

**FOR LEASE**  
**1920 SF Office/Retail**  
**Winter Garden, FL**



Projected  
Delivery  
Q1/Q2  
2025

12321 STONEYBROOK W PARKWAY,  
WINTER GARDEN, FL

**Property Highlights**

**UNIT 2/3**

**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

- 1920 sf Office/Retail Space
- vanilla space delivery
- estimated delivery Q1/Q2 2025
- surrounded by dense rooftops
- high income, high traffic area
- new construction with signage
- great road exposure from both sides
- perfect for insurance, tax, real estate, mortgage, small business use
- Co-Tenant with high traffic J Sterling's Wellness Spa

**OFFERING SUMMARY**

\$45 per sf + \$10 NNN  
1920 SF

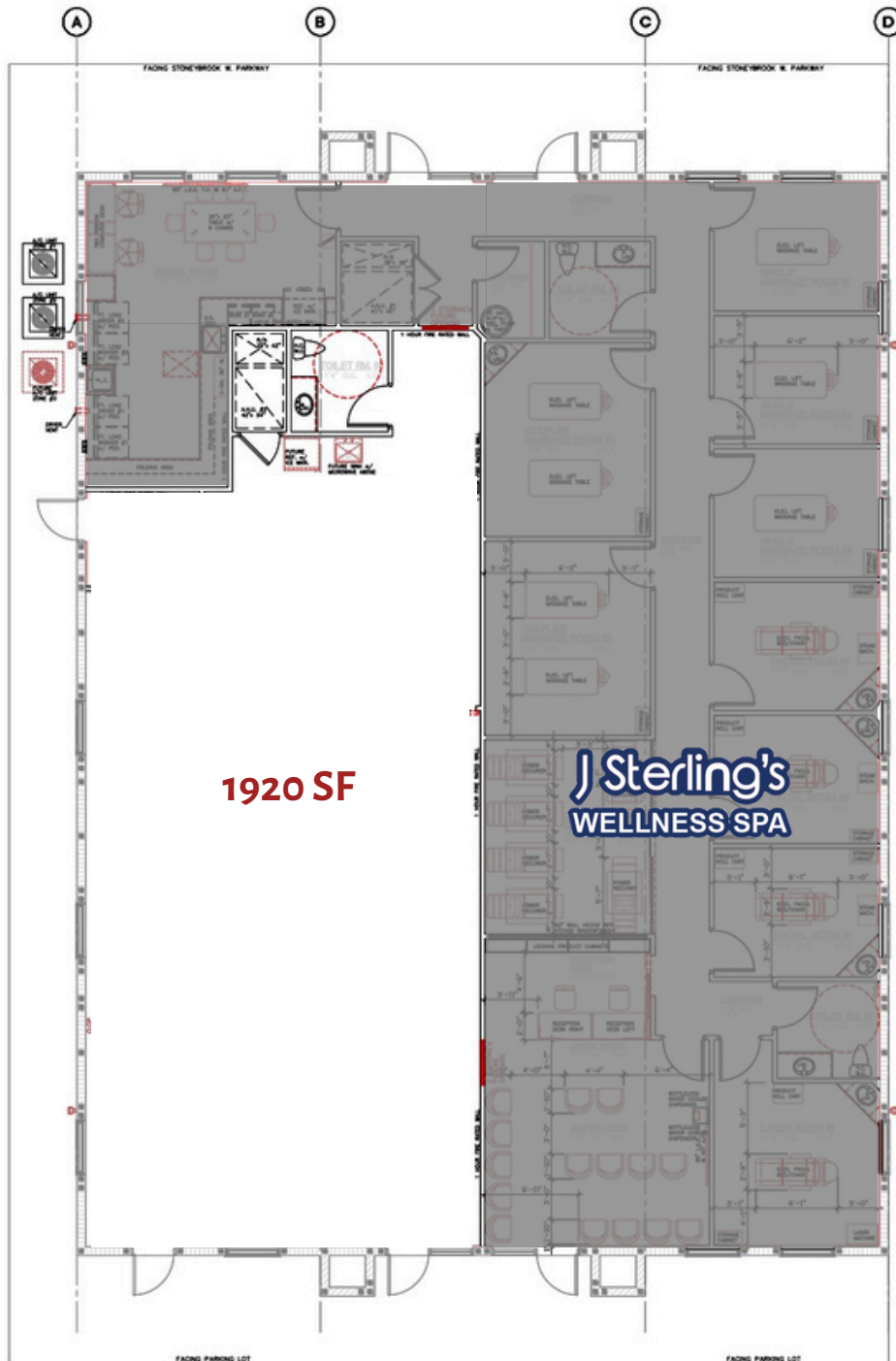
For More Information

**Veronica Malolos, CCIM**

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1920 sf

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**AADT**

**71,000**

SR429 / Western Expressway

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1920 SF

**CapStack**  
COMMERCIAL

For More Information

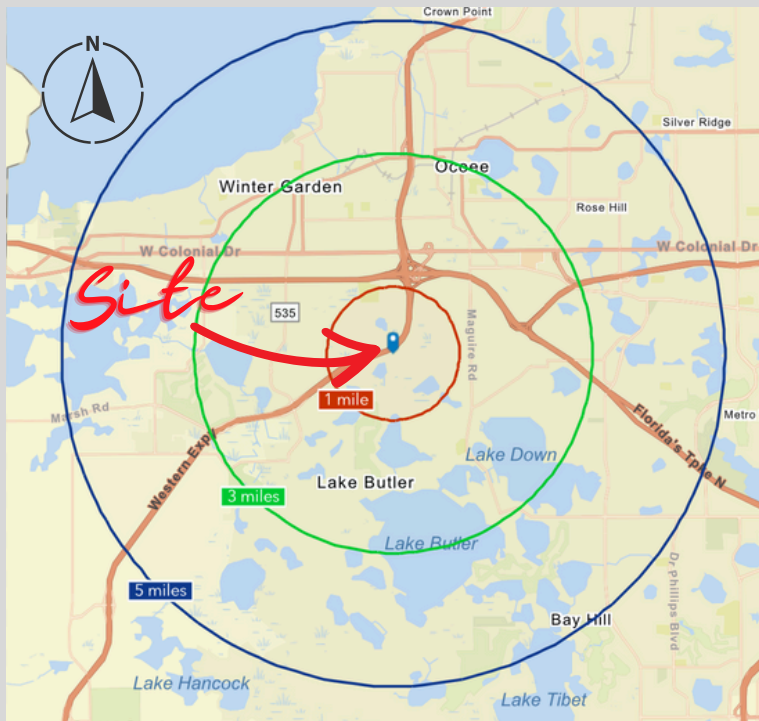
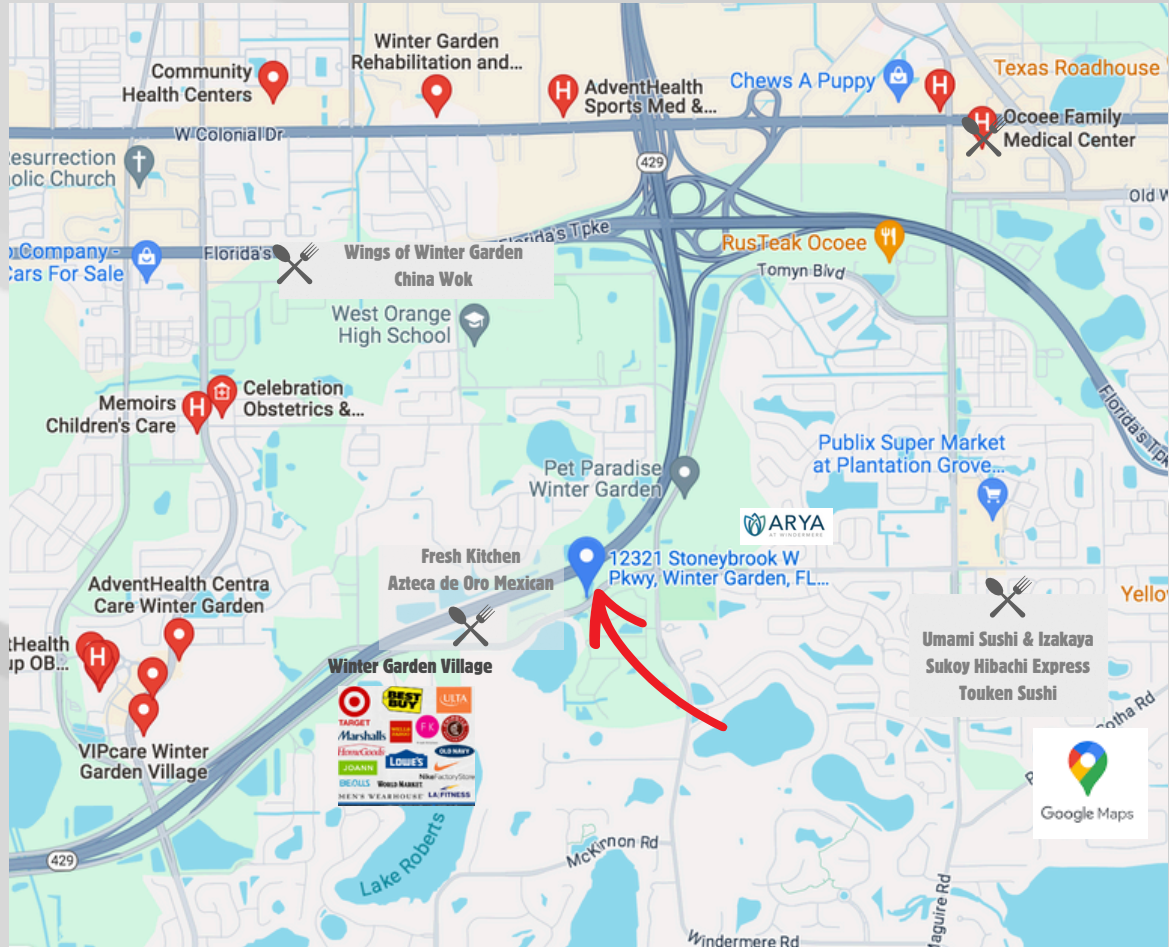
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## Stoneybrook Exchange Property Highlights

- 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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