

960 SF Office Space FOR LEASE Winter Garden, FL



Projected
Delivery
Q1 2025

12321 STONEYBROOK W PARKWAY,
WINTER GARDEN, FL

DEMOGRAPHICS

2024 Summary

Radius	Population	Average HH Income
1 mile	6,845	\$ 171,158
3 mile	51,865	\$ 145,506
5 mile	158,979	\$ 140,529

OFFERING SUMMARY

\$45 per sf + \$10 NNN
960 SF

Property Highlights

UNIT 2

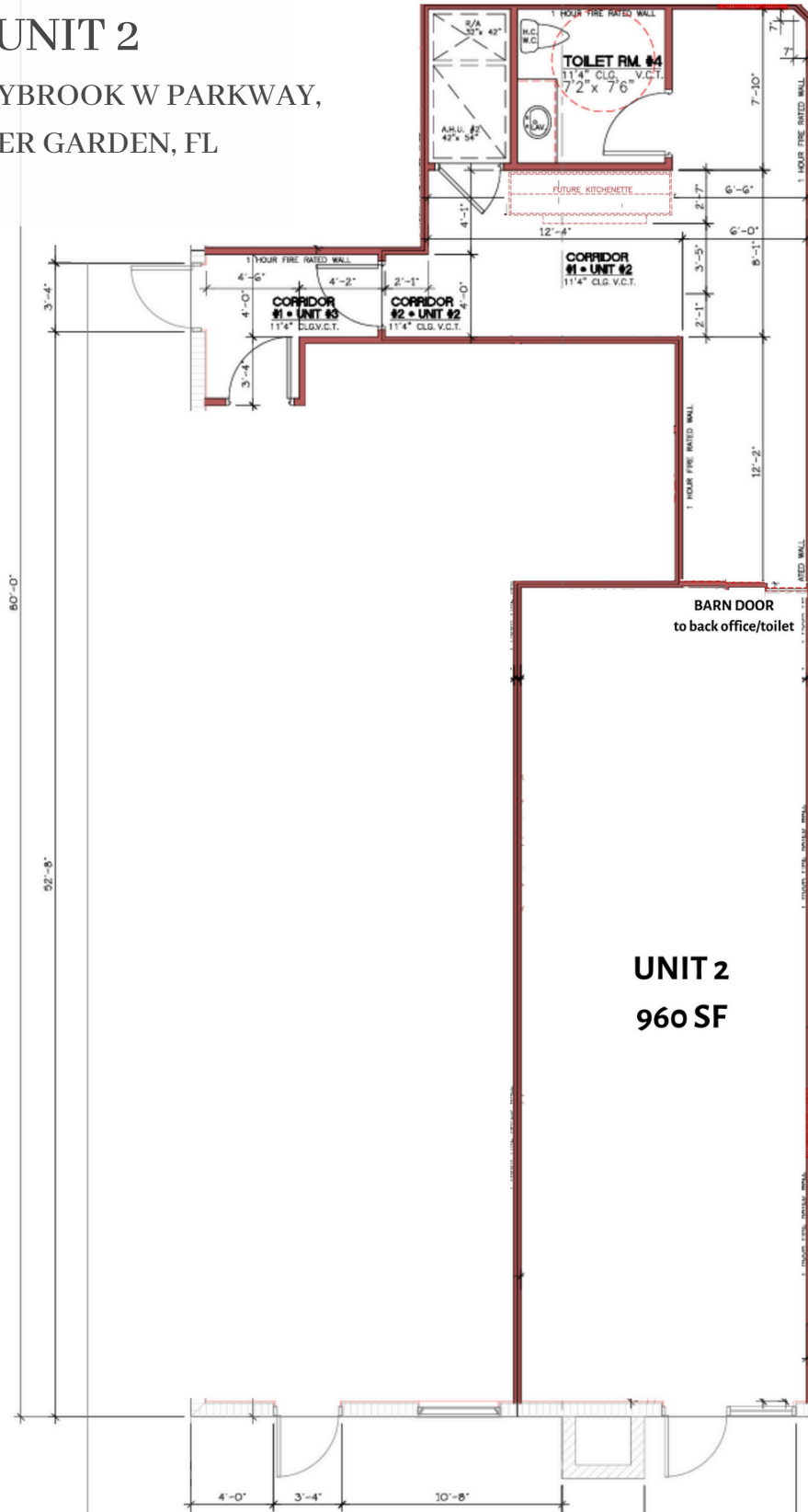
- 960 sf Office Space
- vanilla space delivery
- estimated delivery Q1/2025
- surrounded by rooftops
- high income, high traffic area
- new construction
- great road exposure from both sides
- signage
- perfect for insurance, tax, real estate, mortgage, small business use

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UNIT 2

12321 STONEYBROOK W PARKWAY,
WINTER GARDEN, FL



960 SF Office Space FOR LEASE

Winter Garden, FL



UNIT 2
12321 STONEYBROOK W
PARKWAY,
WINTER GARDEN, FL

AADT
71,000
SR429 / Western Expressway

OFFERING SUMMARY
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960 SF

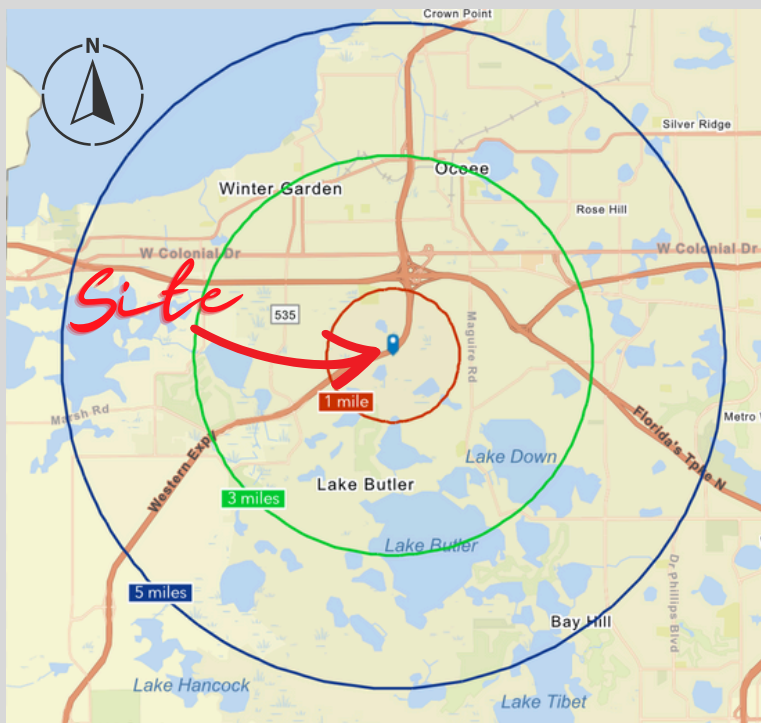
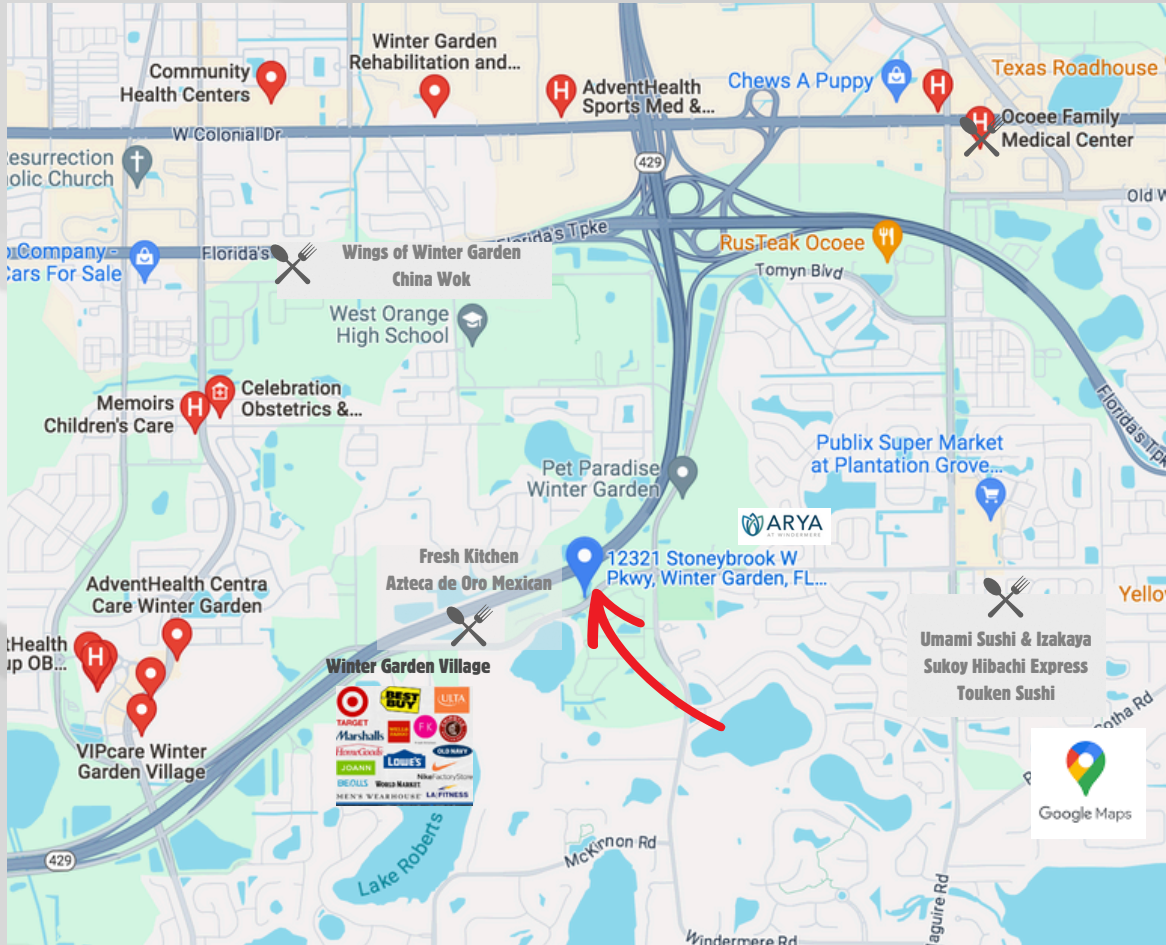
CapStack
COMMERCIAL

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Stoneybrook Exchange Property Highlights

- Premier Mixed-use Development: Retail, medical or office in Winter Garden, FL
- 1,600 ft of frontage, strong façade and Monument Signage along both Stoneybrook West Parkway and Windermere Road
- Situated at the intersection of the affluent neighborhoods of Winter Garden and Windermere
- 2.9 miles to Winter Garden Village with over 1.1 million square feet of retail and restaurant users
- Repetitively ranked as one of the best places to raise a family, and start a business by WalletHub, NerdWallet, Niche and more



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