



RETAIL/MEDICAL/OFFICE DEVELOPMENT | 1,900 SF



# For Lease

Stoneybrook Exchange 950 Windermere Rd.

Winter Garden , FL 34787

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**STREAM**



# Property Overview

- Remaining available suite is 1,900SF where the neighboring tenant is Sapphire Dental Studio
- Base Rent: \$38.50 - 42.50/NNN
- Use: Medical Office
- Delivery: Gray-Shell
- Term length: 10 yr +
- Parking: 5:1,000
- Mixed-use development situated at the intersection of Winter Garden and Windermere
- Located just up the street from Winter Garden Village, the dominant power center of the Western Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users
- Situated along SR429 / Western Expressway for additional highway visibility and market presence

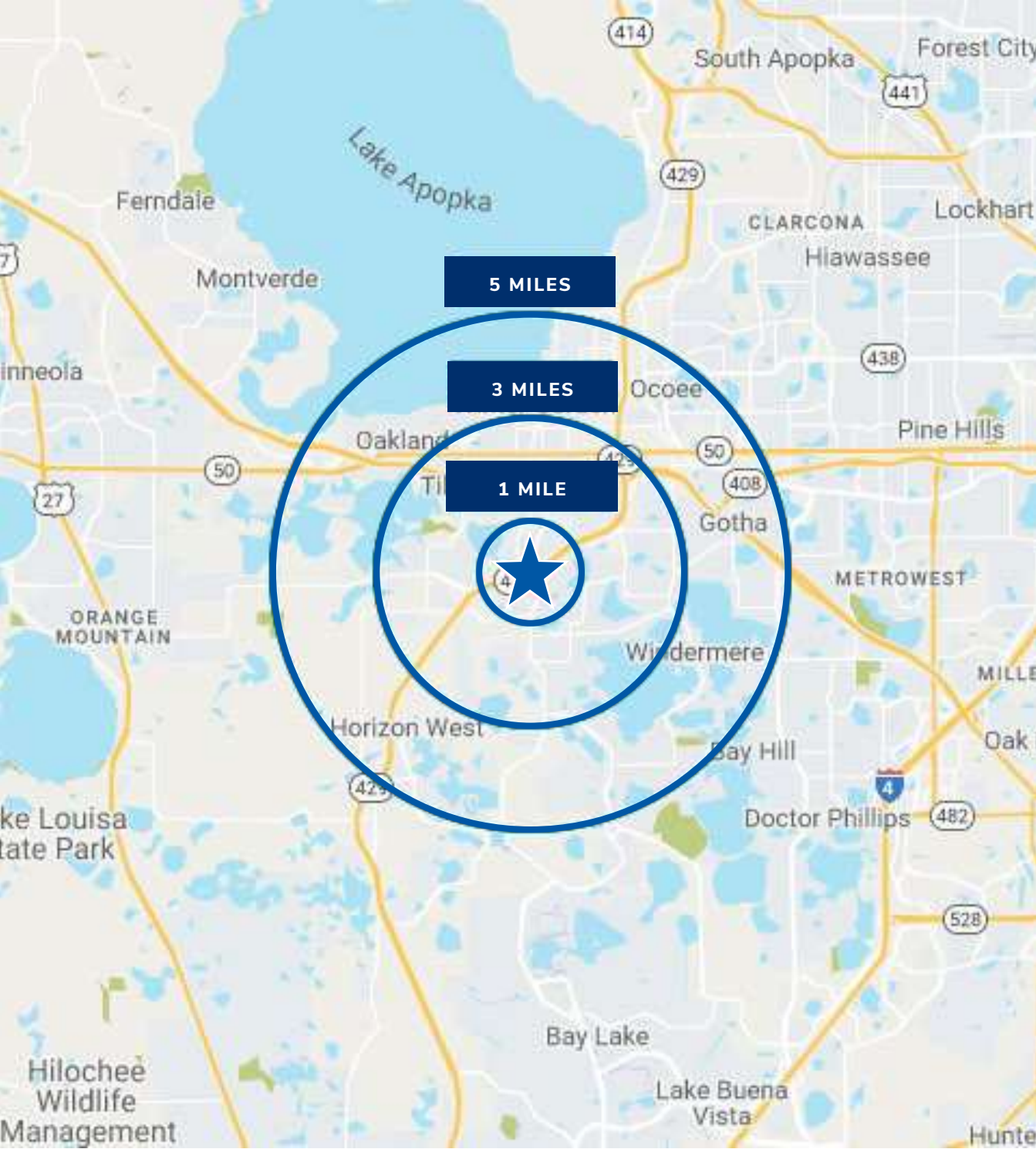




# Location Overview

## Area Demographics

	1 Miles	3 Miles	5 Miles
Population	8,093	41,095	106,153
Total Households	2,737	14,464	37,299
Average Income	\$155,036	\$135,601	\$126,892
Median Age	37	37.8	38.6
Daytime Population	7,519	38,458	96,572



# Site Plan

## BUILDING 12

2,170 - 4,340 SF Available





# Location Overview

## Nearby Amenities:

1. Nemours Children's Health
2. AdventHealth
3. Winter Garden Village  
Target | Best Buy | Chik-Fil-A | Bonefish Grill | Bells | Marshalls | Ulta | Longhorn Steakhouse | Lowe's | Nike | World Market
4. Orlando Health

Stoneybrook W Pkwy & Windermere Rd | Winter Garden, FL



Let's Connect

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