



FLEX SPACE FOR LEASE

400 Windtree Lane, Winter Garden, FL 34787

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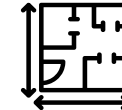
For Lease: \$21.00 / SF, NNN
Suite 100-200: ± 6,565 SF



± 4,500 SF
**WAREHOUSE
SPACE**



**OUTDOOR
STORAGE
AVAILABLE**



± 2,065 SF
**OFFICE
BUILT-OUT**



**GRADE-LEVEL
ROLL-UP
DOOR**



**ZONING: C-2
ARTERIAL
COMMERCIAL
DISTRICT**

± 4,500 SF flex warehouse space with high-end ± 2,065 SF professional office build-out

10' (h) x 11' (w) grade-level roll-up door with clear height of 20' 10"

Located off the high-traffic (58,000 AADT) retail corridor of West Colonial Drive (HWY 50), directly behind Starbucks

Excellent access to SR 429 (1.3 miles) and FL Turnpike (1.7 miles) providing direct access to Orlando & Tampa Markets

Less than 2 miles from Historic Downtown Winter Garden's retailers and food service providers

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

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THE NEIGHBORHOOD



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F	C	FIRST CAPITAL Property Group, Inc.
P	G	
		Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



0 minutes
(300 feet)



3 minutes
(1.3 miles)



4 minutes
(1.7 miles)



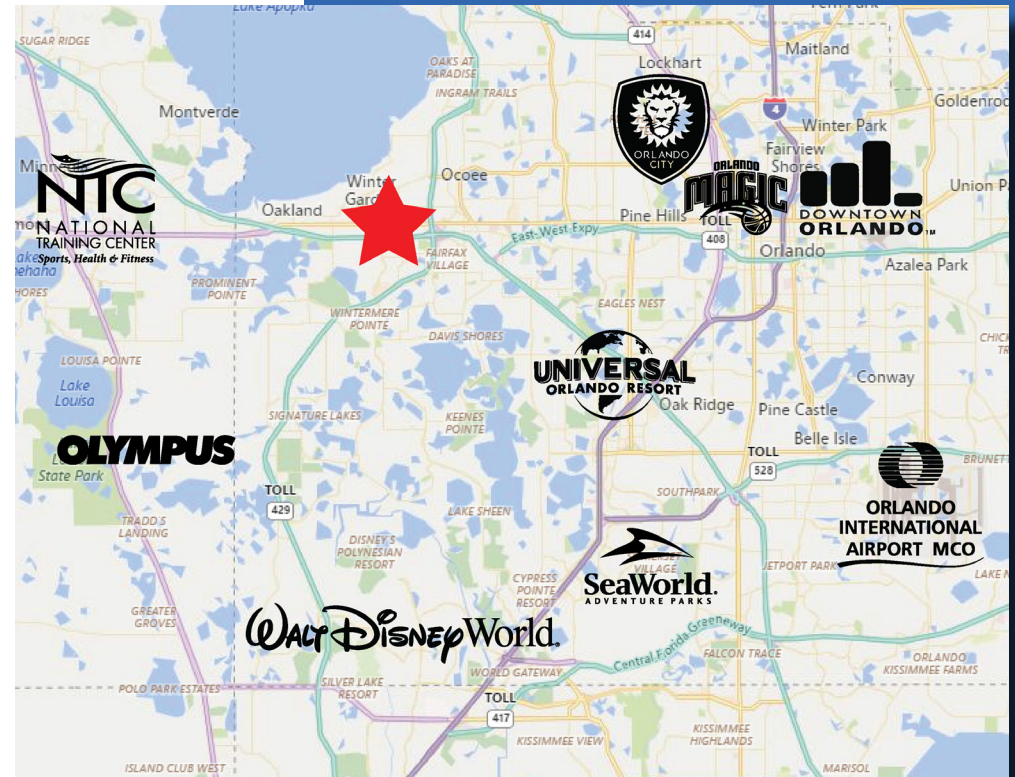
7 minutes
(4.2 miles)



16 minutes
(14.8 miles)



17 minutes
(14.9 miles)



Average Annual Daily Trips

2023

HWY 50 (West Colonial Road)	58,000
Dillard Street	21,500

Surrounding Businesses

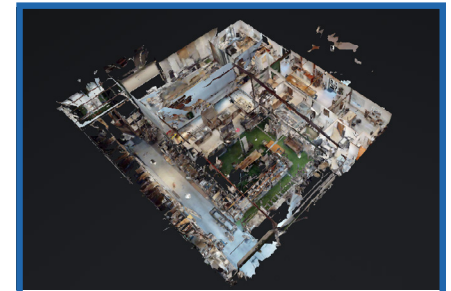
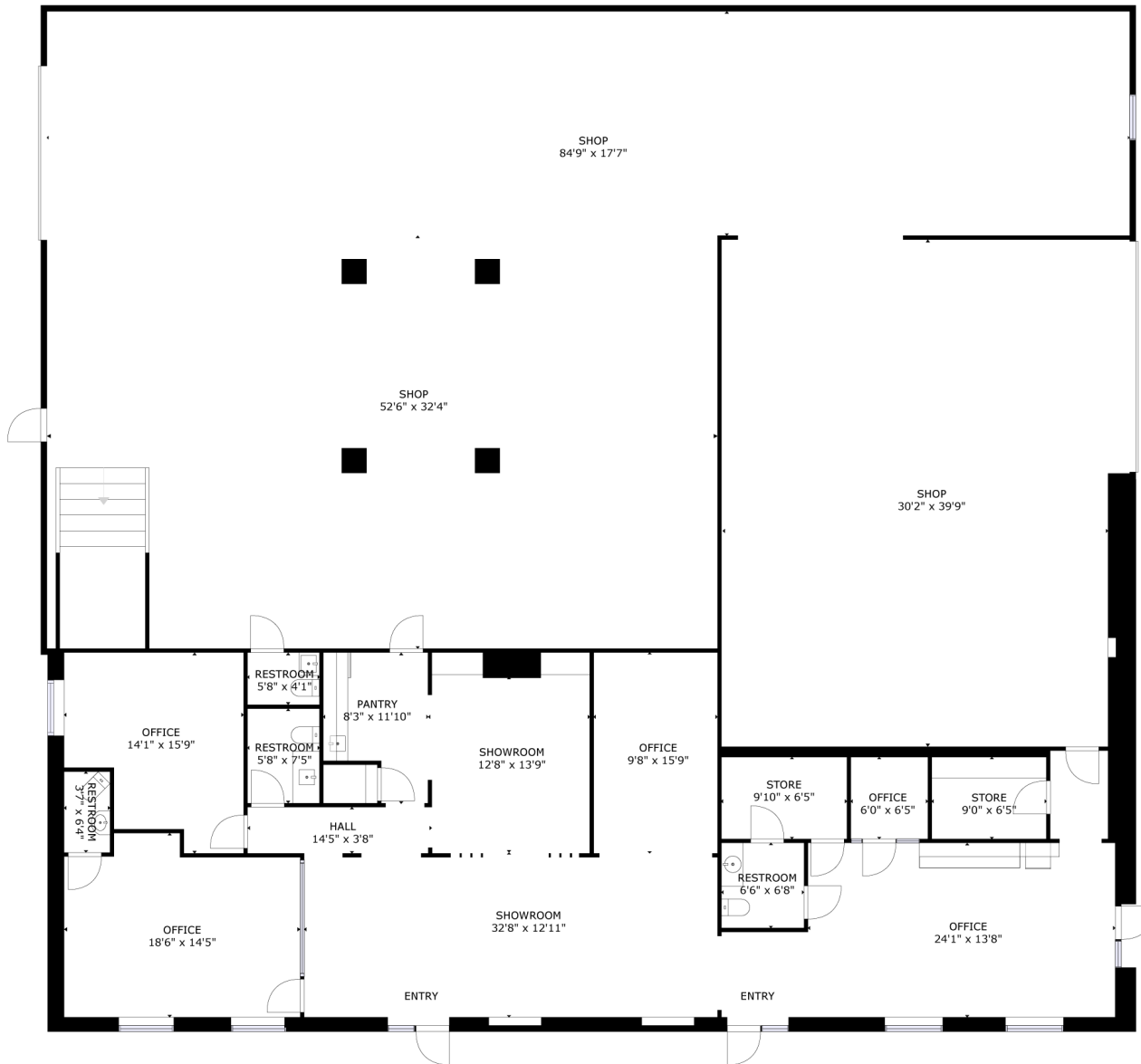
2024	5 Mins	10 Mins	15 Mins
Retail Businesses	170	650	1,430
Food & Drink Businesses	46	219	461

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SUITE 100-200: ± 6,565 SF



TAKE A VIRTUAL TOUR
VIA MATTERPORT

Visit: <https://my.matterport.com/show/?m=2XUCBScFD8L>



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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 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.

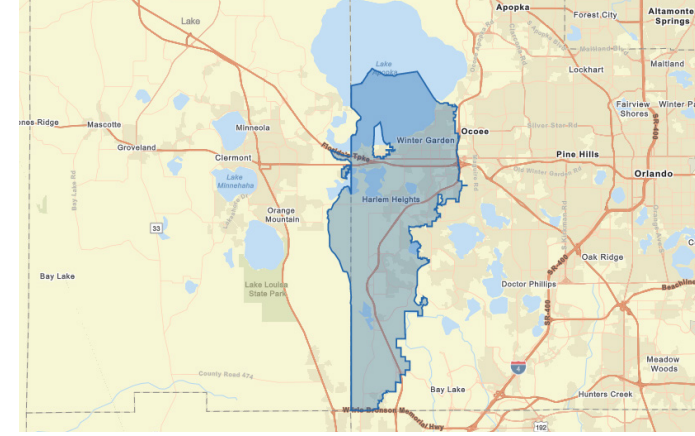
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

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

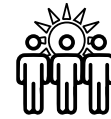
Population



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.

