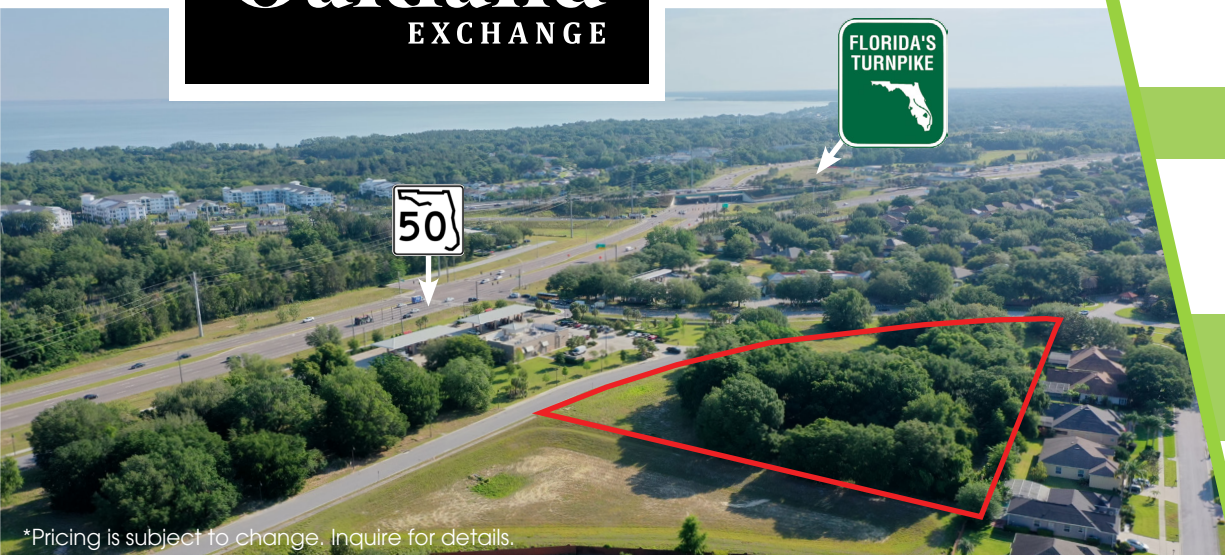




## OAKLAND EXCHANGE



# Oakland EXCHANGE



# MEDICAL / OFFICE DEVELOPMENT

## Southern Railway, Oakland, FL 34787

Contact: Trey Gravenstein  
Vice President of Brokerage Services  
  
Contact: Michael Castrilli  
Senior Sales & Leasing Associate

E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119  
  
E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

- For Sale:** Medical or Office
- 2,500 - 5,500 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 JW<sup>2</sup> DEVELOPMENT  
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](http://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	3,500	\$1,160,000	\$331
5	2,500	\$830,000	\$332
6	4,290	\$1,420,000	\$331
7	3,000	\$990,000	\$330
8	5,500	\$1,820,000	\$331
9	2,500	\$840,000	\$336
10	2,500	\$840,000	\$336
11	2,500	\$840,000	\$336
12	3,000	\$990,000	\$330
13	3,000	\$990,000	\$330

\*Pricing is subject to change. Inquire for details.



**MEDICAL & OFFICE  
USERS WELCOMED**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**GREY SHELL  
DELIVERY**

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# LOCATION



**FLORIDA TURNPIKE  
ON & OFF RAMP ACCESS**



56,500  
HWY 50 AADT



112,700  
HWY 50 AADT

**AdventHealth**

15 Mins  
ADVENTHEALTH  
WINTER GARDEN

**ORLANDO  
HEALTH**

South Lake Hospital

12 Mins  
SOUTH LAKE  
HOSPITAL CLERMONT

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

# DEMOGRAPHICS



**AVERAGE INCOME**  
\$144,251  
(5 min drive time)



**MEDIAN AGE**  
38.9  
(5 min drive time)



**AVERAGE HOUSEHOLD SIZE**  
2.75  
(5 min drive time)



**DAYTIME POPULATION**  
39,521  
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

	2024	2029	2024	2029	2024	2029	2024	2029	2024	2029
5 mins	6,231	6,555	1,682	1,758	2,250	2,358	\$144,251	\$166,666	\$7,376,880	
10 mins	40,051	41,733	10,598	11,067	14,732	15,396	\$132,497	\$152,396	\$45,137,491	
15 mins	192,758	211,759	49,696	54,611	67,824	74,574	\$120,622	\$139,899	\$191,643,696	

## 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 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.

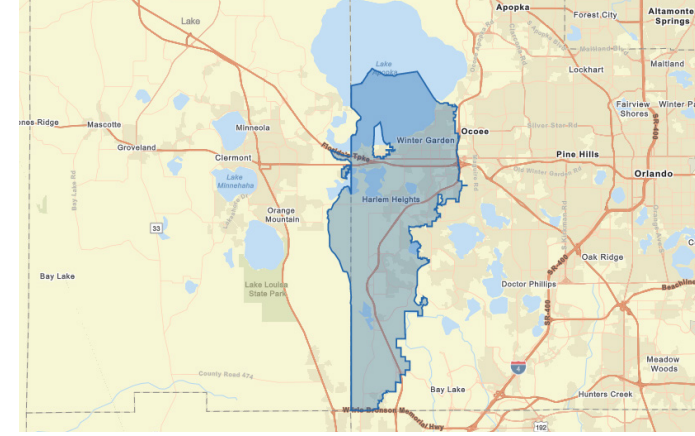
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

## 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

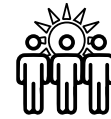
### Population



**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

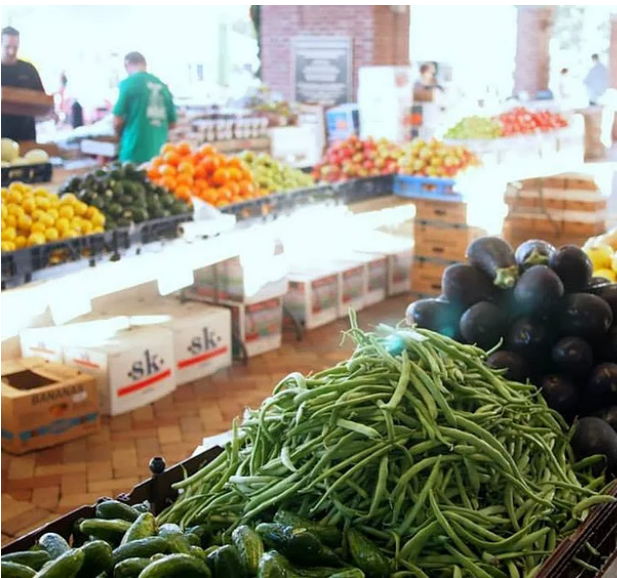


**AVERAGE NET WORTH**  
\$1,224,528

## 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.



# 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.

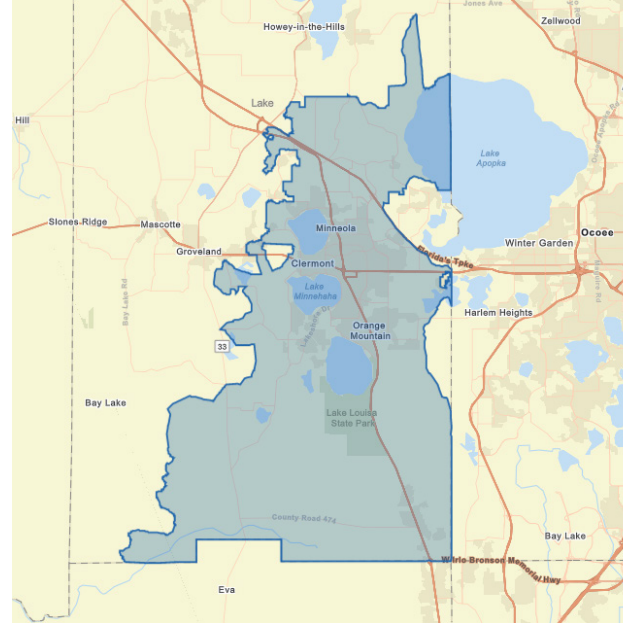
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

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

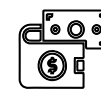
### Income



**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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