

## OAKLAND EXCHANGE



**Oakland**  
 EXCHANGE



\*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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# MEDICAL / OFFICE DEVELOPMENT

## Southern Railway, Oakland, FL 34787

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 Vice President of Brokerage Services

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 P: 407.872.0177 ext. 119

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### For Sale: Medical or Office

- 3,248 - 3,536 SF Buildings
- Grey Shell Delivery
- Starting at \$356.00 / SF



CLICK HERE [FCPG.com/Oakland-Exchange/](http://FCPG.com/Oakland-Exchange/)

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 55,500 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



# SITE MAP & AVAILABILITY



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Building #	Max SF Allowed	Purchase Price	Price / SF
1	3,536	\$1,260,000	\$356
2	2,288	<b>UNDER CONTRACT</b>	
3	2,288	<b>CLOSED</b>	
4	2,288	<b>CLOSED</b>	
5	2,288	<b>CLOSED</b>	
6	3,248	<b>CLOSED</b>	
7	3,248	\$1,220,000	\$376
8	5,060	<b>UNDER CONTRACT</b>	
9	2,520	<b>CLOSED</b>	
10	4,420	<b>CLOSED</b>	
11	3,000	<b>CLOSED</b>	
12	3,000	<b>CLOSED</b>	

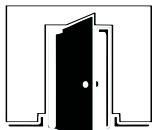
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MEDICAL & OFFICE  
USERS WELCOMED



MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE



GREY SHELL  
DELIVERY



**FIRST CAPITAL  
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Commercial Real Estate Services

# LOCATION



55,500  
HWY 50 AADT



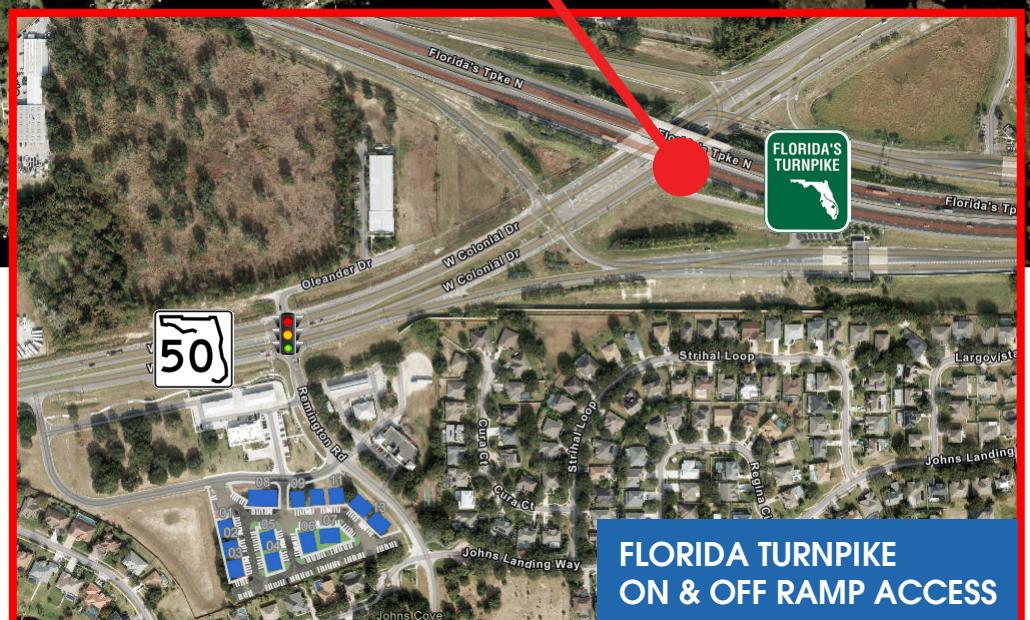
120,700  
HWY 50 AADT



15 Mins  
ADVENTHEALTH  
WINTER GARDEN

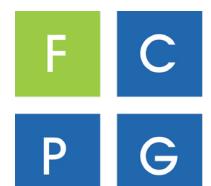


South Lake Hospital  
12 Mins  
SOUTH LAKE  
HOSPITAL CLERMONT



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# DEMOCRAPHICS



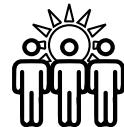
**AVERAGE INCOME**  
\$156,678  
(5 min drive time)



**MEDIAN AGE**  
39.4  
(5 min drive time)



**AVERAGE  
HOUSEHOLD SIZE**  
2.72  
(5 min drive time)



**DAYTIME  
POPULATION**  
40,474  
(10 min drive time)

	Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2025 5,727	1,570	2,093	\$156,578	\$7,266,867
	2030 6,169	1,687	2,255	\$175,203	
10 mins	2025 39,637	10,631	14,650	\$136,640	\$45,592,695
	2030 42,682	11,536	15,858	\$152,127	
15 mins	2025 193,975	50,752	68,720	\$125,049	\$198,583,567
	2030 209,314	55,148	74,734	\$139,121	

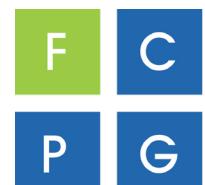
## Nearest Hospitals & ERs

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 **118,000 residents in its 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.

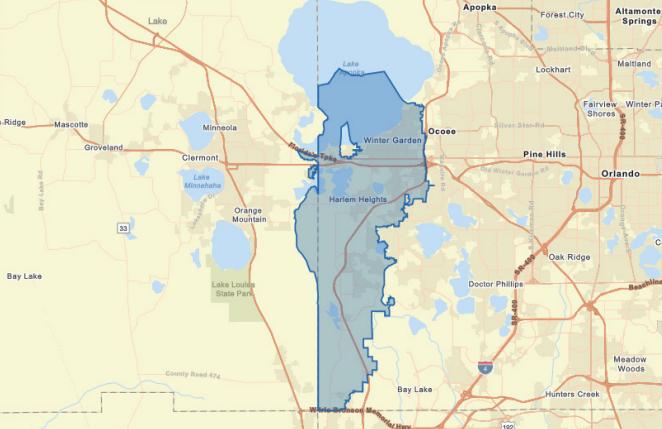
Voted “**Best of the Best 2021**” by Orlando Family Magazine, the Downtown **Farmer’s Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

## 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

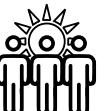
### Population



POPULATION  
± 118,002



PROJECTED  
ANNUAL GROWTH  
2.08%



DAYTIME  
POPULATION  
± 98,677



MEDIAN AGE  
± 37.0

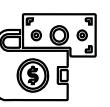
### Income



AVERAGE  
HOUSEHOLD INCOME  
\$166,543



AVERAGE  
DISPOSABLE INCOME  
\$126,251



AVERAGE NET  
WORTH  
\$1,689,823

## 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 **\$3.2 million in capital improvement projects** in 2025 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 June 2025, there were 153 home sales in the 34787, Winter Garden, zip code with an **average price of \$557,970**. The average home price in Orange County for the same time period was substantially lower at \$430,093.

# 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.

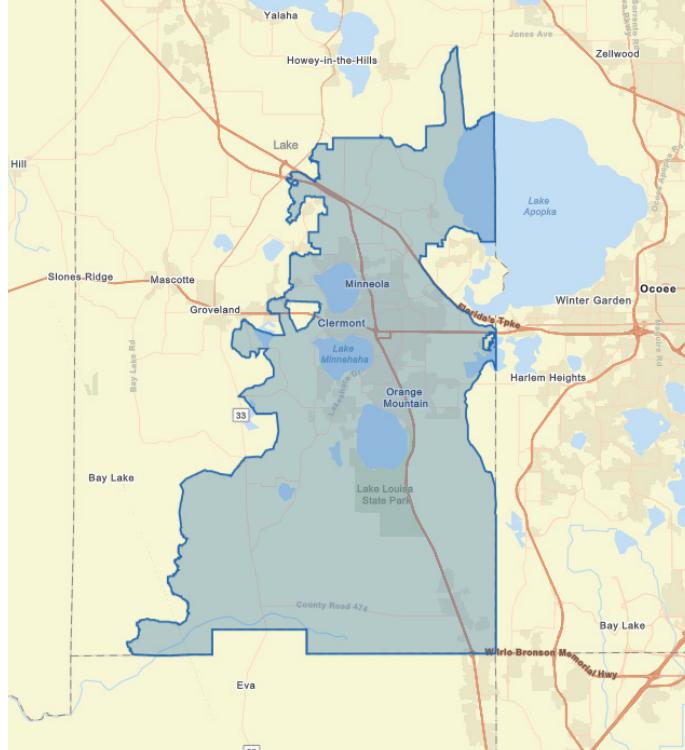
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

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 invested \$35 million** into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus includes a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus helps to **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.



**4.01% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)**



**2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019**  
**CLERMONTFL.GOV**

## DEMOGRAPHICS

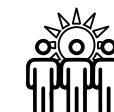
### Population



**POPULATION**  
 $\pm 136,290$



**PROJECTED ANNUAL GROWTH**  
2.78%



**DAYTIME POPULATION**  
 $\pm 116,417$



**MEDIAN AGE**  
 $\pm 41.3$

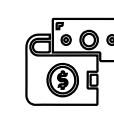
### Income



**AVERAGE HOUSEHOLD INCOME**  
\$109,346



**AVERAGE DISPOSABLE INCOME**  
\$86,977



**AVERAGE NET WORTH**  
\$1,125,104

### Employment



**EMPLOYEES**  
40,276

### Housing



**HOUSEHOLDS**  
51,514



**AVERAGE HOME VALUE**  
\$462,063

