

## MEDICAL/OFFICE FOR LEASE

WINTER GARDEN, FL 34787

# 13330 W Colonial Dr - 120



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,512 SF +/-
Number of Units:	15
Year Built:	1985
Zoning:	C-2

### PROPERTY OVERVIEW

Suite 120 is a 1,512 SF +/- medical/professional office suite is available for lease. The property was previously a 2nd generation dental office, but can be easily converted to any medical or professional office user. Suite 120 can accommodate 5 exam rooms or private offices, 2 bathrooms, break room, check-in/check-out, reception, storage, nurses station, and lab.

Windtree Professional Center is located right off HWY 50 (55,500 Annual Average Daily Traffic) in Winter Garden with easy access all over Central Florida. The property is surrounded by medical and professional office users. This is a great opportunity for any satellite office user or a small practice looking to grow in the Winter Garden market.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office For Lease
- Can Include 5 Offices/Exam Rooms, Break room, Lab, Reception, and 2 Bathrooms
- Located Right Off HWY 50 (50,500 AADT) in Winter Garden
- Tenant Improvement Allowance Available!
- Perfect for a Satellite Office/Small Practice

PRESENTED BY  
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

WINTER GARDEN, FL 34787

13330 W Colonial Dr - 120



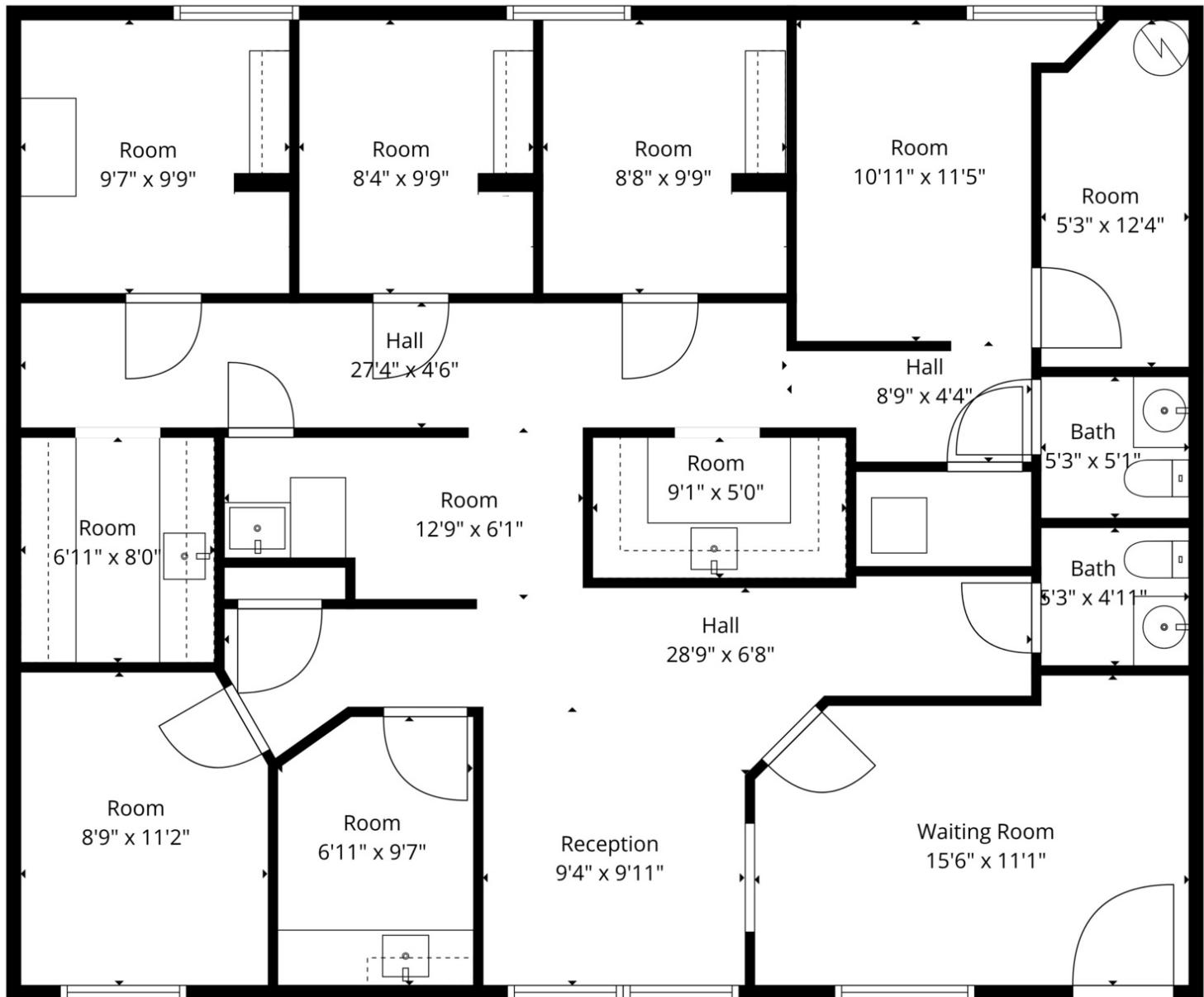
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## PROPOSED FLOOR PLAN

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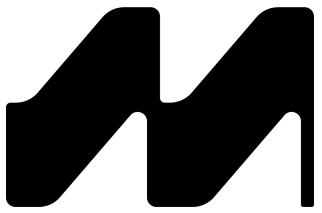
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## LOCATION MAP

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

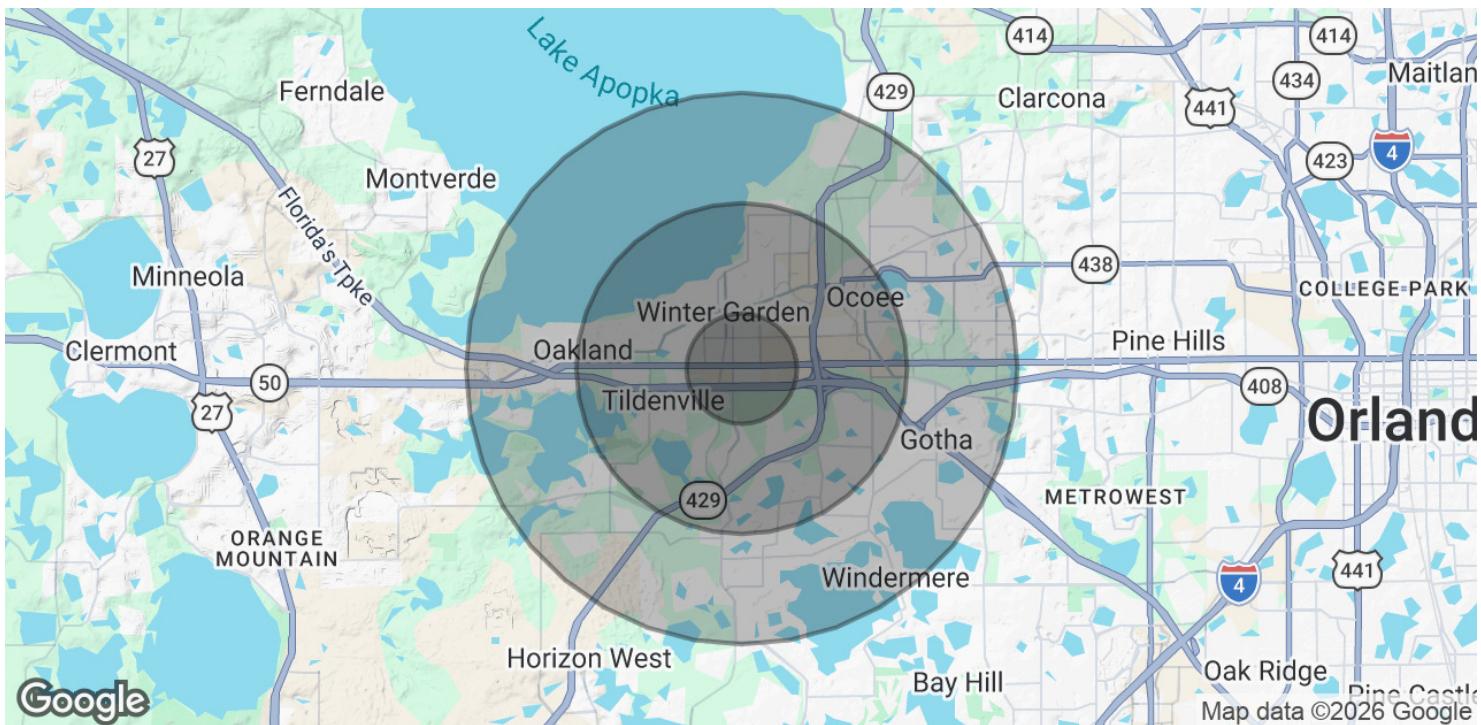
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## DEMOGRAPHICS MAP & REPORT

WINTER GARDEN, FL 34787

# 13330 W Colonial Dr # A 2



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,578	59,882	130,869
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,419	20,845	44,399
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$94,495	\$130,976	\$133,712
Average House Value	\$383,095	\$512,982	\$525,922

Demographics data derived from AlphaMap

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