

FOR LEASE



LISTING DATA

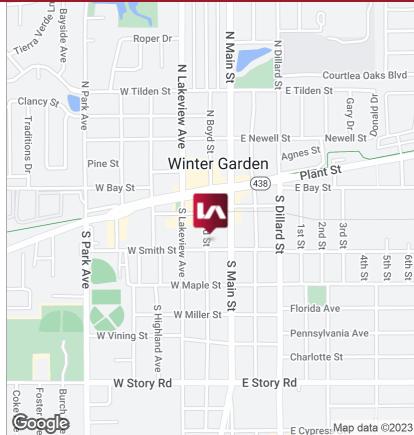
Available SF: 2,600 SF Suite 100 - 1,300 SF Suite 300 - 1,300 SF **Delivery:** November 2023

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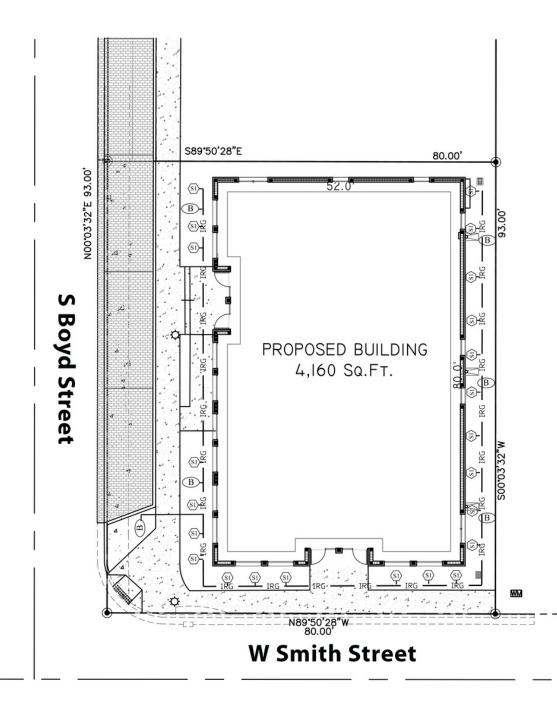
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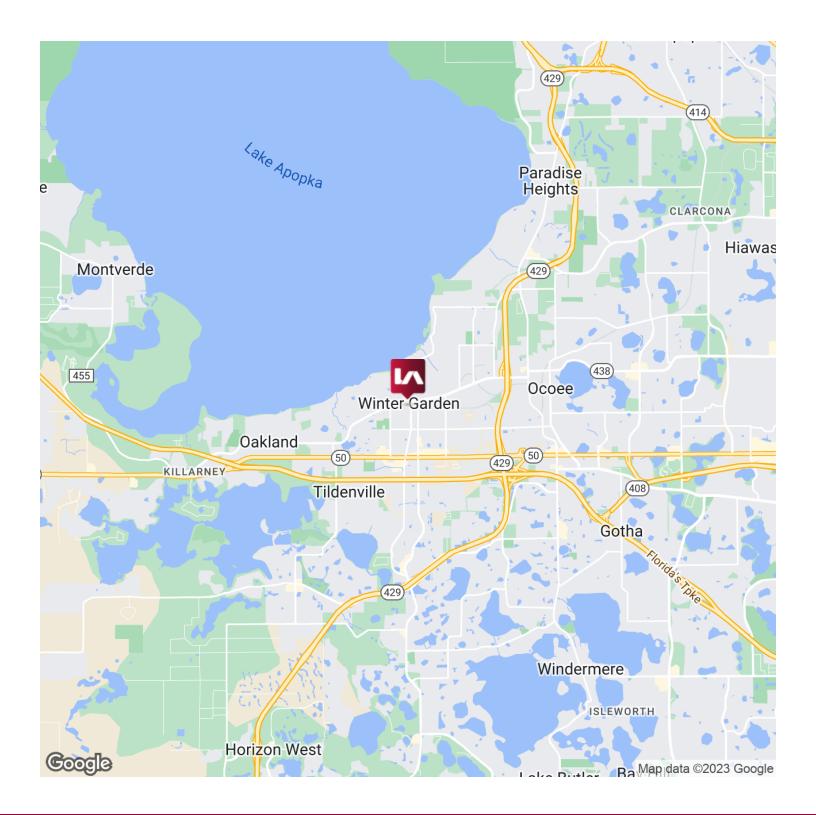
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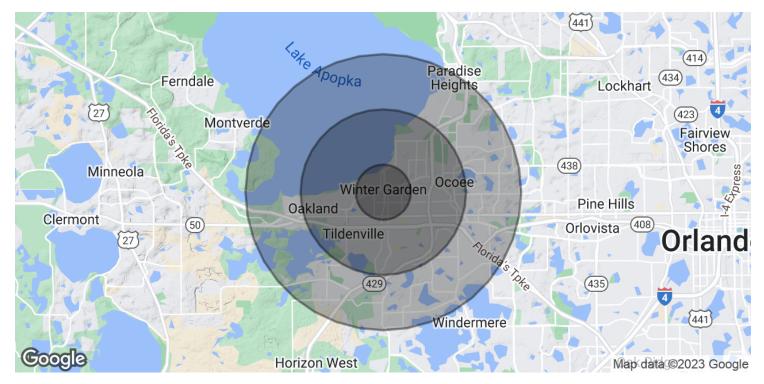
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,325	42,981	107,225
Average Age	41.7	40.4	38.7
Average Age (Male)	38.1	37.8	37.6
Average Age (Female)	47.2	41.0	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,575	16,081	37,698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