



**996 E. PLANT STREET
WINTER GARDEN, FL 34787**

**+/- 14,536 square feet of
commercial retail and office
space**



THE POINT ON PLANT
STREET ISN'T JUST A
LOCATION; IT'S A
SMART BUSINESS
DECISION. CHOOSE
OWNERSHIP. CHOOSE
GROWTH. CHOOSE THE
POINT.





PROJECT OVERVIEW

Discover the freedom and financial wisdom of owning your retail or office space at The Point on Plant Street, where every detail is designed for your success and satisfaction. Construction expected to begin 2025 with three office spaces and three retail spaces to be delivered in grey shell condition in 2026. Own a space that you can customize to perfectly fit your business needs and personal style. Create an environment that reflects your brand and vision.

HIGHLIGHTS

Retail Units

- ❖ 100 – 2,910 SF
- ❖ 101 – 2,424 SF
- ❖ 102 – 2,419 SF (under contract)

Office Units

- ❖ 200 – 2,963 SF
- ❖ 201 – 2,935 SF
- ❖ 202 – 3,304 SF

Parking Spaces

WINTER GARDEN

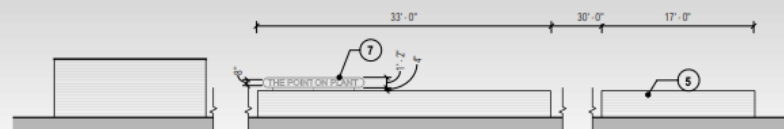
Winter Garden is known for its historic downtown district, which features shops, restaurants, and the West Orange Trail, a popular 22-mile-long paved trail for walking, jogging, and cycling. The downtown area also hosts a farmer's market every Saturday.

In addition to its downtown district, Winter Garden has several parks and recreational areas, including Lake Apopka, the fourth-largest lake in Florida, which provides opportunities for fishing, boating, and wildlife viewing. The city is also home to the Winter Garden Village at Fowler Groves, an outdoor shopping mall with a variety of stores, restaurants, and a movie theater.

Winter Garden has experienced significant growth in recent years, with new residential and commercial development projects underway. Despite this growth, the city has maintained its small-town feel and strong sense of community.

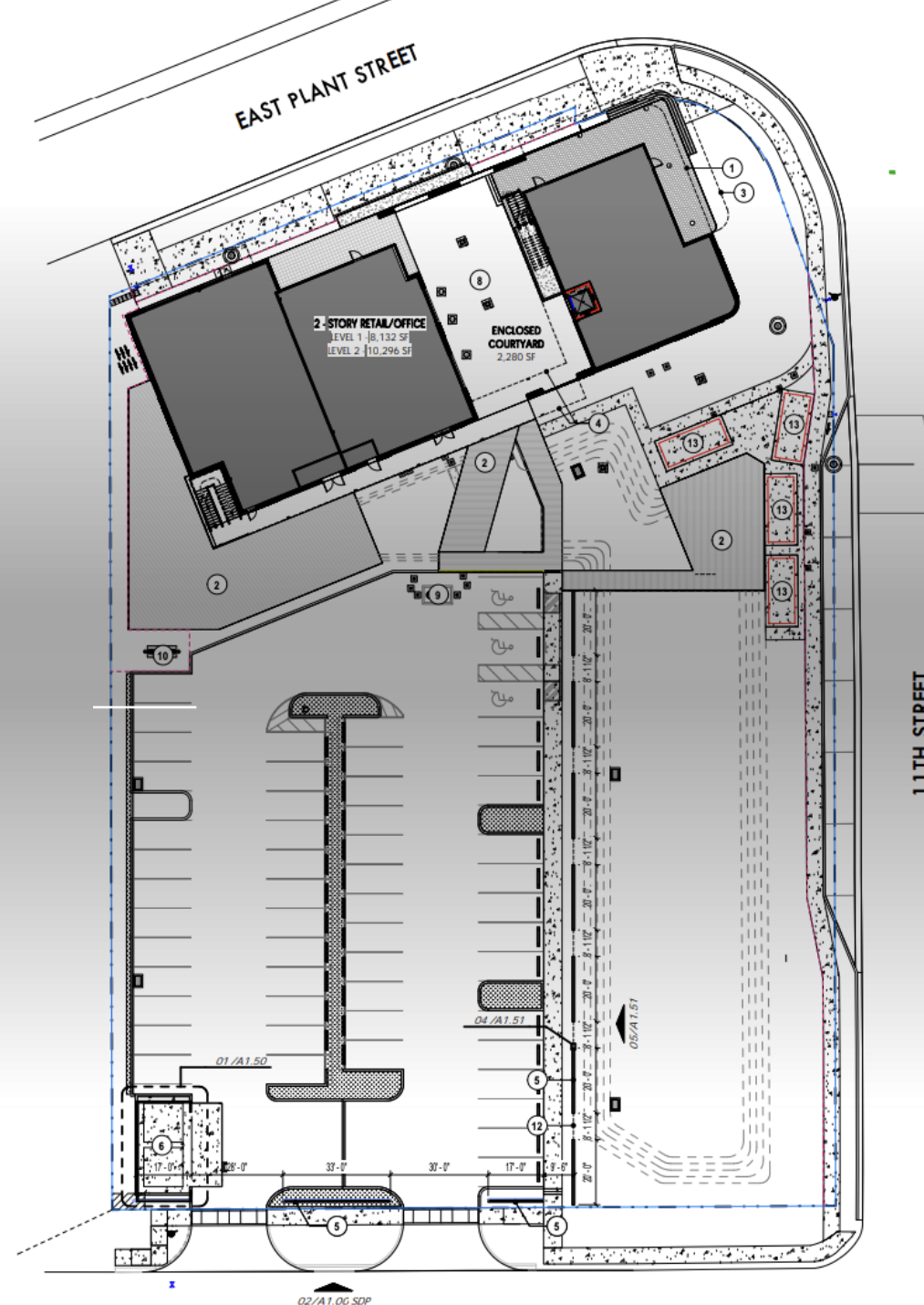


BLUE PRINTS



02 BOARD FORMED CONCRETE
SCREEN WALL SDP
SCALE: 1/8" = 1'-0"

- 2 FIBERON COMPOSITE DECKING, REF: STRUCTURAL DRAWINGS FOR FRAMING DESIGN.
- 3 LINE OF CANOPY ABOVE.
- 4 LINE OF EGRESS BALCONY OVERHEAD.
- 5 BOARD FORMED CONCRETE KNEE WALL.
- 6 TRASH ENCLOSURE.
- 7 "THE POINT ON PLANT" SIGNAGE, POWDERCOATED STEEL, PC1.
- 8 DECOMPOSED GRANITE FILL, REF: CIVIL DRAWINGS FOR DRAINAGE.
- 9 NEW GREASE TRAP, REF: MEP DRAWINGS.
- 10 MASTER METER & BACKFLOW PREVENTER, REF: CIVIL DRAWINGS FOR DRAINAGE.
- 11 FUTURE LAND LEASE FOR 1,600 SF RETAIL SPACE, REF: CIVIL DRAWINGS.
- 12 CORTEN STEEL ACCENT SCREEN PANELS.
- 13 SHIPPING CONTAINER RETAIL PAD SITE.



ARCHITECT

HIP.HOP.DESIGN STUDIO, LLC
JAMES CORNETT
PO BOX 2422
SUITE #
ROUND ROCK, TX 78680
740.525.2268
LICENSE NO: #AR9513

MEP

WILSON & GIRGENTI, P.A.
BROCK SHRADER, P.E.
200 EAST ROBINSON STREET
SUITE #970
ORLANDO, FL 32801
813.855.3330
LICENSE NO: #127942

STRUCTURAL

IBC ENGINEERING DESIGN SERVICES, INC.
HASAN AROUBI, P.E.
1807 SOUTH HIAWASSEE RD
SUITE #212
ORLANDO, FL 32835
407.312.9685
LICENSE NO: #63319

CIVIL

DAO CONSULTANTS, INC.
SOLANGE DAO, PE
1110 EAST MARKS STREET

ORLANDO, FLORIDA 32803-4018
407.898.6872
LICENSE NO: #XXXX

REVISION

NO. DESCRIPTION DATE

CURRENT REVISION ISSUE DATE:

ORIGINAL SHEET ISSUE DATE:
2024.11.18

ISSUE

SITE PLAN REV 3

SHEET TITLE
ARCHITECTURAL SITE PLAN



1. FRONT PORCH

2. COURTYARD

3. ELEVATOR

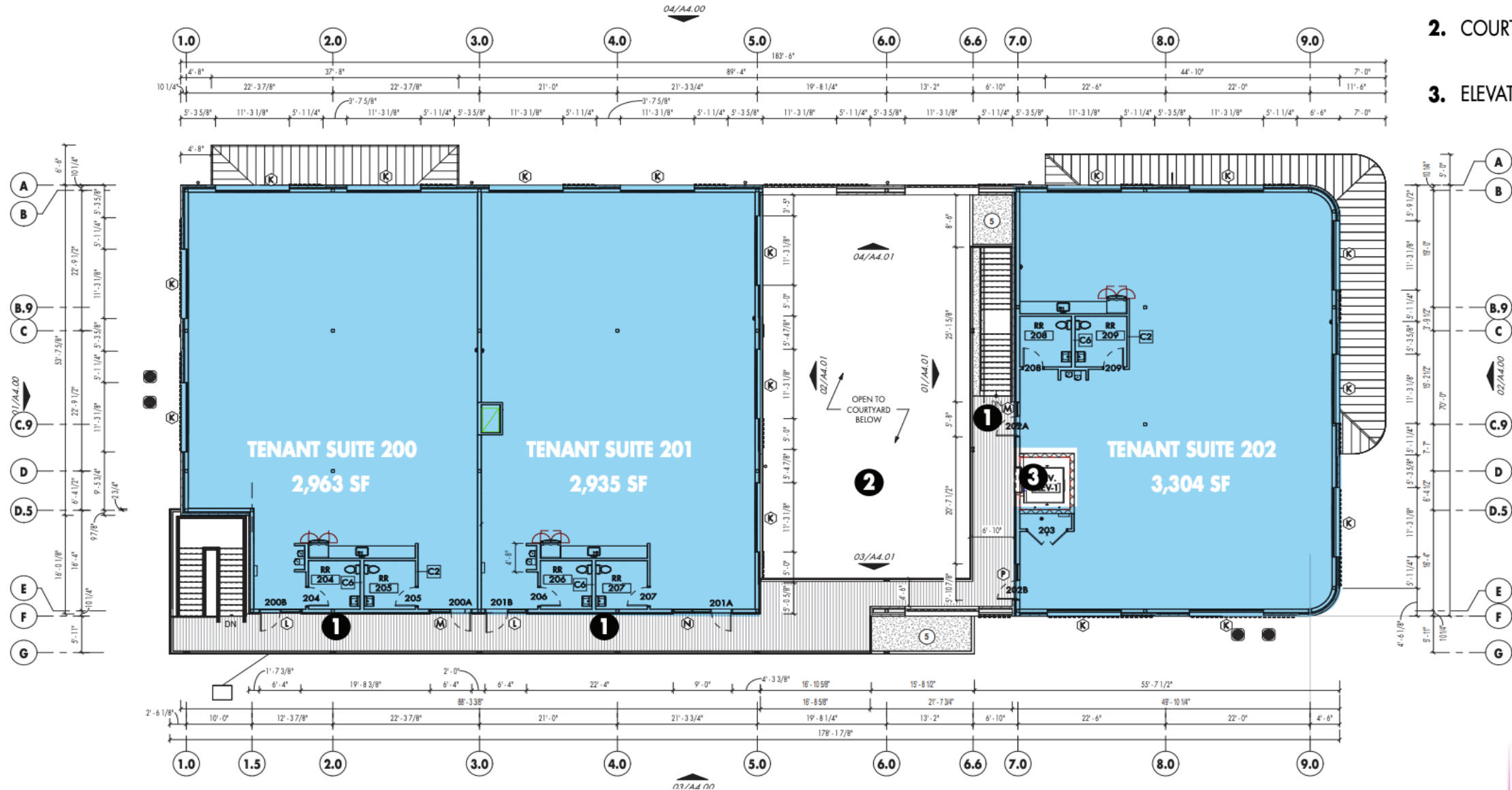


LEVEL 2 OFFICE SUITES

1. INDIVIDUALIZED OFFICE
STOREFRONT

2. COURTYARD BELOW

3. ELEVATOR



MEET THE DEVELOPERS

Mike Van den Abbeel and Kirsten Wollheim, the husband-and-wife team behind The Point on Plant St., are seasoned business owners and real estate investors. As co-founders of Mosaic Hair Studio—the largest employee-based salon group in Central Florida with locations in Ivanhoe Village on Virginia Dr. and the Milk District on Bumby Ave.—they’re passionate about empowering local business owners.

They believe that owning real estate is key to building generational wealth and ensuring long-term stability for their businesses in Central Florida. Additionally, they’ve identified East Winter Garden as the next commercial corridor primed for redevelopment, recognizing the area’s potential for growth and transformation.





Key Demographic Indicators

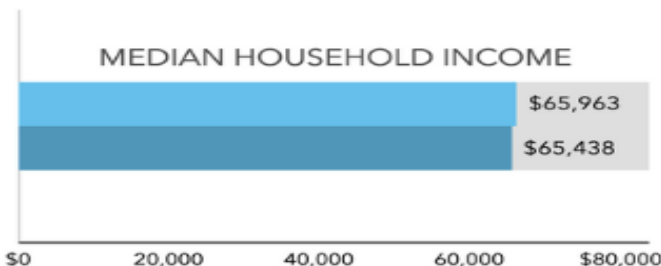
996 E Plant St, Winter Garden, Florida, 34787

Ring of 1 mile

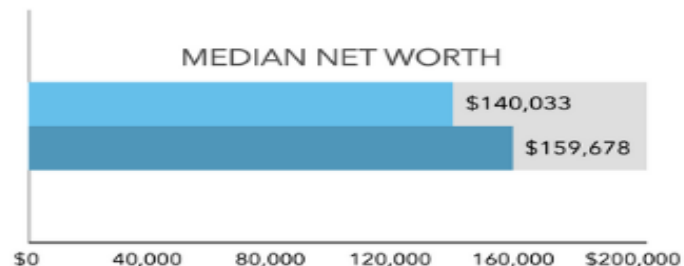


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



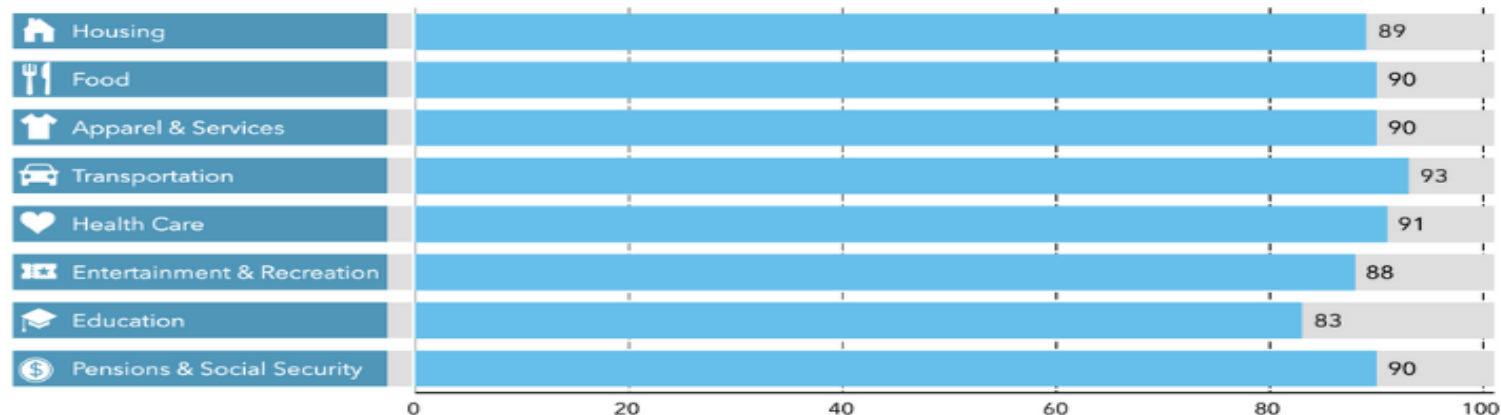
Bars show comparison to **Florida**



Bars show comparison to **Florida**

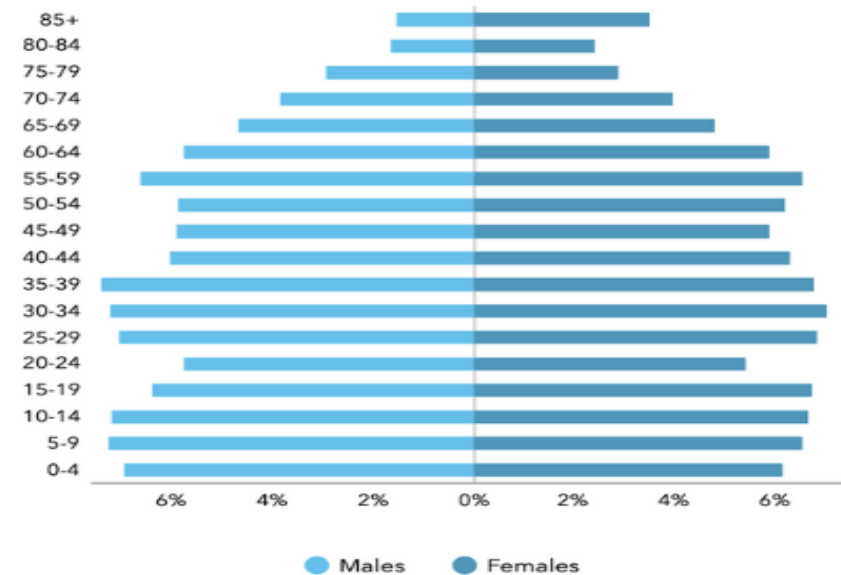
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



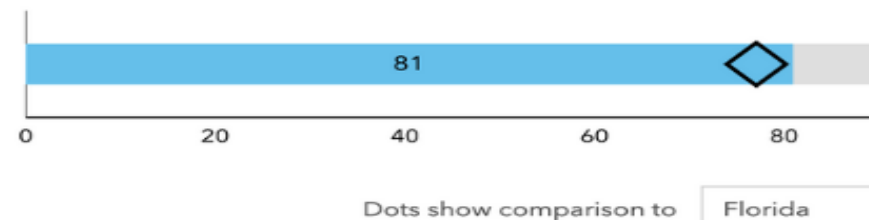
AGE BY SEX

Median Age: 37.5



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to **Florida**



Key Demographic Indicators

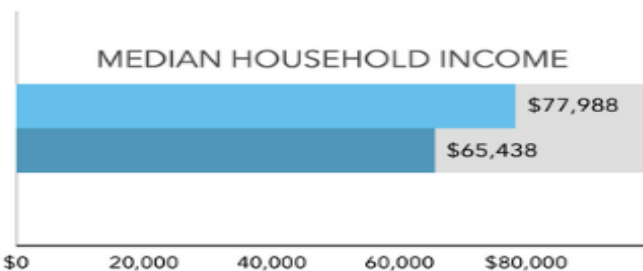
996 E Plant St, Winter Garden, Florida, 34787

Ring of 3 miles

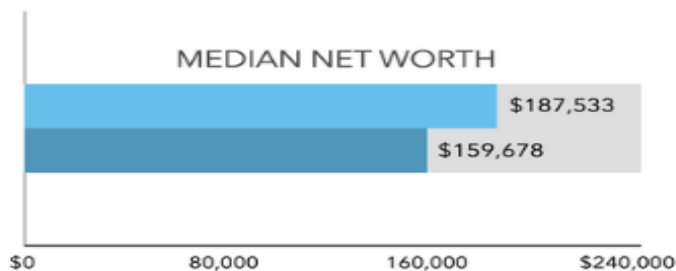


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



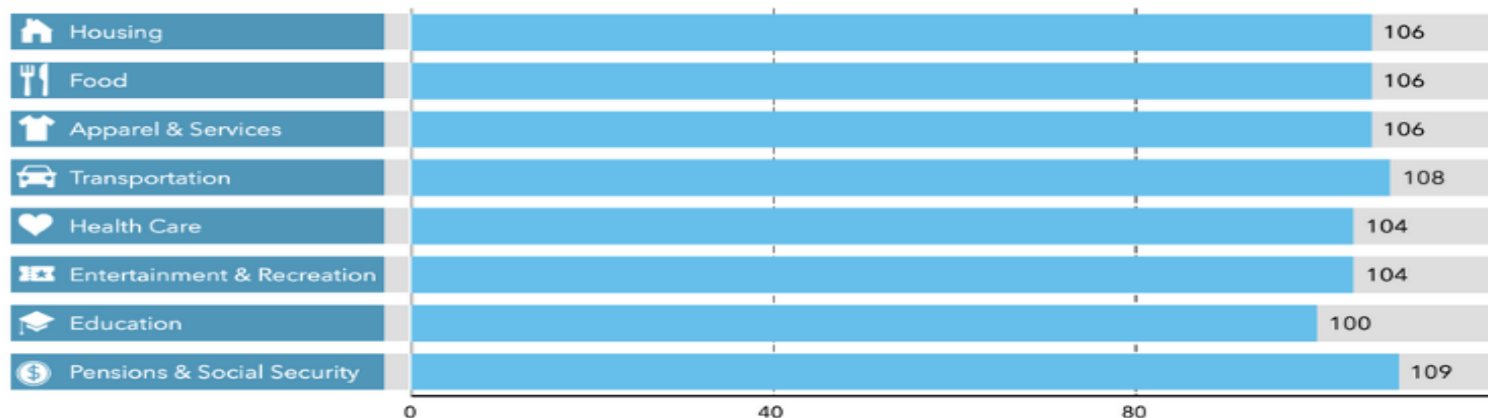
Bars show comparison to Florida



Bars show comparison to Florida

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



AGE BY SEX

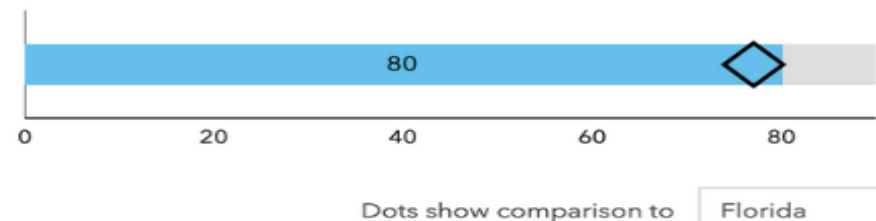
Median Age: 37.2



● Males ● Females

DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Florida



Key Demographic Indicators

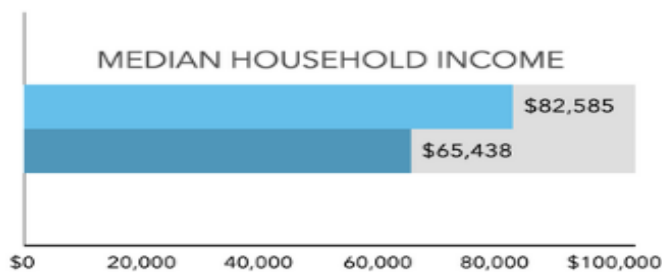
996 E Plant St, Winter Garden, Florida, 34787

Ring of 5 miles

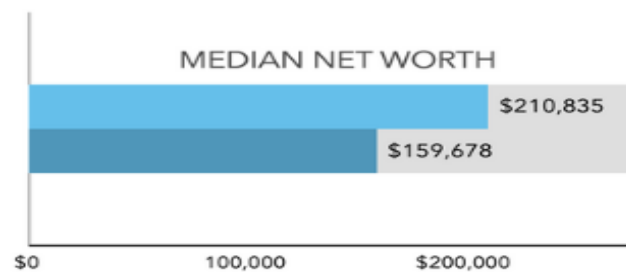


INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



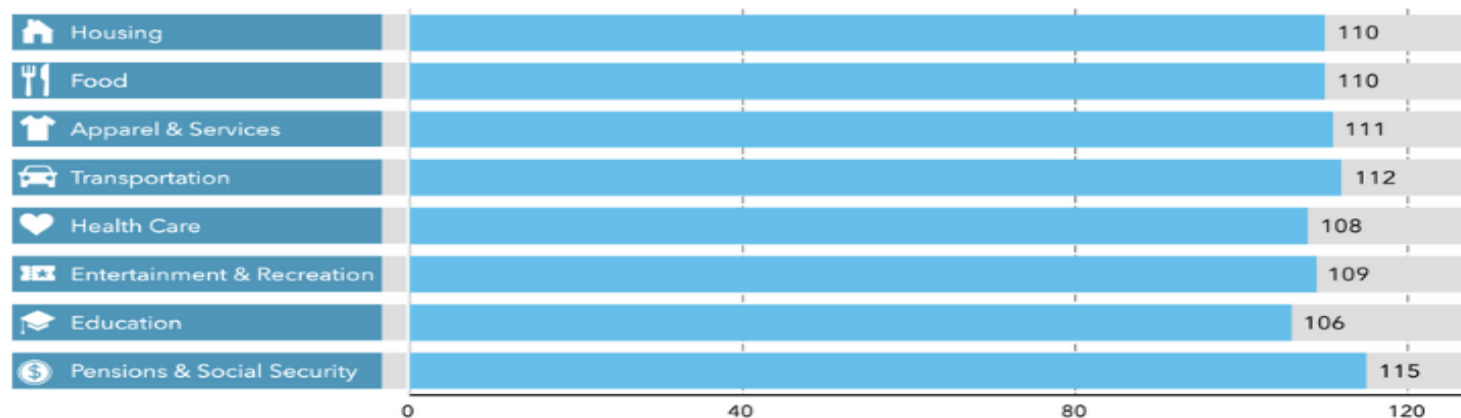
Bars show comparison to



Bars show comparison to

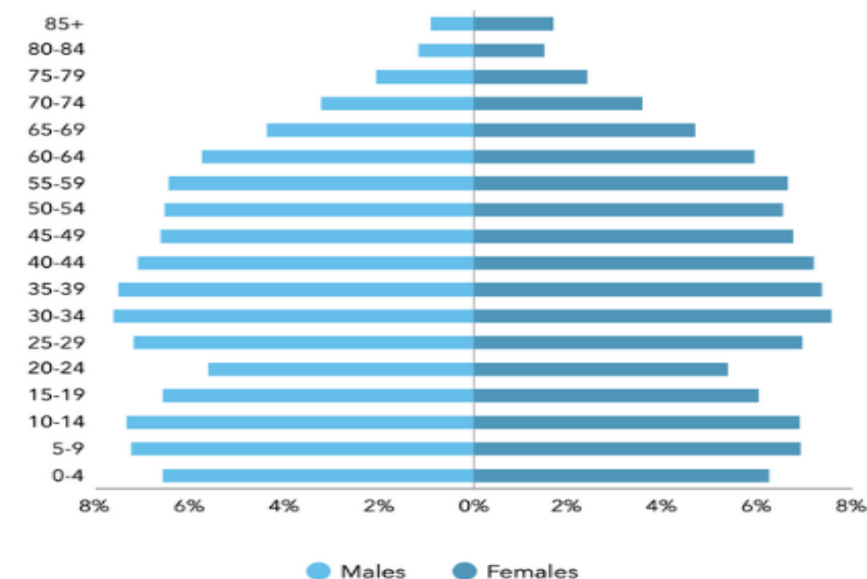
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



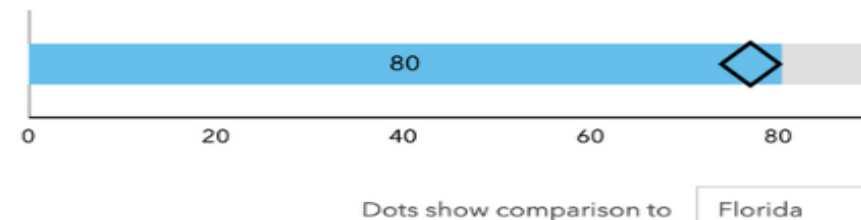
AGE BY SEX

Median Age: 37.0



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).





Key Demographic Indicators

996 E Plant St, Winter Garden, Florida, 34787

Ring of 1 mile



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



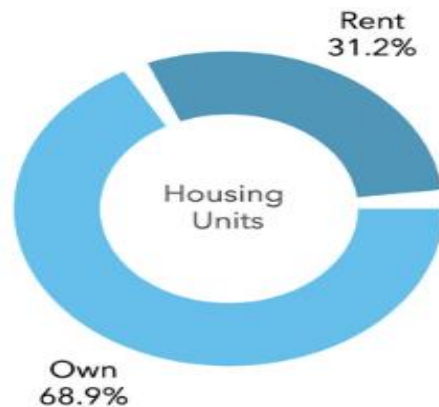
\$922

Avg Mortgage



\$1,278

Avg Monthly Rent

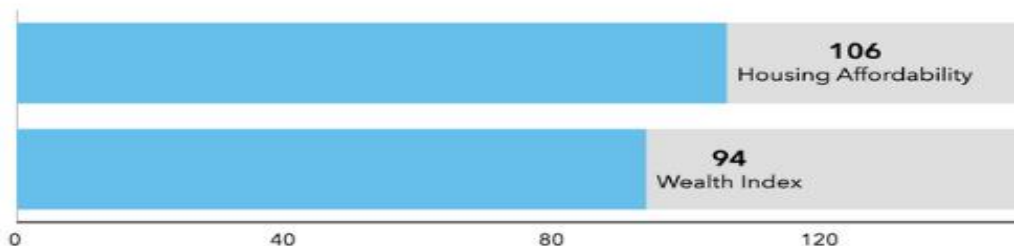


Typical Household Type: Single Family

Median Home Value: \$288,409

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2016-2020).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	439	3,447	954	4,840
Spanish	273	1,139	85	1,497
Spanish & English Well	271	391	77	739
Spanish & English Not Well	0	116	4	120
Indo-European	0	36	123	159
Indo-European & English Well	0	35	110	145
Indo-European & English Not Well	0	1	5	6
Asian-Pacific Island	0	15	16	31
Asian-Pacific Isl & English Well	0	14	16	30
Asian-Pacific Isl & English Not Well	0	1	0	1
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.





Key Demographic Indicators

996 E Plant St, Winter Garden, Florida, 34787

Ring of 3 miles



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



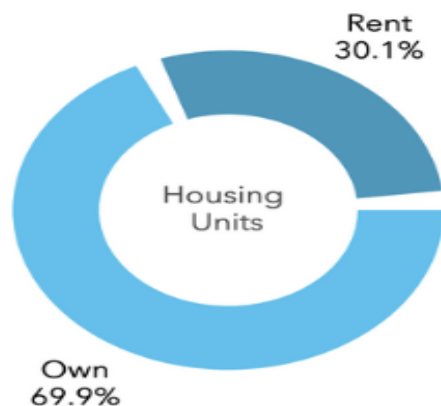
\$1,119

Avg Mortgage



\$1,537

Avg Monthly Rent

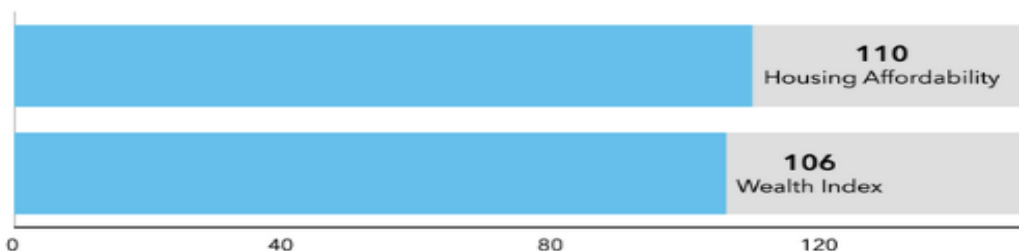


Typical Household Type: Single Family

Median Home Value: \$321,586

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2016-2020).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	6,541	22,079	5,924	34,544
Spanish	2,219	8,626	728	11,573
Spanish & English Well	1,782	4,837	519	7,138
Spanish & English Not Well	301	1,075	93	1,469
Indo-European	567	1,446	436	2,449
Indo-European & English Well	567	1,099	395	2,061
Indo-European & English Not Well	0	347	26	373
Asian-Pacific Island	239	1,173	186	1,598
Asian-Pacific Isl & English Well	229	753	77	1,059
Asian-Pacific Isl & English Not Well	11	322	109	442
Other Language	70	170	12	252
Other Language & English Well	70	157	12	239
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to

Florida





Key Demographic Indicators

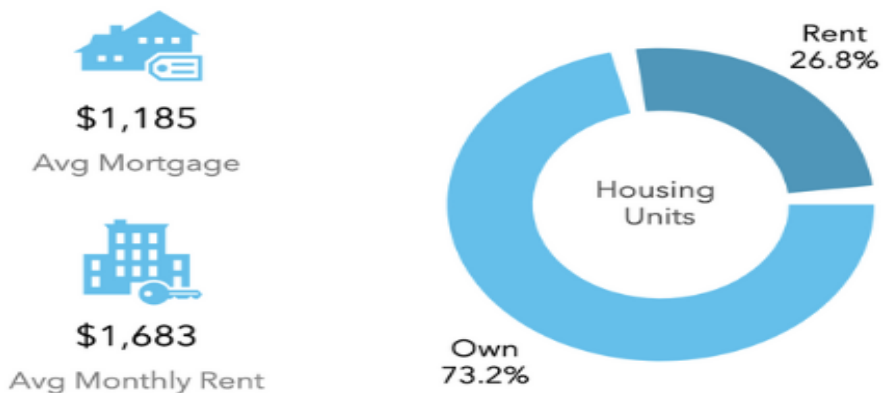
996 E Plant St, Winter Garden, Florida, 34787

Ring of 5 miles



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

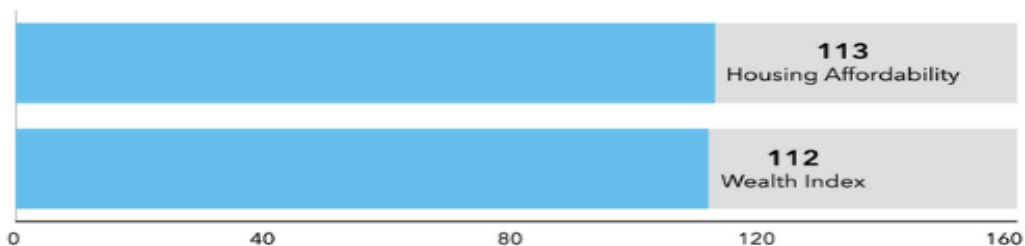


Typical Household Type: Single Family

Median Home Value: \$329,692

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2016-2020).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	18,315	53,487	11,394	83,196
Spanish	3,698	15,670	1,628	20,996
Spanish & English Well	3,218	10,874	1,082	15,174
Spanish & English Not Well	318	1,762	320	2,400
Indo-European	1,677	5,942	1,127	8,746
Indo-European & English Well	1,677	4,980	858	7,515
Indo-European & English Not Well	0	860	201	1,061
Asian-Pacific Island	489	2,955	587	4,031
Asian-Pacific Isl & English Well	460	2,166	416	3,042
Asian-Pacific Isl & English Not Well	28	607	153	788
Other Language	253	590	28	871
Other Language & English Well	253	577	28	858
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.





Workday Drive

996 E Plant St, Winter Garden, Florida, 34787

Ring of 1 mile



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



1,052 households are *Workday Drive*

46.8% of households are in this segment

Workday Drive: *Family Landscapes* LifeMode

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children...

[Learn more...](#)

ABOUT THIS SEGMENT



Most households have 2 or 3 vehicles. Residents often have long travel time to work.



Family-oriented purchases and activities dominate, TVs, movie purchases, children apparel and toys, and visits to theme parks or zoos.



Well insured and invested in a range of funds, from savings accounts or bonds to stocks.



Outdoor activities and sports are popular. Like to eat out, as well as participate bicycling, jogging, golfing, and boating.



Connected, with a host of wireless devices - anything that enables convenience, like banking, paying bills, or even shopping online.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
37.5

Median Household Income:
\$65,963

Education:
30.6% have a college degree



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

6,899

Population

2,248

Households

2.98

Avg Size
Household

94

Wealth
Index

106

Housing
Affordability

81

Diversity
Index

\$288,409

Median Home
Value

-0.06%

Forecasted Annual
Growth Rate



Boomburbs

996 E Plant St, Winter Garden, Florida, 34787

Ring of 3 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



4,348 households are *Boomburbs*

22.1% of households are in this segment

Boomburbs: *Affluent Estates* LifeMode

This is the new growth market, with a profile similar to the original young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom...

[Learn more...](#)

ABOUT THIS SEGMENT



Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.



Style matters in the Boomburbs, from personal appearance to their homes. Consumers are still furnishing their new homes and already remodeling.



Financial planning is well under way for these professionals.



Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
37.2

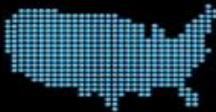
Median Household Income:
\$77,988



Boomburbs

996 E Plant St, Winter Garden, Florida, 34787

Ring of 5 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



11,287 households are *Boomburbs*
25.8% of households are in this segment

Boomburbs: *Affluent Estates* LifeMode

This is the new growth market, with a profile similar to the original young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom...

[Learn more...](#)

ABOUT THIS SEGMENT



Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.



Style matters in the Boomburbs, from personal appearance to their homes. Consumers are still furnishing their new homes and already remodeling.



Financial planning is well under way for these professionals.



Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks.



Well connected, own the latest devices and understand how to use them efficiently - biggest complaints-too many devices and too many intrusions on personal time.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
37.0

Median Household Income:
\$82,585

Education:
48.8% have a college degree



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

128,739

Population

43,795

Households

2.92

Avg Size Household

112

Wealth Index

113

Housing Affordability

80

Diversity Index

\$329,692

Median Home Value

0.36%

Forecasted Annual Growth Rate

CONTACT

At **Beyond Commercial**, we take a personalized approach to helping small businesses and investors navigate commercial real estate. As a **Certified Women Business Enterprise (WBE) and Women-Owned Small Business (WOSB)** firm, we understand the unique challenges business owners face when securing the right space, making strategic investments, or planning for future growth.

I'm **Amy Calandrino, CCIM, SIOR**, Founding Principal / Broker of Beyond Commercial. Beyond my work in real estate, I'm passionate about **helping entrepreneurs succeed—not just in business, but in mindset and leadership**. That's why I host the **Performance Mindset Podcast**, where I share insights from top performers across a variety of backgrounds. I also founded the **Calandrino Foundation, Inc.**, which focuses on supporting the entrepreneurial ecosystem all the way down to our youth through education and resources.

If you need more information, reach out. I'm always happy to help connect the dots for business owners and investors alike. My phone is (407) 621-4251 and email is amy@beyondcommercial.com

Amy Calandrino

