



STONEBROOK EXCHANGE

OFFICE SIGNAGE

RETAIL / MEDICAL / OFFICE DEVELOPMENT

Stoneybrook W PKWY & Windermere RD, Winter Garden, FL 34787

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- For Sale:** Retail, Medical, or Office
- 5,412 SF – 21,084 SF Buildings
 - Grey Shell Delivery
 - Starting at \$352.00 / SF



FOR MORE INFO VISIT
FCPG.COM/STONEBROOK-EXCHANGE

STONEBROOK Exchange

Premier Mixed-use Development situated at the intersection of Winter Garden and Windermere, directly on the roundabout serving as gateway to the Windermere Chain of Lakes

Buildings oriented directly along street for maximum visibility, with parking situated in the rear

Development includes 1,600 ft of frontage on either side of roundabout with access on both Stoneybrook West Parkway and Windermere Road

Located just up the street from Winter Garden Village, the dominant power center of the Western Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users

Situated along SR429 / Western Expressway (71,000 AADT) for additional highway visibility and market presence

Strong Façade and Monument Signage along both Stoneybrook West Parkway and Windermere Road

Ideal for both investors with national/regional concepts as well as strong local practitioners looking for their own practice in the center of Orlando's most affluent residential community

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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A JW² DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SITE MAP



STONEY BROOK Exchange

FUTURE MEDIAN CUT THROUGH ALLOWING FOR DUAL-ACCESS IN BOTH DIRECTIONS

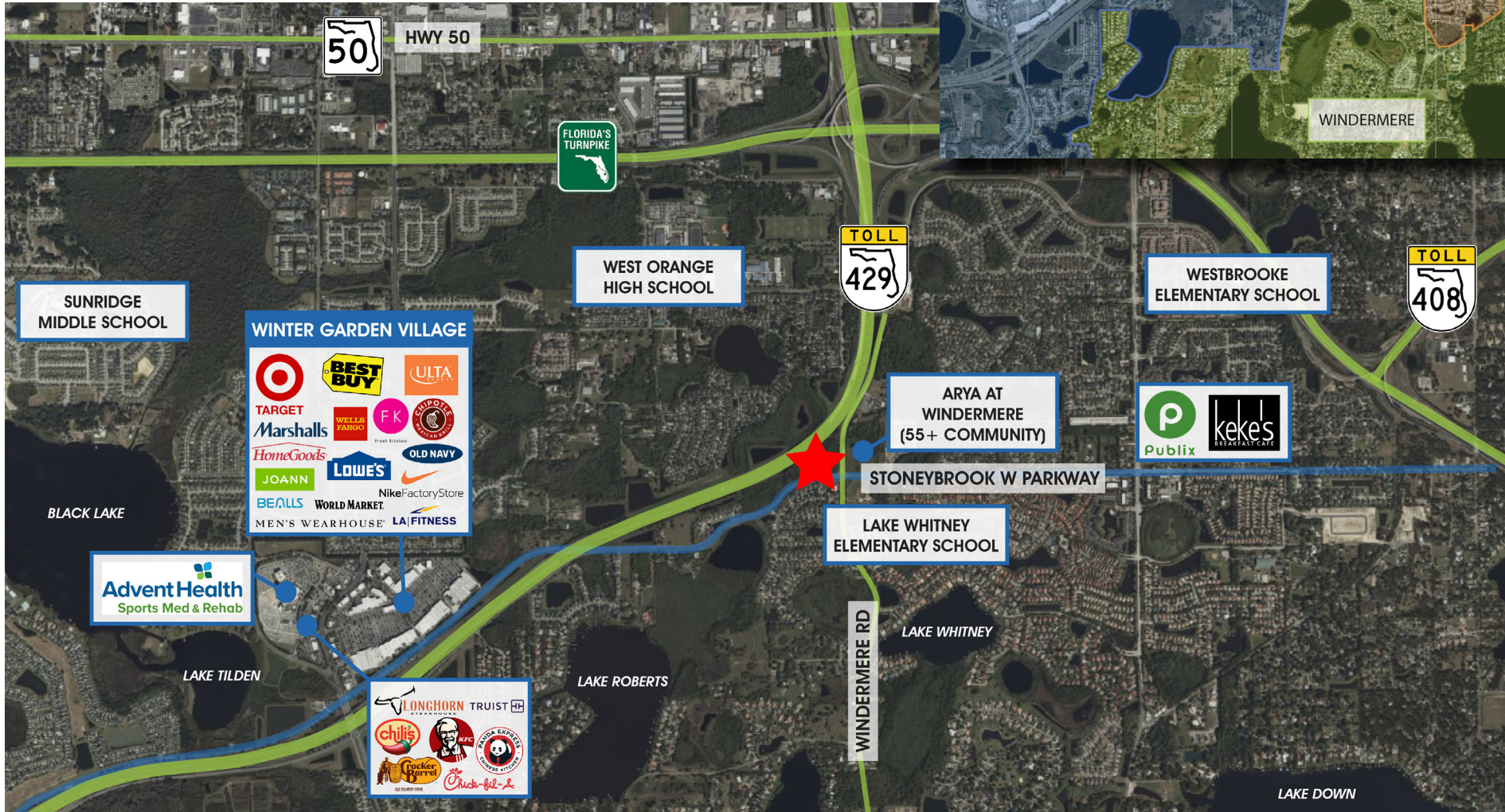
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THE NEIGHBORHOOD

Strategically situated between affluent neighborhoods of Winter Garden and Windermere on main thoroughfare for Windermere community to access major roadways 429, Florida's Turnpike, 408 and Highway 50 (Colonial Drive).



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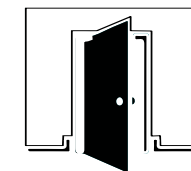
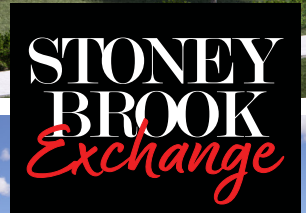


SALE AVAILABILITY

OFFICE / MEDICAL / RETAIL / RESTAURANT

Building Number	Max SF Allowed	Dimensions	Purchase Price	Price / SF
MEDICAL / OFFICE BUILDINGS				
1	3,669		ATHENA REAL ESTATE	
2	3,667		CLOSED	
3	4,800		UNDER CONTRACT	
4	4,800		CIM-TECH	
5	5,544	66'W x 88'D	\$1,950,000	\$352
6	5,412		WEST ORANGE WOMEN'S CARE	
11	5,200		UNDER CONTRACT	
12	4,340		ADVANCED UROLOGY INSTITUTE	
13	4,340		SMART FLEET	
RETAIL BUILDINGS				
7	5,412	66' W x 88' D	\$1,920,000	\$355
8	14,701	201.33' W x 82' D	\$5,190,000	\$353
9	21,084	2 Story	LEASE OPTIONS ONLY	
10	7,065	150' W x 70' D	\$2,500,000	\$354

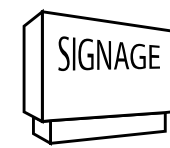
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GREY SHELL DELIVERY



MEDICAL & OFFICE USERS WELCOMED



MONUMENT & BUILDING SIGNAGE AVAILABLE



END-CAP SUITES AVAILABLE



PATIO SPACE AVAILABLE

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Commercial Real Estate Services

DEMOGRAPHICS



AVERAGE INCOME
\$161,920
(5 min drive time)



MEDIAN AGE
37.6
(5 min drive time)



AVERAGE VALUE OF HOUSEHOLDS
\$706,000 - \$1,600,000
(2 mile radius)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2023	12,803	3,666	4,477	\$161,920	\$15,105,098
	2028	12,659	3,656	4,481	\$184,393	
10 mins	2023	61,504	16,276	21,114	\$144,048	\$65,415,088
	2028	62,047	16,461	21,519	\$164,838	
15 mins	2023	223,745	55,652	76,193	\$125,656	\$206,363,581
	2028	230,076	57,223	78,907	\$145,517	



STONEYBROOK
Exchange



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LOCATION

Drive Times & Traffic Counts



2 minutes
(1.8 miles)



7 minutes
(3.0 miles)



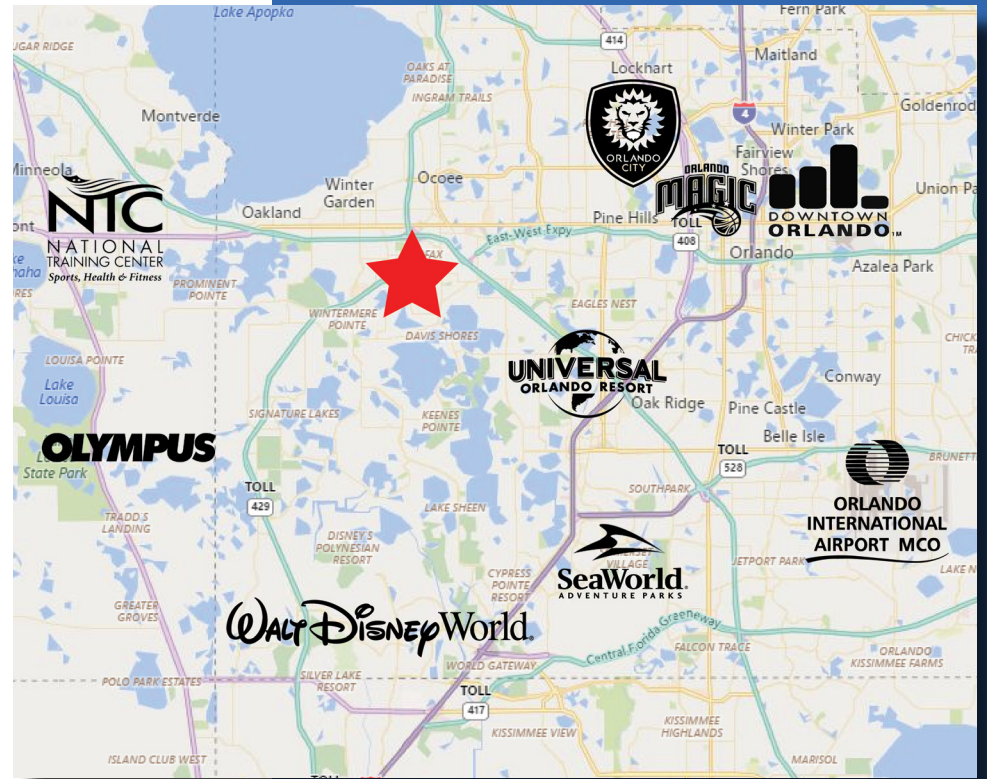
7 minutes
(4.6 miles)



13 minutes
(14.1 miles)



18 minutes
(16.6 miles)



Average Annual Daily Trips

2022

SR 429	71,000
Stoneybrook West Parkway	16,000

Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Retail Businesses	101	638	1,588
Food & Drink Businesses	35	221	548



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MARKET HIGHLIGHTS: WINDERMERE

RICH HISTORY

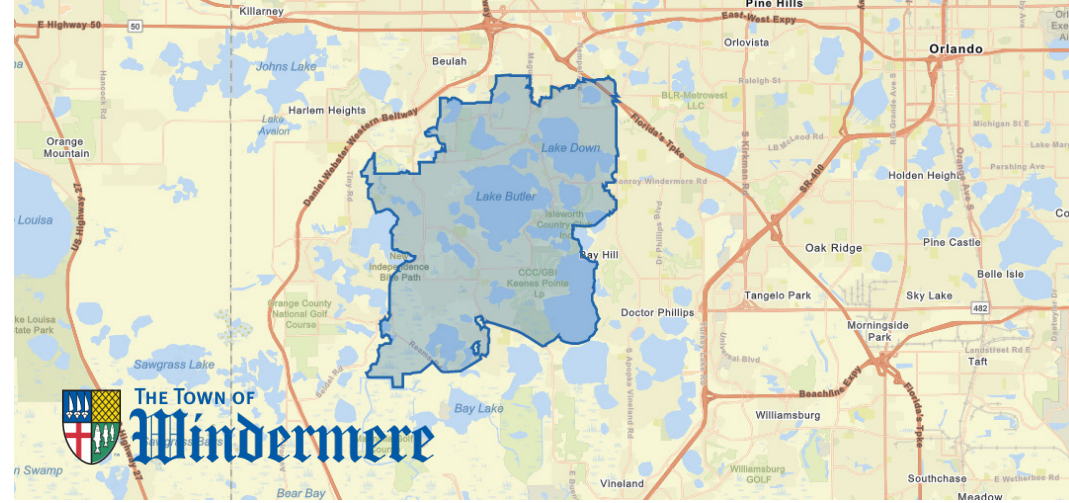
Windermere, Florida is a **prestigious oasis nestled among the lakes** with small town charm, tree canopies lining the streets and a rich history. Incorporated in 1925, Windermere quickly became known for its quality of living standards. The 1970's brought an influx of Disney executives from California further propelling the high status of the area.

The town is dedicated to the upkeep of the infrastructure and maintaining the standards set years ago. Within the past year, numerous storm water projects have been completed; 2020 brought a **\$5.2 million investment** into a new administration, public works and police facility with completion expected by end of 2021.

ISLEWORTH

Within the Windermere, FL zip code lies the famed **Isleworth Country Club**, with its unique mix of architecture, amenities, service, security, and family-friendly lifestyle. Home to one of the most esteemed golf club communities in the world, Isleworth features one of the **longest and most challenging rounds in the country**. With its course winding through grand cypress and oak trees, seven miles of pristine freshwater lake shoreline and rolling hills, players are treated to an experience unlike any other.

The course was originally designed by Arnold Palmer and was home to the Tavistock Cup matches for 10 years. Between the first and tenth tees sits the iconic sculpture of the **Wall Street Charging Bull** symbolizing the strength and power of the community.



DEMOGRAPHICS

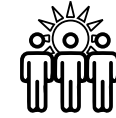
Population



POPULATION
± 47,716



PROJECTED ANNUAL GROWTH
0.38%



DAYTIME POPULATION
± 33,203



MEDIAN AGE
± 37.2

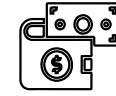
Income



AVERAGE HOUSEHOLD INCOME
\$151,361



AVERAGE DISPOSABLE INCOME
\$112,660



AVERAGE NET WORTH
\$1,638,105

Employment



EMPLOYEES
6,356



BACHELOR'S/GRAD./ PROF. DEGREE
59%



WHITE COLLAR WORKERS
79.5%



UNEMPLOYMENT RATE
2.8%

Housing



HOUSEHOLDS
15,933



AVERAGE HOME VALUE
\$565,448



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 it's 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.

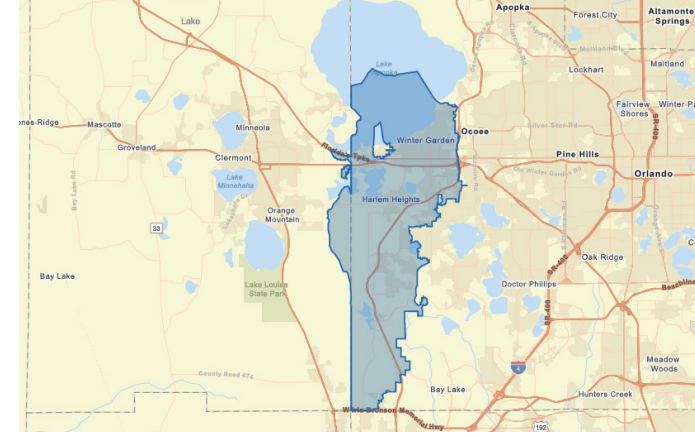
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

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

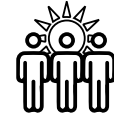
Population



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.

