

# FOR LEASE



#### LISTING DATA

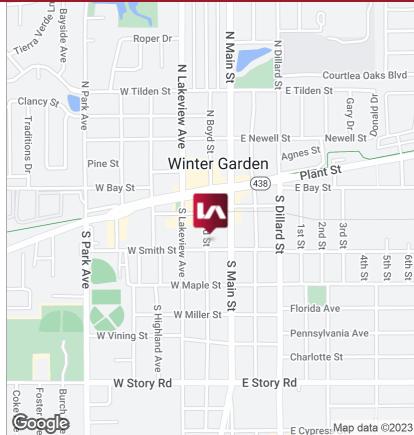
Available SF: 2,600 SF Suite 100 - 1,300 SF Suite 300 - 1,300 SF **Delivery:** November 2023

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)





COMMERCIAL REAL ESTATE SERVICES Lee & Associates Central Florida www.LeeCFL.com

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#### 205 **AVAILABLE AVAILABLE** Suite 100 Suite 300 LEASED 1,300 SF 1,300 SF 52'-0' HC/TLT P Â CORRIDOR RECEPTION BUSINESS OCCUPANC Ø



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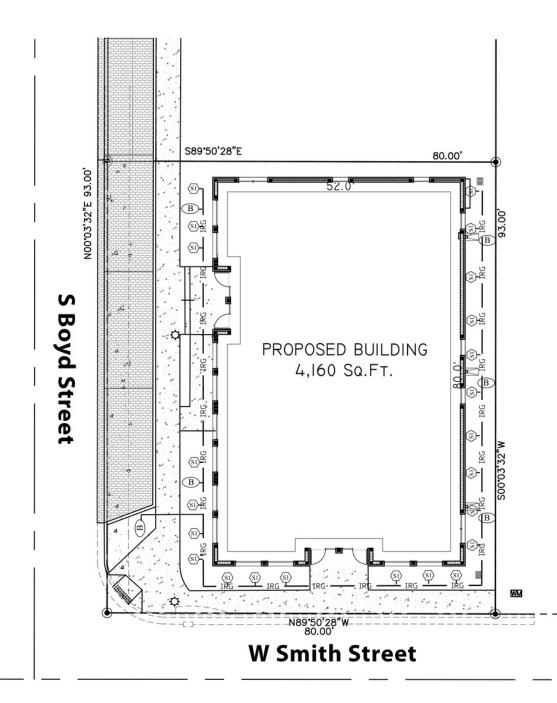
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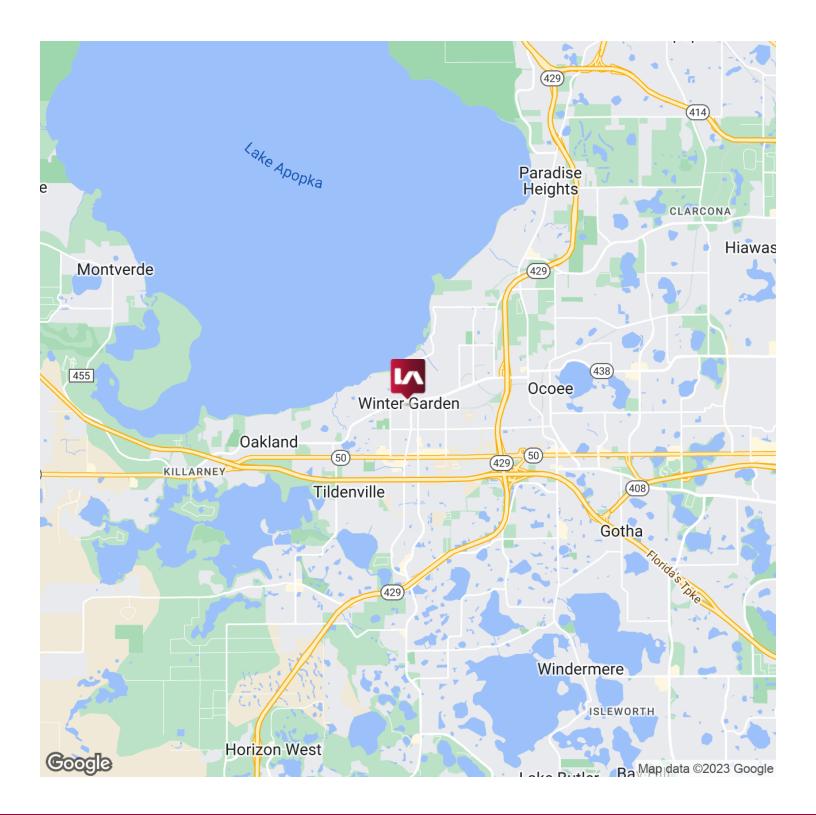
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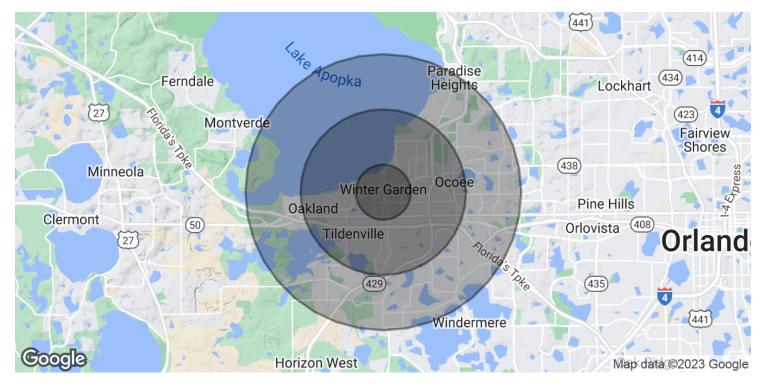
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,325	42,981	107,225
Average Age	41.7	40.4	38.7
Average Age (Male)	38.1	37.8	37.6
Average Age (Female)	47.2	41.0	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,575	16,081	37,698
# 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



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