

Winter Garden • C-1 Commercial

29 E Smith St • Winter Garden FL 34787



A 1921 Historic
2 Story Structure
in a Thriving
Business Corridor





Edgewater Hotel

Heritage Museum

Lake Apopka

First Baptist Church

Plant Street/
West Orange Trail

Byrd Accounting

Concrete &
Masonry Solutions

Dillard Street

Smith and Main
Apartments

South Woodland Street

29 E. Smith Street

Community
Health Centers





Dillard Barber Shop

**Magic Wand
Beauty Salon**

Dillard Street

**Community
Health Centers**

**Concrete &
Masonry
Solutions**

**Trusted Cash
Home Buyer**

East Smith Street

29 E. Smith Street





Plant Street Market

Farmer's Market

Edgewater Hotel

Centennial Plaza

Ginger Baking Company

Smith and Main Apartments

Byrd Accounting

East Smith Street

South Woodland Street

29 E. Smith Street

Community Health Centers






Zoning & Code Overview

29 E Smith Street is zoned WG-C-1

Central Commercial District, offering flexibility for a variety of permitted commercial uses.

The structure was originally built as a residence. It is now commercially zoned and will require renovation or redevelopment to align with city standards for C-1 occupancy and use.

Buyers are encouraged to verify all zoning allowances, permitting requirements, and historic guidelines directly with the City of Winter Garden.

-  **Zoning Code - WG-C-1 Use**
-  **Historic Preservation Guidelines**
-  **City of Winter Garden Other Related Documents**

Investor Opportunity Summary

- Walkable historic downtown core
- 2 blocks from Plant Street / 1.9 mi to SR-429/ 1 block from Dillard Street/ .9 mi to Colonial Drive-HWY 50
- High-income trade area (Windermere, Oakland, Ocoee)

WHITE BRICK
EXCLUSIVES

BROKERED BY
exp
REALTY



From this address, every key downtown destination unfolds within a half-mile:

- Winter Garden Pavilion & Farmers Market – 0.3 mi
- Heritage Museum & Welcome Center – 0.2 mi
- Centennial Fountain Plaza – 0.3 mi
- Plant Street Market & Crooked Can Brewery – 0.5 mi

A short two block stroll west on Smith connects directly to **Main Street**, placing the property within walking proximity to the **Centennial Fountain Plaza**, the **Edgewater Hotel**, the **West Orange Trail**.

Two streets further west, Smith intersects **Lakeview Avenue**, where the city hosts its acclaimed **Saturday Farmers Market**- drawing over **3,500 weekly visitors**; along with the **Splash Pad**, and **The Exchange**- a mixed-use building featuring an assortment of eateries as well as retail shops

And just two blocks beyond Lakeview are visitors to **Plant Street Market** — a highly trafficked indoor artisan food hall and craft brewery, Burger Fi and Matthew's Steakhouse

THE WINTER GARDEN ADVANTAGE

A legacy commercial address at the heart of one of Central Florida's most admired and affluent downtown districts.

29 East Smith Street has been witness to over a century of downtown growth, visibility, and civic identity — a corner shaped by community, continuity, and enduring relevance.

As development expands and surrounding areas continue to rise in value, **this property becomes increasingly rare.**

Visitors flock to Plant Street's dining and retail corridor **by car, bike, golf cart, and on foot** — crossing Dillard's arterial connection and dispersing into the surrounding boutique blocks. The city's most visited civic and commercial anchors unfold in every direction, placing this address **within a thriving pedestrian and economic grid that performs seven days a week** — not just in peak season.



Historic District | Winter Garden, FL

In 1993, the City of Winter Garden joined forces with the Winter Garden Heritage Foundation to obtain a...

 civicplus.com

[For Information on The Historic District](#)



NUMBER OF VISITORS



[Open the Visitors Map](#) to find where the inaugural C-1 business at 29 East Smith Street will flourish in this vibrant business district.

Location	Period	Estimated Visitors
West Orange Trail (all 22 mi.)	Monthly / Annual	~150,000 users per month (≈1.8 million per year). orangecountyfl.net .
Winter Garden Farmers Market (Downtown)	Weekly / Annual	>3,500 visitors per week (≈182,000 per year) cwgdn.com .
Spring Fever in the Garden (Downtown)	Annual (2-day)	~70,000 visitors over 2 days (2024 festival) springfeverinthegarden.org .



LOCATION & TRAFFIC COUNT (AADT)

Located 280 feet/**one block west** of **Dillard Street**—a primary north-south corridor and .2 Miles/**2 Blocks south** of **Plant Street**— within the walkable golf-cart district—the **property offers steady vehicular and pedestrian exposure**.

For the most accurate and up-to-date traffic data (AADT), buyers are encouraged to **verify counts directly through:**



[Orange County
Traffic Count Map ↗](#)



[FDOT AADT
Portal ↗](#)



Ocoee, FL.

SR-429

9th Street

Plant Street to 429



Orlando, FL.

Ocoee & SR-429: A Strategic Commercial Connector

Located **4 miles east**, **Ocoee** is adjacency to Winter Garden and strengthens the regional commercial ecosystem.

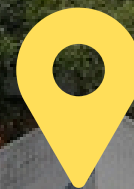
Access to SR-429, only 1.9 miles from the property, provides seamless connection to **Ocoee, downtown Orlando, and greater Central Florida** — positioning **29 E Smith Street** as a highly accessible address for both local engagement and regional reach.

Magic Wand
Beauty Salon

Dillard
Barber
Shop

Dillard Street

E. Smith Street



WHITE BRICK
EXCLUSIVES

EXP
REALTY

Winderemere, FL

Fowlers Grove

Colonial Drive/ HWY 50

Story Road

Cedar Bay Veterinary Clinic

Titus Dental
Ace Hardware

Betty J's Florist



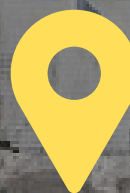
S

Medical Office
Building

Dillard Street

Trusted Cash
Home Buyer

E. Smith Street



Dillard Street, Colonial Drive , and Fowlers Grove and Winderemere,FL

Just 0.9 miles south, Dillard Street connects directly to **Colonial Drive (SR-50)** — one of Central Florida's primary east-west corridors.

From there, **Fowler's Grove and the Winter Garden Village retail hub sit just 2.9 miles away**, anchoring a regional trade area with Whole Foods, Target, and over 80 national tenants.

To the southeast, **Winderemere, just 6.5 miles** from the property, remains one of the **region's most affluent zip codes**.

Together, these corridors frame **29 E Smith Street** with both **neighborhood charm and regional consumer pull** — ideal for professional, boutique, or service-based commercial concepts.

Distance 2.5 Miles

2025
Estimate Population 5,629

OAKLAND
FLORIDA

28°33'24"N · 81°37'46"W

Distance 4 Miles

2025
Estimate Population 51,209

OCOOE
FLORIDA

28°34'14"N · 81°32'08"W

2025
Estimate Population 52,479

Information Resources:

[POPULATION ↗](#)

[INCOME and HOUSEHOLD DEMOGRAPHICS ↗](#)

[Orange County Traffic Count Map ↗](#)

[FDOT AADT Portal ↗](#)

Distance 6.5 Miles

2025
Estimate Population 3,186

WINDERMERE
FLORIDA

28°28'50"N · 81°33'20"W

Distance 9 Miles

2025
Estimate Population 51,042

CLERMONT
FLORIDA

28°31'40"N · 81°45'05"W

WINTER GARDEN
FLORIDA

28°28'37"N · 81°37'46"W

A Building Rooted in Craftsmanship and Civic Identity

Built in 1921, this structure is a rare surviving example of Bungalo/ Frame Vernacular architecture, a style rooted in local materials and practical craftsmanship.

The building features:

- Balloon-frame construction (an early 20th-century method using long vertical studs)
- Dade County Pine beams, known as the “steel of the South” for their strength and resistance
- Two back-to-back fireplaces sharing a single central chimney stack
- Original exterior siding, gable roof lines, and plaster interior walls
- Historic porch and window placements preserved in original footprint



Designated as historically significant within the city's architectural survey, the structure reflects both the early commercial-residential hybridity of Winter Garden and the neighborhood's ongoing reinvestment focus.

Structure & Square Footage Overview

This two-story structure offers **approximately 1,585 square feet under planned air conditioning**, as measured and documented by the current owner.

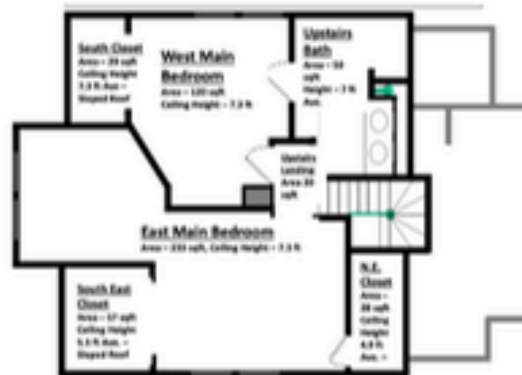
The building footprint includes both heated and unheated spaces, as well as usable square footage across multiple rooms with distinct ceiling heights.

These estimates are provided for reference only and should be verified by the buyer during due diligence.

For a detailed breakdown by room, ceiling height, and functional layout Click the image.



First Floor



Second Floor

[Floor Plan and Room Measurements ↗](#)

HISTORIC CONTEXT & ARCHITECTURE

Identified in the Historic Building Survey of Winter Garden (December 1994) and within the Architectural Review and Historic Preservation Board (Historic Downtown District Overlay).

Originally described as Bungalow Style, the structure aligns with Frame Vernacular architecture per the City's Design Standards and Guidelines Manual.

Features include:

- Pressed-tin metal roof shingles
- Horizontal shiplap wood siding
- High-pitch gable roof with corbel knee bracing
- Tall double-hung multi-pane windows
- Two brick fireplaces sharing one chimney

Mounted on block piers with continuous Dade County Pine framing—full-dimension studs (2 × 4 = true 2 in × 4 in)—a material prized for density, strength, and decay resistance.

Seller's Disclosure Available

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