

50 @ DILLARD



13599 W Colonial Dr
Winter Garden, FL 34787

THE SPACE

Location	13599 W Colonial Dr, Winter Garden, FL, 34787
COUNTY	Orange
Cross Street	S Dillard St
Traffic Count	53000
Square Feet	5,810
CAP Rate	5%
Sale Type	Investment NNN

HIGHLIGHTS

- Strong tenant mix including Wawa, Chipotle, Culver's and Blaze Pizza.
- Long term leases with built in rent escalations and multiple renewal options
- 100% leased
- Predominantly NNN lease structure, minimizing landlord responsibilities
- Located within a well established retail corridor with strong daily traffic counts
- Synergistic tenant mix driving consistent consumer traffic throughout the center
- Situated in a growing market supported by strong demographics and household income



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,154	63,288	148,391



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$75,660	\$133,569	\$140,638



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,306	18,496	39,700

PROPERTY FEATURES

TOTAL TENANTS	5
BUILDING SF	5,810
GLA (SF)	5,674
LAND SF	31,508
YEAR BUILT	2018
ZONING TYPE	Commercial

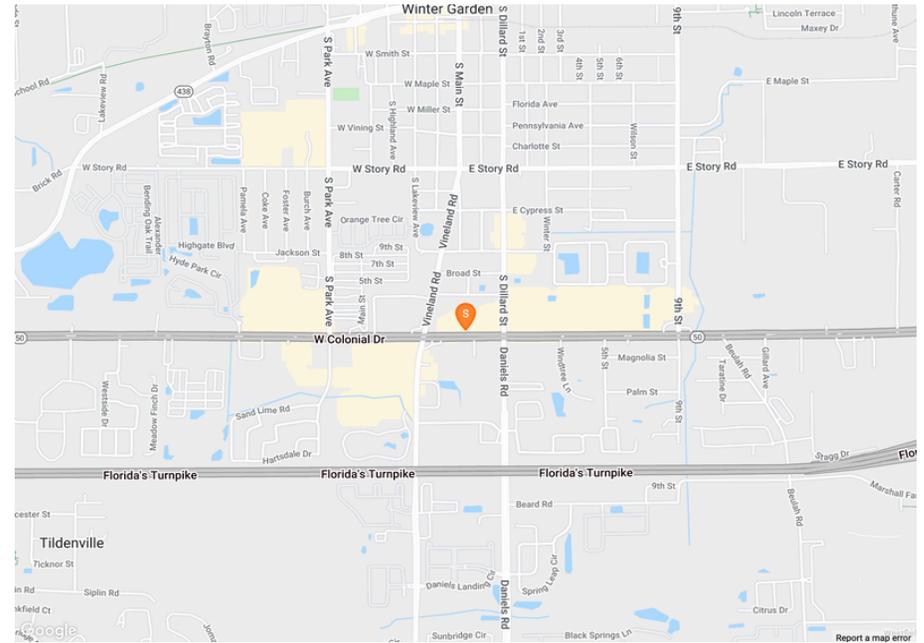
TENANT INFORMATION

MAJOR TENANT/S	WAWA
SHADOW ANCHOR	CHIPOTLE
LEASE TYPE	NNN



- Located in a high traffic location on the corner of Dillard and 50 less than 2 miles away from Historic Downtown Winter Garden. Less than 5 min away from Winter Garden Village. Winter Garden one of the highest growing area in Central FL.

Locator Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,757	23,387	55,023
2010 Population	10,957	43,145	90,361
2021 Population	12,154	54,377	117,461
2026 Population	12,897	59,646	129,942
2021 African American	1,881	10,132	20,504
2021 American Indian	66	207	480
2021 Asian	433	3,080	7,120
2021 Hispanic	5,128	14,951	31,849
2021 Other Race	1,565	4,045	8,867
2021 White	7,697	34,647	75,577
2021 Multiracial	501	2,205	4,785
2021-2026: Population: Growth Rate	5.95 %	9.35 %	10.20 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	390	1,377	2,542
\$15,000-\$24,999	351	974	2,274
\$25,000-\$34,999	652	1,333	2,622
\$35,000-\$49,999	808	2,419	5,083
\$50,000-\$74,999	841	2,849	6,124
\$75,000-\$99,999	379	2,222	5,226
\$100,000-\$149,999	449	2,952	6,808
\$150,000-\$199,999	232	1,709	3,618
\$200,000 or greater	205	2,661	5,403
Median HH Income	\$48,790	\$77,609	\$79,592
Average HH Income	\$71,397	\$110,197	\$110,074

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,165	8,907	20,392
2010 Total Households	3,944	14,760	30,816
2021 Total Households	4,306	18,496	39,700
2026 Total Households	4,553	20,232	43,767
2021 Average Household Size	2.82	2.91	2.94
2000 Owner Occupied Housing	1,857	5,784	14,362
2000 Renter Occupied Housing	1,043	2,504	4,773
2021 Owner Occupied Housing	2,537	13,723	29,760
2021 Renter Occupied Housing	1,769	4,773	9,940
2021 Vacant Housing	431	1,151	2,470
2021 Total Housing	4,737	19,647	42,170
2026 Owner Occupied Housing	2,749	15,201	32,805
2026 Renter Occupied Housing	1,804	5,031	10,961
2026 Vacant Housing	464	1,272	2,718
2026 Total Housing	5,017	21,504	46,485
2021-2026: Households: Growth Rate	5.60 %	9.05 %	9.85 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	956	3,901	8,638
2021 Population Age 35-39	944	4,427	9,038
2021 Population Age 40-44	859	4,168	8,535
2021 Population Age 45-49	748	3,790	8,123
2021 Population Age 50-54	719	3,419	7,736
2021 Population Age 55-59	744	3,387	7,673
2021 Population Age 60-64	649	2,943	6,733
2021 Population Age 65-69	510	2,264	5,149
2021 Population Age 70-74	439	1,815	3,985
2021 Population Age 75-79	275	1,205	2,544
2021 Population Age 80-84	178	736	1,522
2021 Population Age 85+	175	837	1,578
2021 Population Age 18+	9,118	40,424	88,167
2021 Median Age	36	37	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,899	\$65,072	\$64,941
Average Household Income 25-34	\$63,796	\$90,940	\$89,824
Median Household Income 35-44	\$56,802	\$99,941	\$99,757
Average Household Income 35-44	\$81,952	\$124,869	\$123,582
Median Household Income 45-54	\$61,481	\$106,477	\$104,680
Average Household Income 45-54	\$90,909	\$136,878	\$135,500
Median Household Income 55-64	\$50,800	\$84,664	\$87,050
Average Household Income 55-64	\$76,285	\$121,104	\$121,183
Median Household Income 65-74	\$40,086	\$58,067	\$64,660
Average Household Income 65-74	\$58,151	\$92,110	\$93,017
Average Household Income 75+	\$40,691	\$52,254	\$57,706

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	941	4,524	10,190
2026 Population Age 35-39	1,050	5,113	11,238
2026 Population Age 40-44	984	4,864	10,135
2026 Population Age 45-49	845	4,055	8,562
2026 Population Age 50-54	726	3,488	7,758
2026 Population Age 55-59	724	3,342	7,483
2026 Population Age 60-64	711	3,169	7,274
2026 Population Age 65-69	600	2,684	6,161
2026 Population Age 70-74	443	2,008	4,654
2026 Population Age 75-79	370	1,625	3,484
2026 Population Age 80-84	198	928	1,967
2026 Population Age 85+	187	935	1,803
2026 Population Age 18+	9,616	44,404	97,620
2026 Median Age	37	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,810	\$76,344	\$75,087
Average Household Income 25-34	\$74,414	\$109,412	\$106,079
Median Household Income 35-44	\$62,983	\$110,857	\$109,905
Average Household Income 35-44	\$93,168	\$142,964	\$141,023
Median Household Income 45-54	\$66,706	\$119,012	\$115,741
Average Household Income 45-54	\$102,411	\$154,960	\$152,611
Median Household Income 55-64	\$54,297	\$98,443	\$99,842
Average Household Income 55-64	\$85,843	\$138,962	\$138,602
Median Household Income 65-74	\$42,956	\$67,028	\$74,327
Average Household Income 65-74	\$66,164	\$108,882	\$107,445
Average Household Income 75+	\$45,844	\$60,317	\$66,586

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