



## LISTING DATA

**Available SF:** Suite 100 - 1,300 SF  
Suite 300 - 1,300 SF

**Comments:** New office building delivered 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 have been delivered in dark shell condition and interior construction can begin immediately.

## ECONOMIC DATA

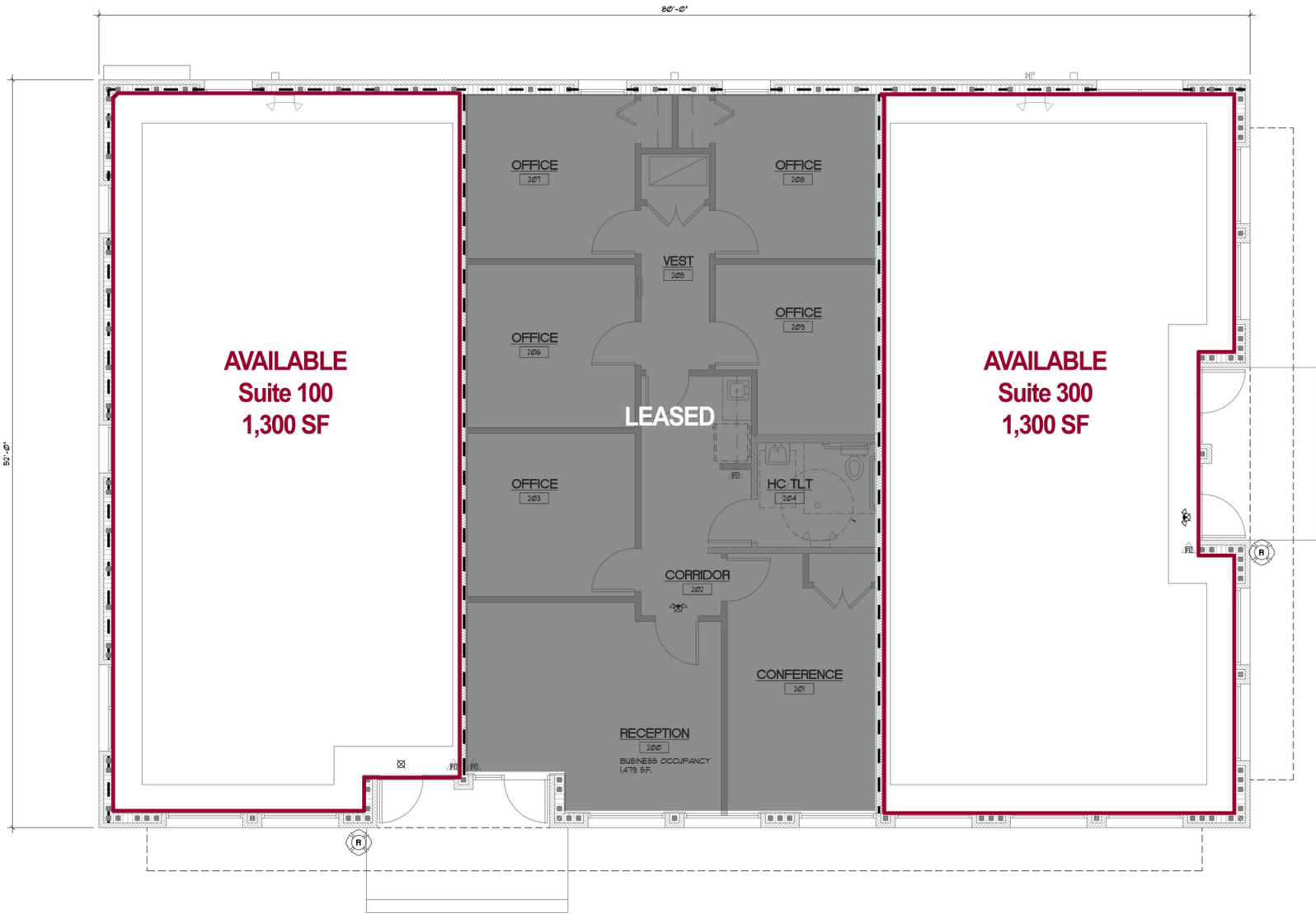
**Lease Rate:** \$35.00 SF/yr (NNN)  
**CAM:** \$4.44/SF

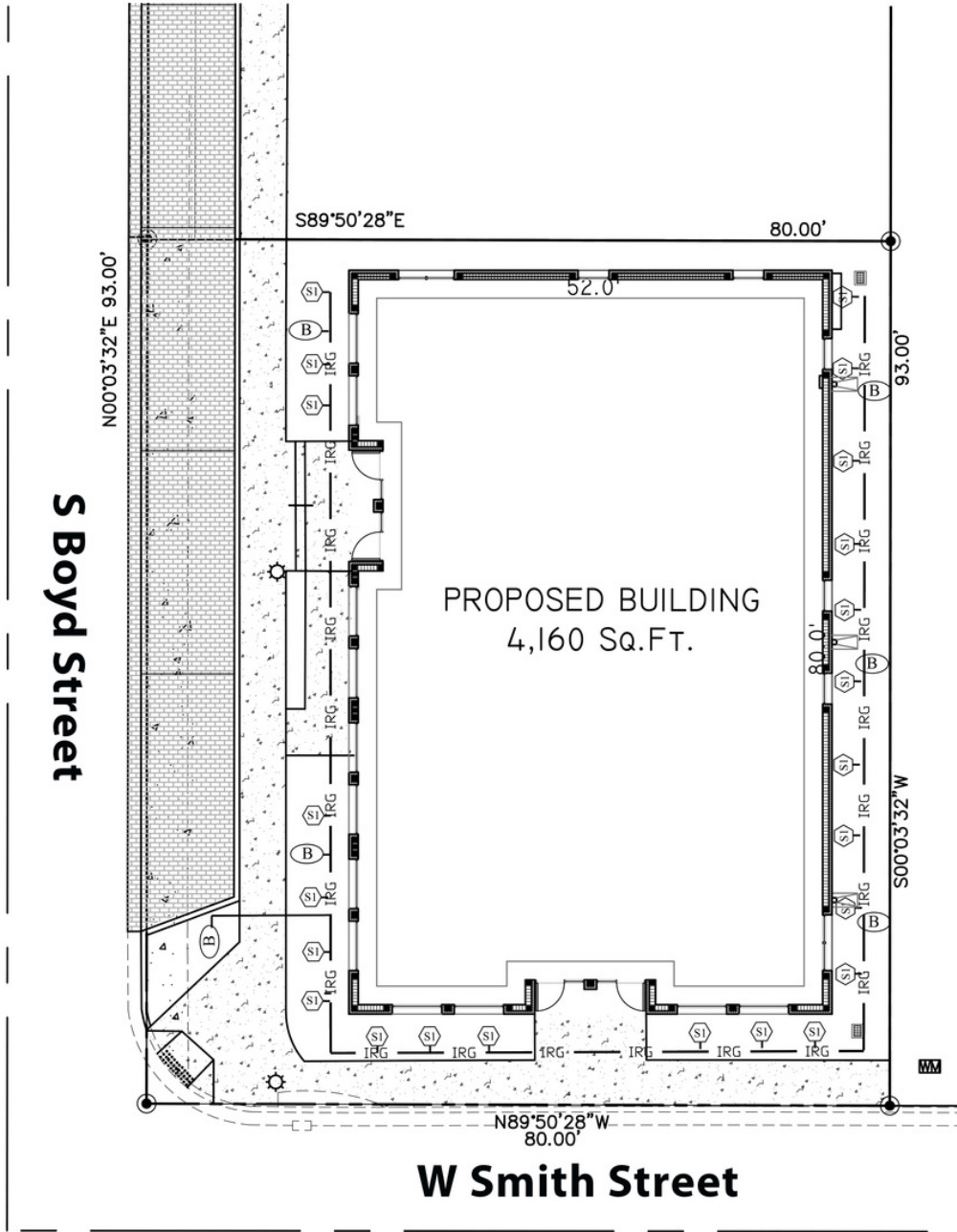


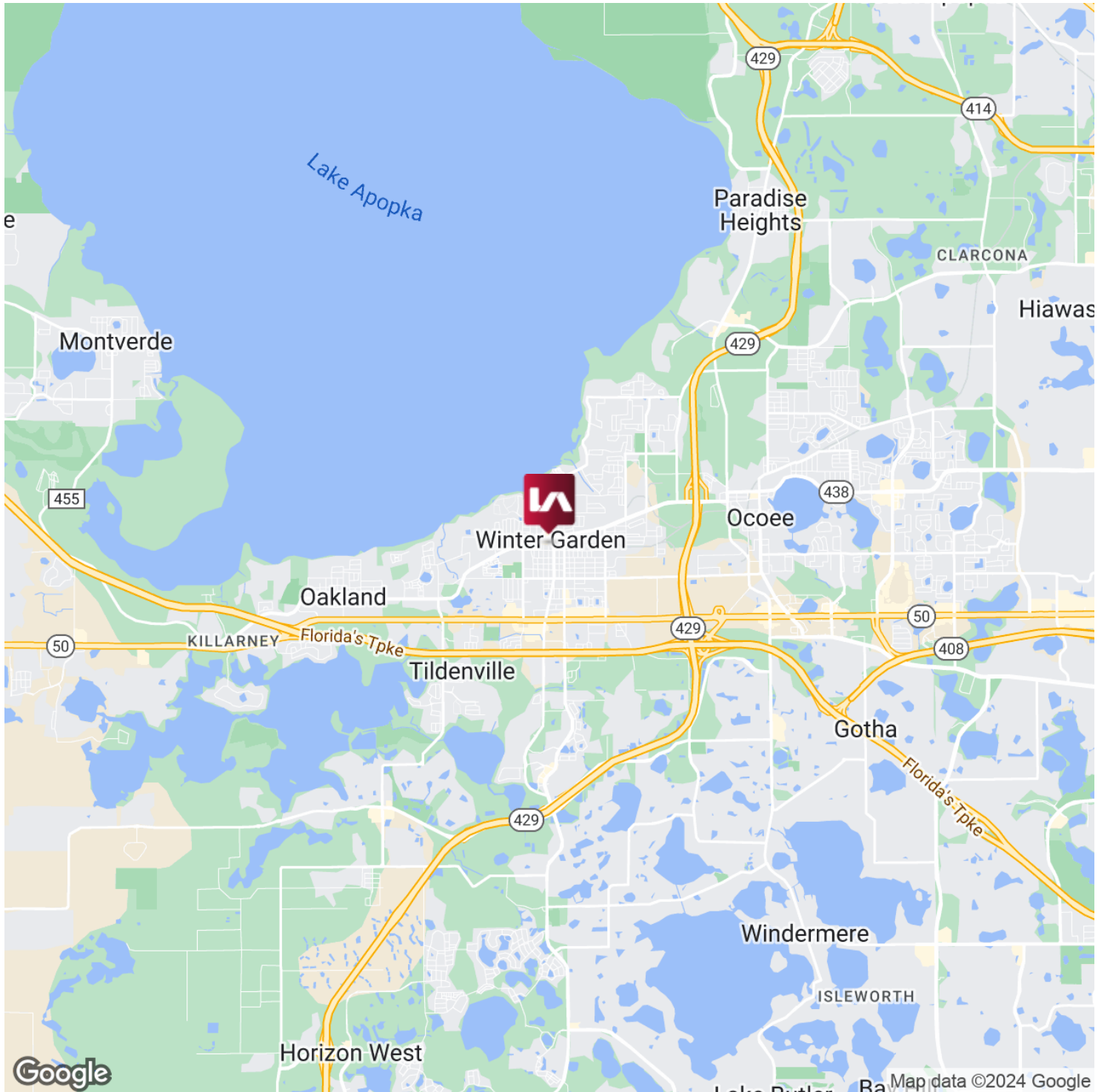
21 W SMITH ST | WINTER GARDEN, FL 34787

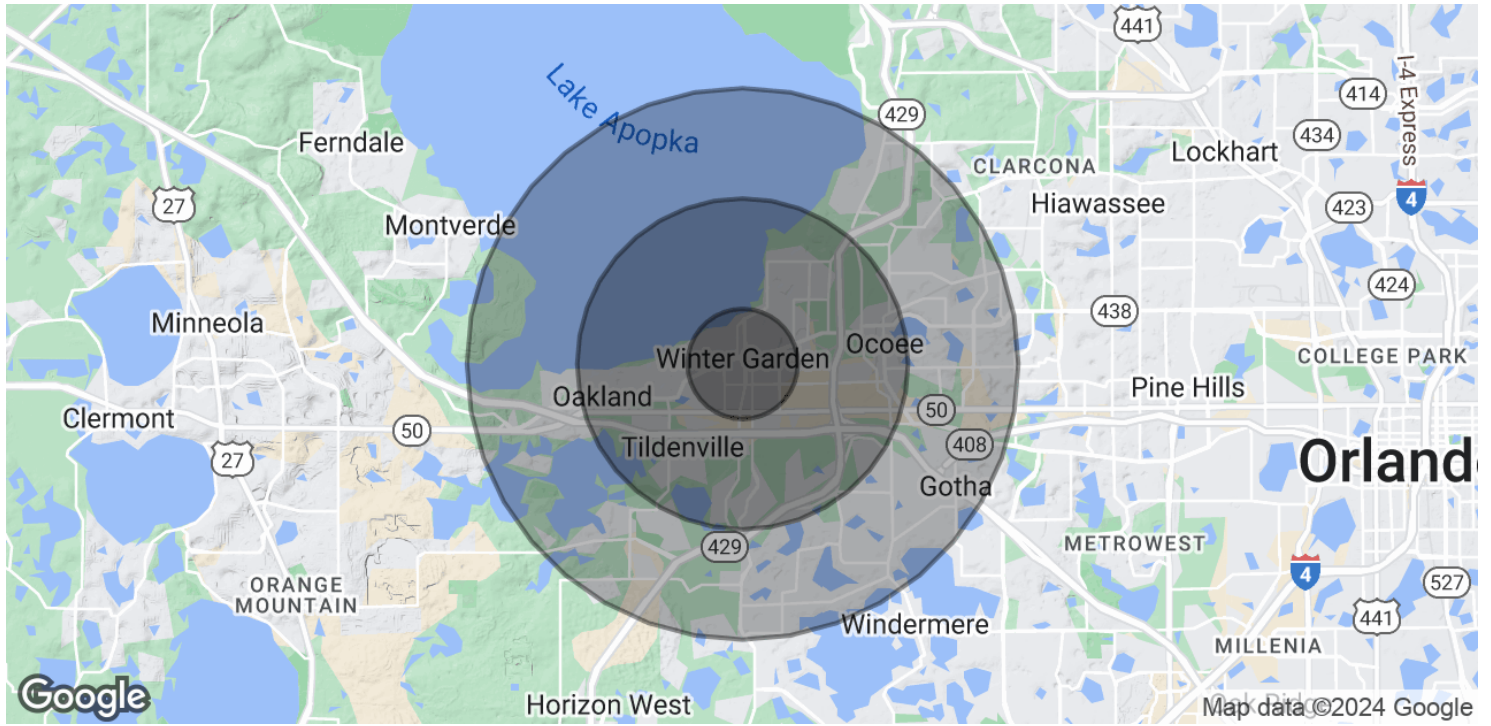
FOR LEASE











**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

2020 American Community Survey (ACS)