



OAKLAND EXCHANGE



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MEDICAL / OFFICE DEVELOPMENT

Southern Railway, Oakland, FL 34787

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- For Sale:** Medical or Office
- 2,500 - 3,500 SF Buildings
 - Grey Shell Delivery
 - Starting at \$330.00 / SF



Premier Mixed-Use Development situated at the intersection of W Colonial Drive and Remington Road with dark grey shell buildings for medical or office opportunities

Centrally located between Winter Garden and Clermont, one of fastest grown communities in the Orlando Metropolitan Area, with direct access to Florida Turnpike

Monument signage available at Remington Road

Access off W Colonial Drive (HWY 50) boasting 56,500 AADT with direct ingress / egress via Southern Railway and Remington Road

Less than 2-Miles from the new 151,000 SF Costco and 61,000 SF Tesla dealership, along with 500 units of new multi-family developments

**A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION**



*Pricing is subject to change. Inquire for details.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SITE MAP & AVAILABILITY



Building #	Max SF Allowed	Purchase Price	Price / SF
1	3,000	\$990,000	\$330
2	2,500	\$840,000	\$336
3	3,000	\$990,000	\$330
4	3,000	\$990,000	\$330
5	3,000	\$990,000	\$330
6	3,500	\$1,160,000	\$331
7	3,500	\$1,160,000	\$331
8	5,500	\$1,820,000	\$331
9	2,750	\$930,000	\$338
10	2,750	\$930,000	\$338
11	2,750	\$930,000	\$338
12	3,500	\$1,160,000	\$331
13	3,500	\$1,160,000	\$331

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**MEDICAL & OFFICE
USERS WELCOMED**



**MONUMENT &
BUILDING SIGNAGE
AVAILABLE**



**GREY SHELL
DELIVERY**

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F C FIRST CAPITAL
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Commercial Real Estate Services

LOCATION



**FLORIDA TURNPIKE
ON & OFF RAMP ACCESS**



56,500
HWY 50 AADT



112,700
HWY 50 AADT

Advent Health

15 Mins
ADVENTHEALTH
WINTER GARDEN

**ORLANDO
HEALTH**

South Lake Hospital

12 Mins
SOUTH LAKE
HOSPITAL CLERMONT

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FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

DEMOGRAPHICS



AVERAGE INCOME
\$140,320
(5 min drive time)



MEDIAN AGE
37.0
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
2.66
(5 min drive time)



DAYTIME POPULATION
53,857
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

	2023	8,706	2,297	3,226	\$140,320	\$9,865,271
5 mins	2028	9,322	2,468	3,479	\$160,449	
	2023	51,537	13,885	16,803	\$116,997	\$49,535,510
10 mins	2028	53,891	14,609	18,993	\$134,775	
	2023	203,484	53,339	66,846	\$112,615	\$182,317,944
15 mins	2028	220,484	57,772	72,495	\$129,663	

Nearest Hospitals & ERs

Hospital / ER	Miles
Orlando South Lake Hospital	5.2
Advent Health Clermont Health Park	4.9
Advent Health Winter Garden	5.8



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MARKET HIGHLIGHTS: WINTER GARDEN

WHERE GOOD THINGS GROW

The City of Winter Garden is located on **Lake Apopka** just 20 minutes West of Orlando. Established as a citrus town in 1908, Winter Garden now has over **46,700 residents in its city limits** and is rich with history and culture. The Downtown area is listed on the **National Registry of Historic Places** and is frequented by both residents and visitors alike.

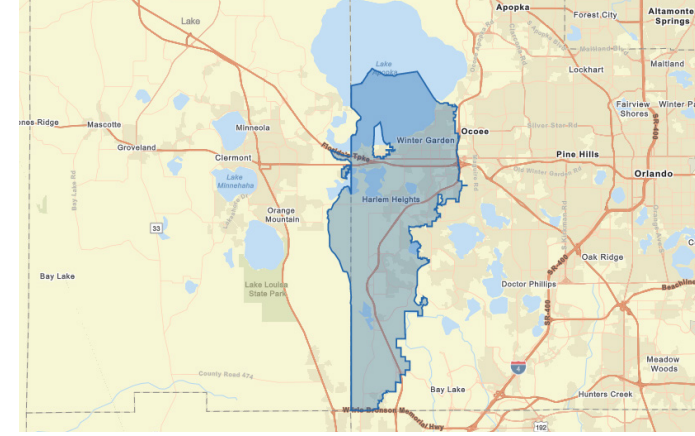
Voted **“Best of the Best 2021”** by Orlando Family Magazine, the Downtown **Farmer’s Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

CULTURE, NATURE, HISTORY

Repetitively ranked as one of the **best places to raise a family, and start a business** by WalletHub, NerdWallet, Niche and more, Winter Garden is “Where Good Things Grow.” Known as the **culture capital of West Orange County**, there is an abundance of live performances, live music, visual arts displays and entertainment options throughout the city.

It’s 13 parks, including numerous dog parks, location on Lake Apopka, **200 acre Tusker Ranch and Nature Preserve**, and 22.6 mile long paved bike/walk **West Orange Trail** are only a few of the outdoor recreation opportunities available.

Winter Garden Village at Fowler Green features over 1 million SF of shopping drawing in visitors from neighboring communities.



DEMOGRAPHICS

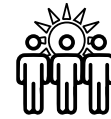
Population



POPULATION
± 110,824



PROJECTED ANNUAL GROWTH
51.10%



DAYTIME POPULATION
± 81,886



MEDIAN AGE
± 36.0

Income



AVERAGE HOUSEHOLD INCOME
\$131,586



AVERAGE DISPOSABLE INCOME
\$99,599

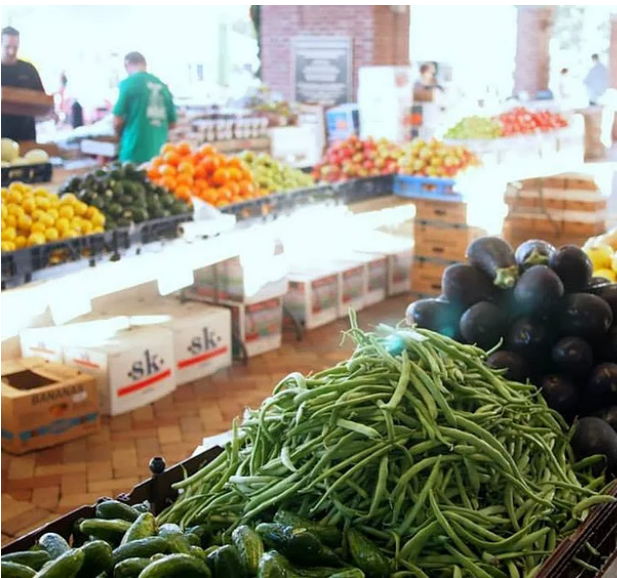


AVERAGE NET WORTH
\$1,224,528

COMMUNITY GROWTH

The rich historic downtown is home to restaurants, bars, small businesses, museums, and entertainment establishments with the old-town, boutique-y feel. The City of Winter Garden is planned to invest **\$66.42 million in capital improvement projects** over the next five years to continue to improve the infrastructure in place and accommodate the influx in people moving to the area while staying true to the culture and history of the region.

The demand for homes in the area continues to rise as more people move to this high sought-after area, driving new home developments and existing home sales. In July 2021, there were 212 home sales in the 34787, Winter Garden, zip code with an **average price of \$494,134**. The average home price in Orange County for the same time period was substantially lower at \$407,707.



CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

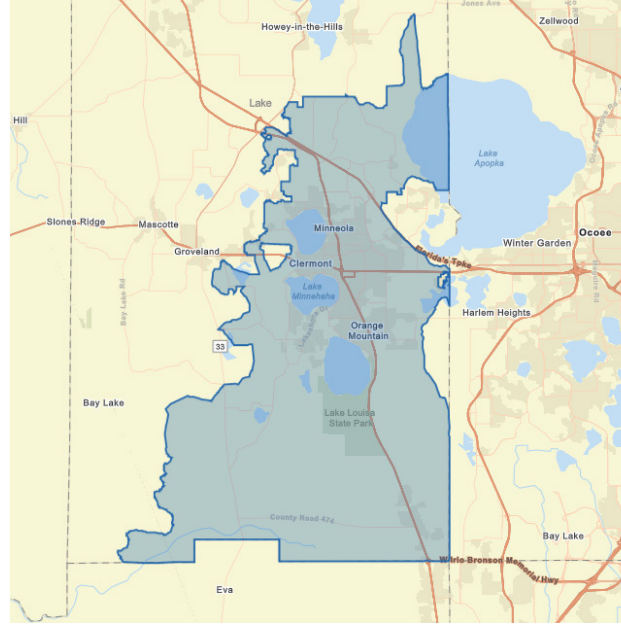
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

Advent Health is investing \$35 million into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus will include a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus will **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



3.67% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)



2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019 CLERMONTFL.GOV

DEMOGRAPHICS

Population



POPULATION
± 113,775



PROJECTED ANNUAL GROWTH
2.44%



DAYTIME POPULATION
± 99,138



MEDIAN AGE
± 40.1

Income



AVERAGE HOUSEHOLD INCOME
\$85,366



AVERAGE DISPOSABLE INCOME
\$70,582



AVERAGE NET WORTH
\$706,705

Employment



EMPLOYEES
26,092

Housing



HOUSEHOLDS
40,298



AVERAGE HOME VALUE
\$293,401

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