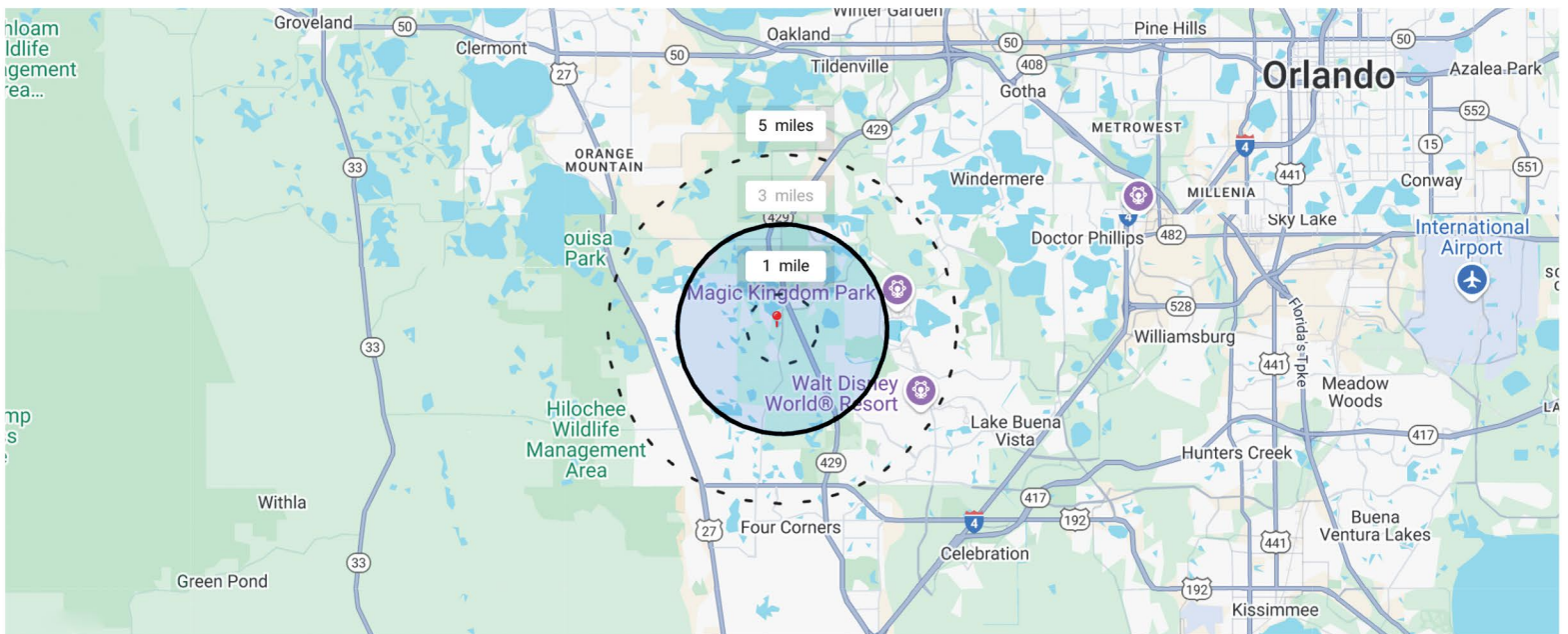
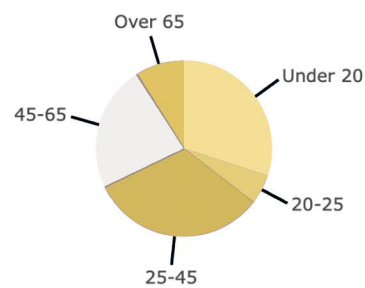


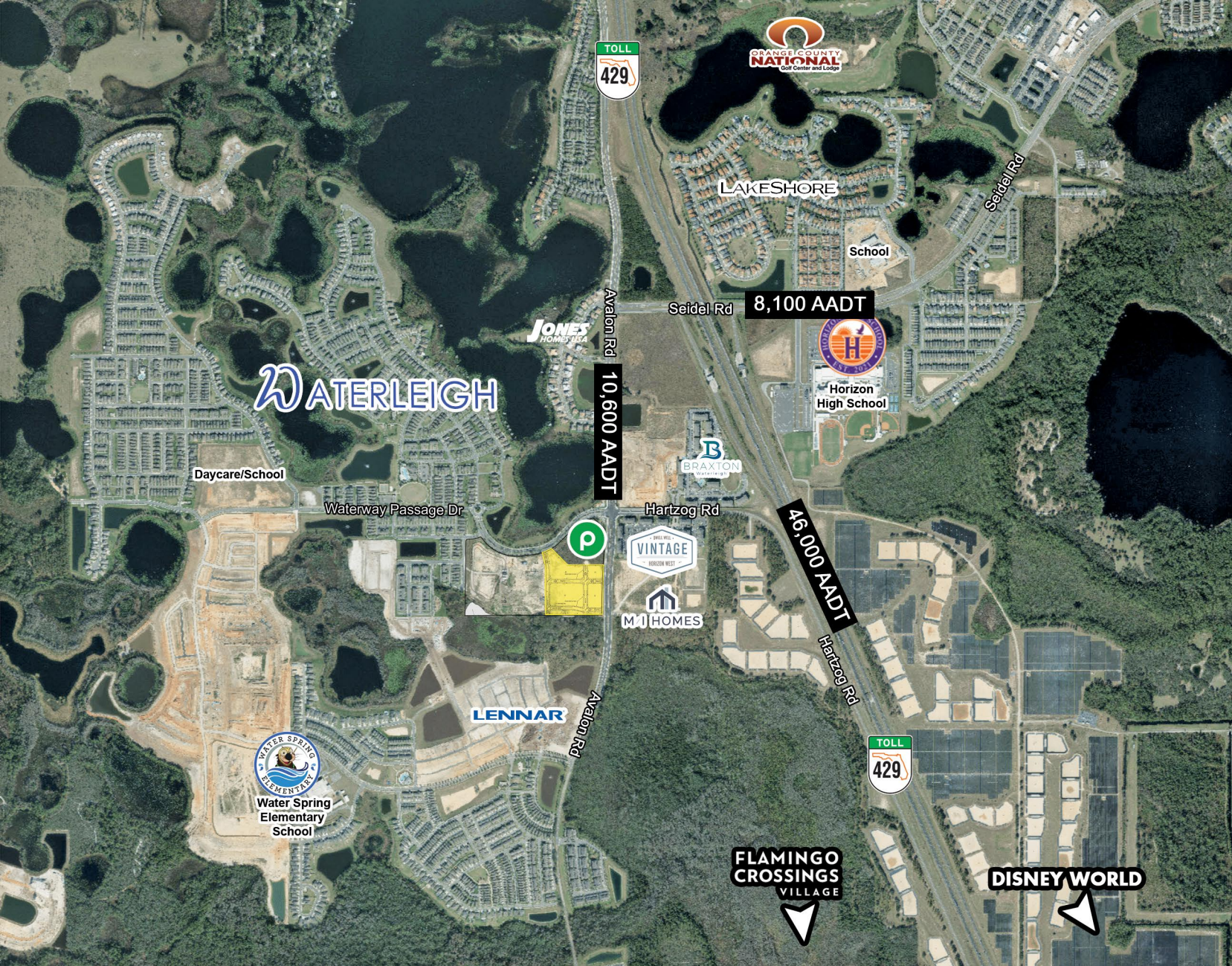
Age Demographics

37
Median Age

37
2028 Estimate

↑ **1%**
Growth Rate



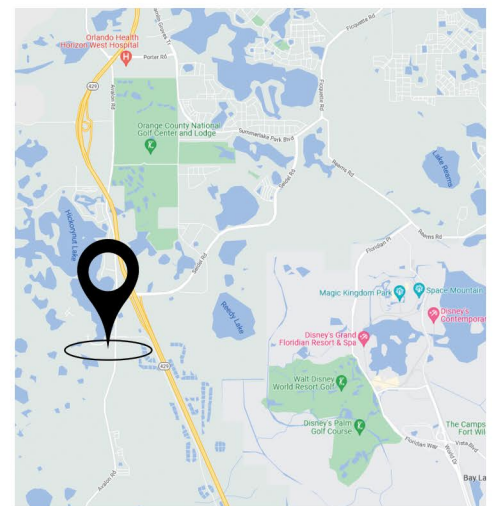


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