



**FREE 3 LEVEL
520 PARKING SPACE
GARAGE ACROSS
THE STREET**

LISTING DATA

Available SF: 2,600 SF
Suite 100 - 1,300 SF
Suite 300 - 1,300 SF

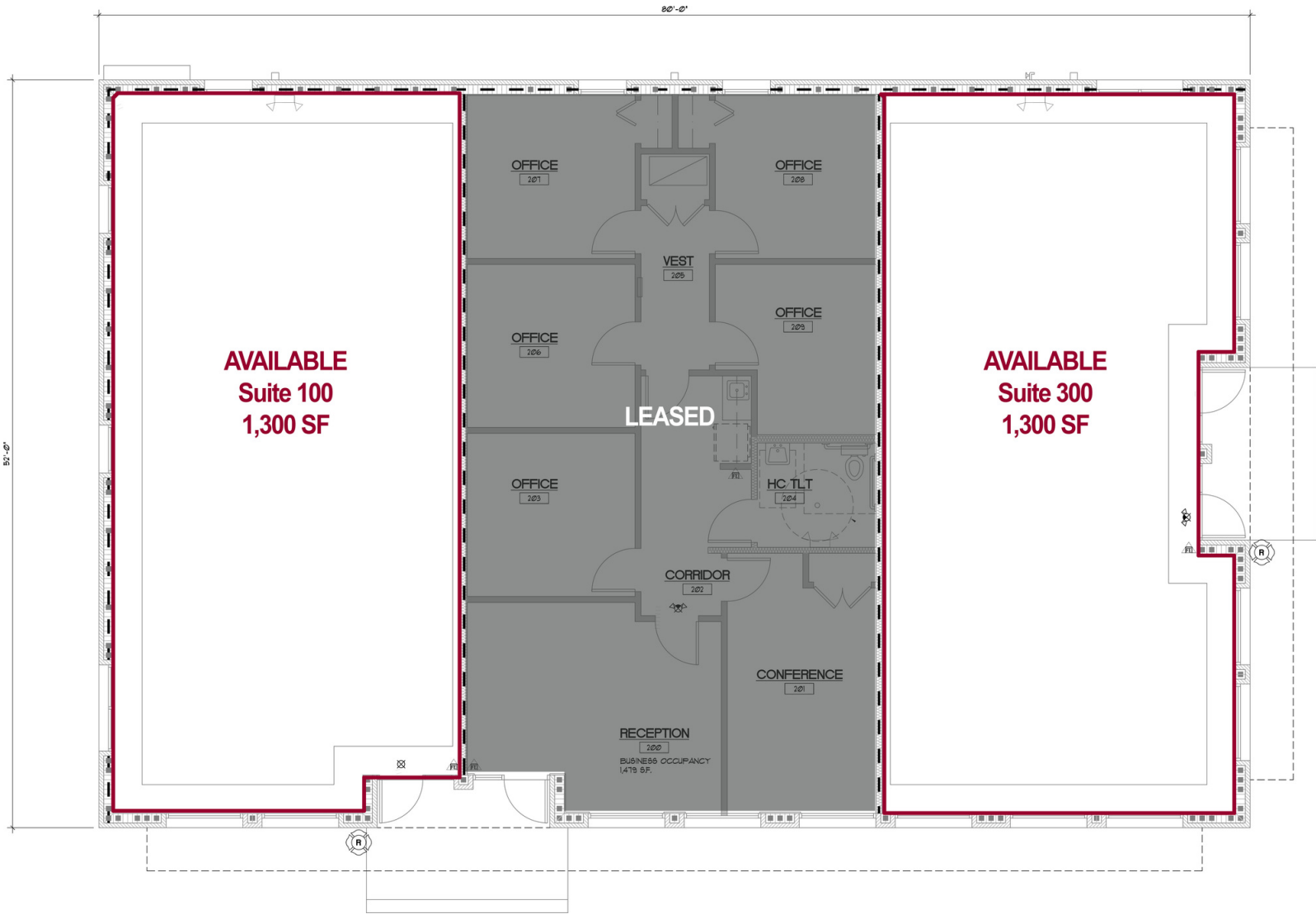
Delivery: November 2023

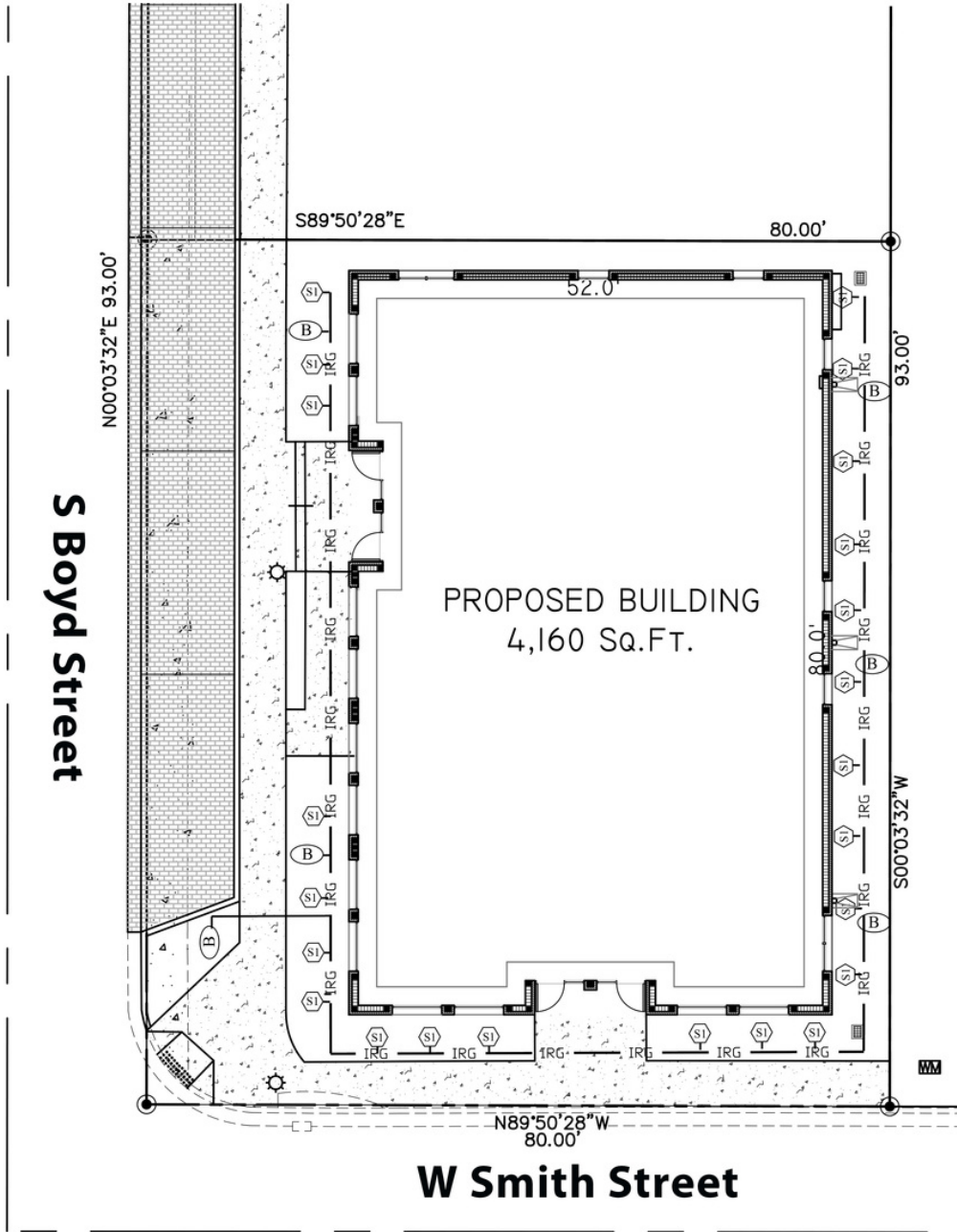
Comments: New office building under construction in Downtown Winter Garden only 2 blocks south of Plant St. Located at the northeast corner of W Smith St and S Boyd St, this location is adjacent to the downtown parking garage offering 3 levels and 520 parking spaces free of charge. Units will be delivered in dark shell condition for tenants to customize their own interiors. Expecting delivery in 4th quarter 2023.

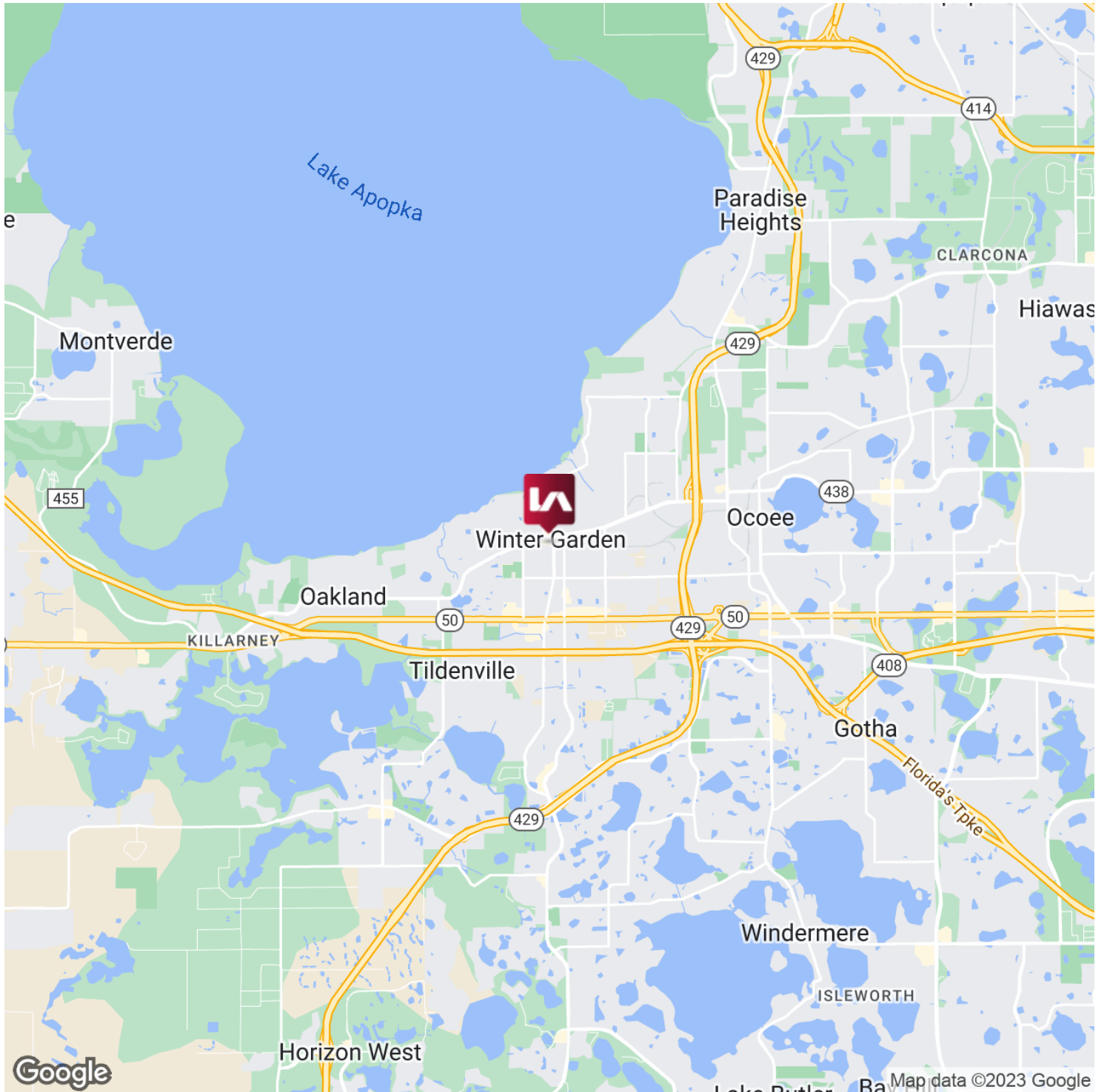
ECONOMIC DATA

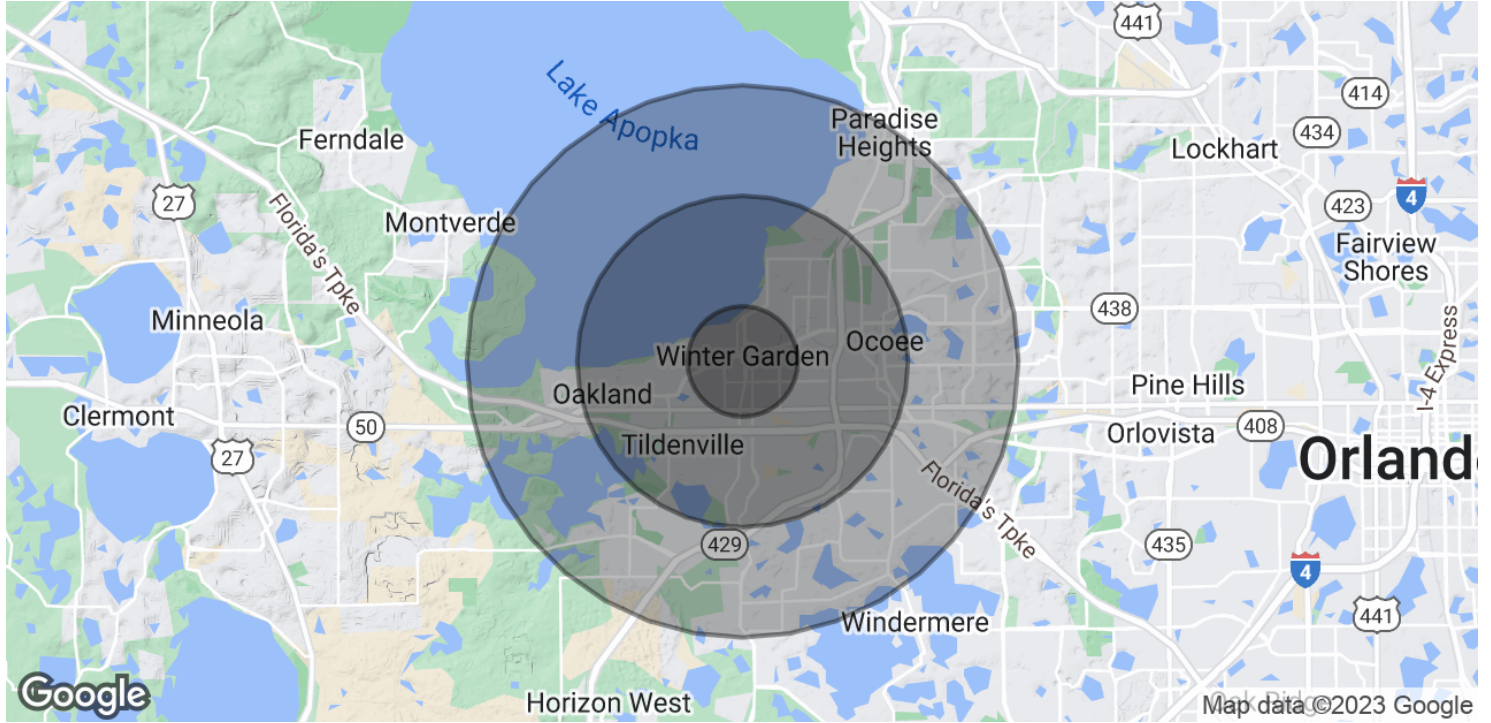
Lease Rate: \$35.00 SF/yr (NNN)











POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 9,325 | 42,981 | 107,225 |
| Average Age | 41.7 | 40.4 | 38.7 |
| Average Age (Male) | 38.1 | 37.8 | 37.6 |
| Average Age (Female) | 47.2 | 41.0 | 38.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 3,575 | 16,081 | 37,698 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$65,744 | \$81,795 | \$94,654 |
| Average House Value | \$185,299 | \$260,264 | \$309,254 |

* Demographic data derived from 2020 ACS - US Census