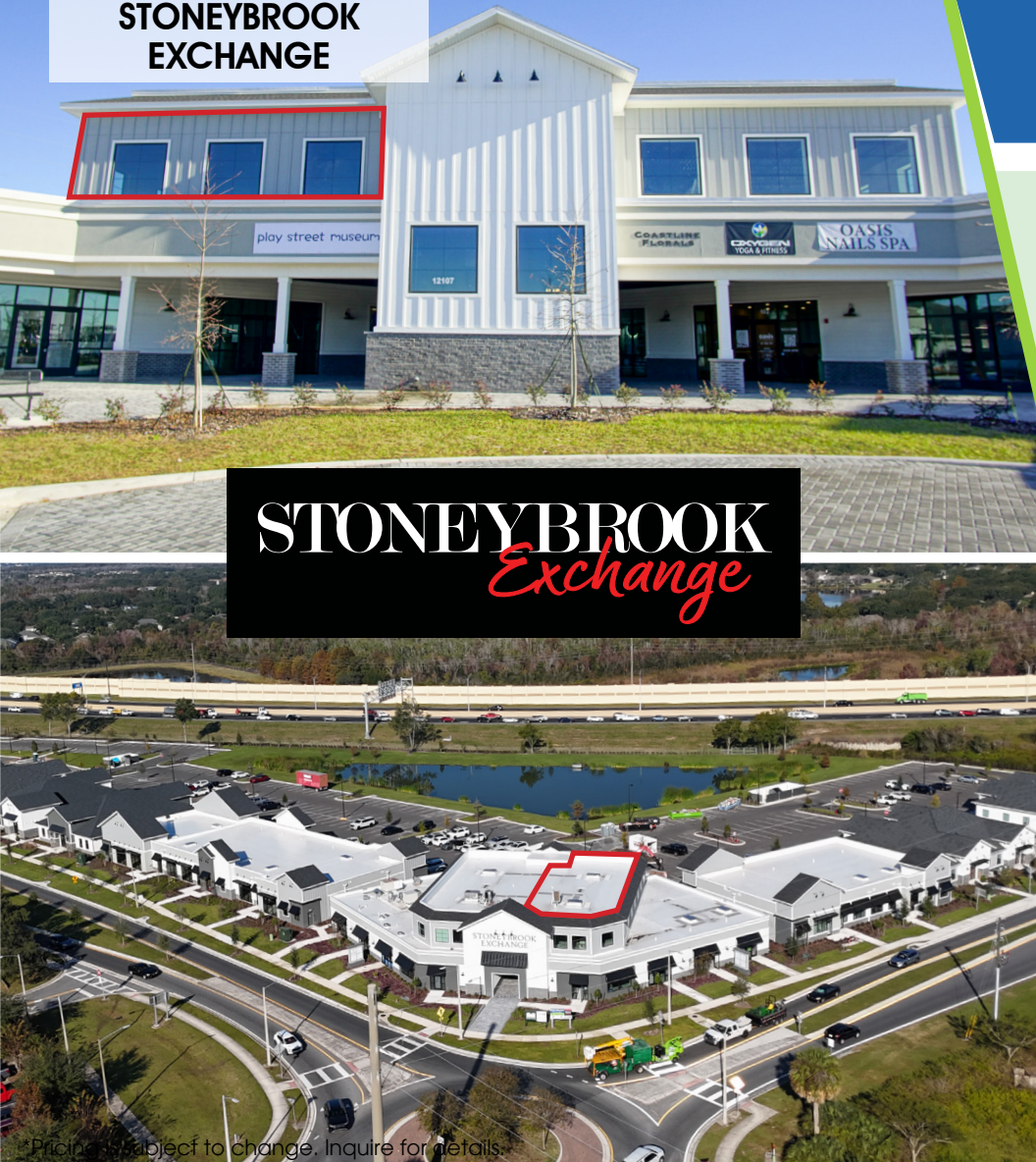




## STONEBROOK EXCHANGE



Pricing is subject to change. Inquire for details.

# RETAIL / MEDICAL / OFFICE FOR LEASE

Stoneybrook W PKWY & Windermere RD, Winter Garden, FL 34787

Contact: Trey Gravenstein  
Vice President of Brokerage Services

E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119

Contact: Michael Castrilli  
Vice President of Brokerage Services

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Lease:** \$35.00 / RSF, NNN

Suite 204: 1,500 - 4,376 SF



FOR MORE INFO VISIT  
[FCPG.COM/  
STONEBROOK-EXCHANGE](http://FCPG.COM/STONEBROOK-EXCHANGE)

Premier Mixed-use Development situated at the intersection of Winter Garden and Windermere, directly on the roundabout serving as gateway to the Windermere Chain of Lakes

Anchor building situated along the roundabout for maximum visibility, with parking situated in the rear

Development includes 1,600 ft of frontage on either side of roundabout with access on both Stonybrook West Parkway and Windermere Road

Located just up the street from Winter Garden Village, the dominant power center of the W. Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users

Situated along SR429 / Western Expressway (75,500 AADT) for additional highway visibility and market presence

Exclusive Monument and Façade signage along both Stonybrook West Parkway and Windermere Road

Ideal for local and regional restaurant, retail, and office users wanting to be in the center of Orlando's most affluent residential community

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION



Schmid  
CONSTRUCTION



# SITE MAP



**STONEY  
BROOK**  
*Exchange*

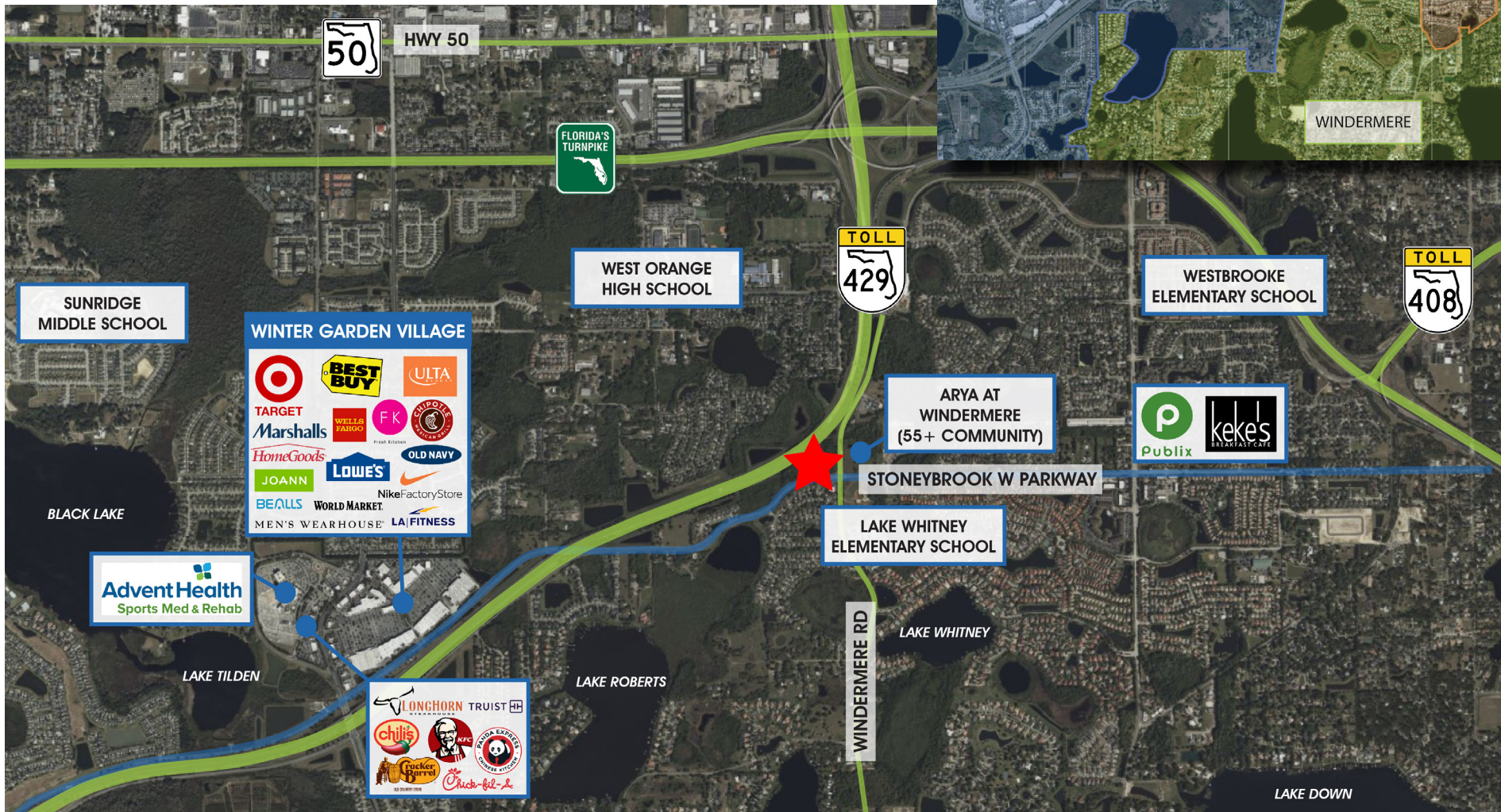
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# THE NEIGHBORHOOD

Strategically situated between affluent neighborhoods of Winter Garden and Windermere on main thoroughfare for Windermere community to access major roadways 429, Florida's Turnpike, 408 and Highway 50 (Colonial Drive).



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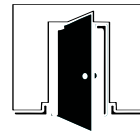
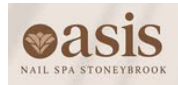
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# LEASE AVAILABILITY

## ONE SUITE REMAINING: SUITE 204

Join First Floor Tenants:



GREY SHELL  
DELIVERY



MEDICAL & OFFICE  
USERS WELCOMED



\$50 / SF  
T.I. ALLOWANCE  
AVAILABLE



MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE

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# DEMOGRAPHICS



**AVERAGE INCOME**  
\$173,337  
(5 min drive time)



**MEDIAN AGE**  
40.4  
(5 min drive time)



**AVERAGE VALUE OF HOUSEHOLDS**  
\$692,295  
(5 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent  
on Medical  
Care

5 mins	2025	7,211	2,047	2,557	\$173,337	\$9,685,669
	2030	7,247	2,067	2,585	\$191,055	
10 mins	2025	48,458	12,730	16,144	\$170,689	\$60,747,259
	2030	49,238	12,939	16,456	\$188,343	
15 mins	2025	178,440	45,567	60,265	\$149,202	\$201,139,273
	2030	185,855	47,358	62,753	\$166,869	



**STONEYBROOK**  
*Exchange*



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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**F C**  
**P G**  
**FIRST CAPITAL**  
**Property Group**  
*Commercial Real Estate Services*



LOCATION

Drive Times & Traffic Counts



2 minutes  
(1.8 miles)



7 minutes  
(3.0 miles)



7 minutes  
(4.6 miles)



13 minutes  
(14.1 miles)



18 minutes  
(16.6 miles)

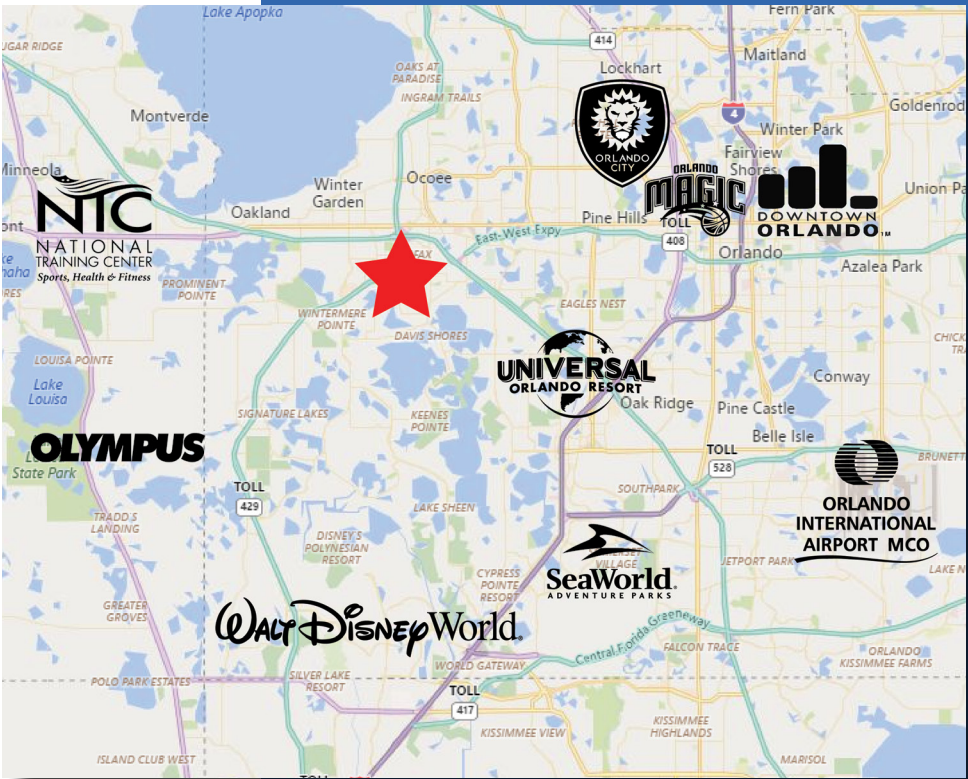
Average Annual Daily Trips

2024

SR 429	75,500
Stoneybrook West Parkway	17,000

Surrounding Businesses

2025	5 Mins	10 Mins	15 Mins
Retail Businesses	80	480	1,324
Food & Drink Businesses	30	174	455



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# MARKET HIGHLIGHTS: WINDERMERE

## RICH HISTORY

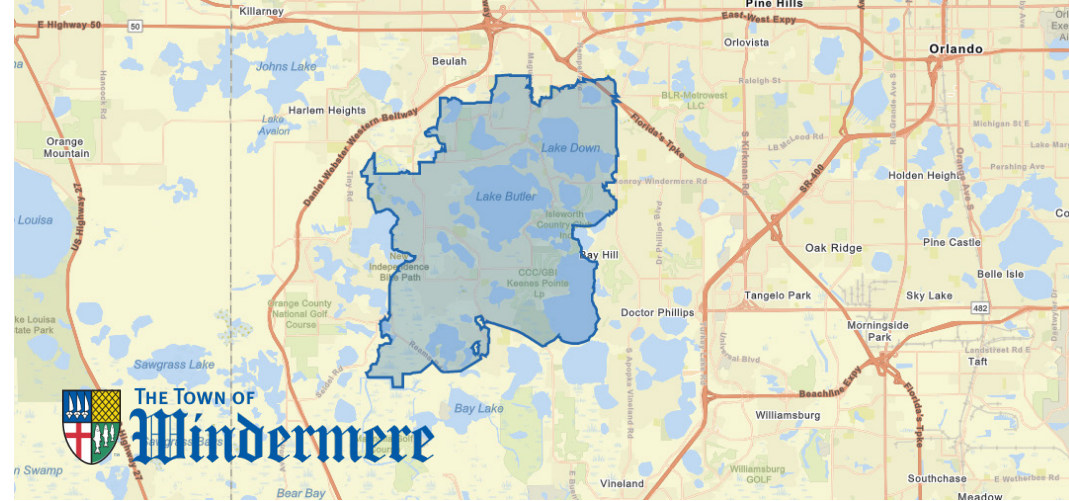
Windermere, Florida is a **prestigious oasis nestled among the lakes** with small town charm, tree canopies lining the streets and a rich history. Incorporated in 1925, Windermere quickly became known for its quality of living standards. The 1970's brought an influx of Disney executives from California further propelling the high status of the area.

The town is dedicated to the upkeep of the infrastructure and maintaining the standards set years ago. Within the past year, numerous storm water projects have been completed; 2024 brought a **\$10.3 million investment** into public works, parks, & recreation.

## ISLEWORTH

Within the Windermere, FL zip code lies the famed **Isleworth Country Club**, with its unique mix of architecture, amenities, service, security, and family-friendly lifestyle. Home to one of the most esteemed golf club communities in the world, Isleworth features one of the **longest and most challenging rounds in the country**. With its course winding through grand cypress and oak trees, seven miles of pristine freshwater lake shoreline and rolling hills, players are treated to an experience unlike any other.

The course was originally designed by Arnold Palmer and was home to the Tavistock Cup matches for 10 years. Between the first and tenth tees sits the iconic sculpture of the **Wall Street Charging Bull** symbolizing the strength and power of the community.



## DEMOGRAPHICS

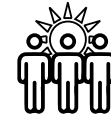
### Population



**POPULATION**  
± 46,382



**PROJECTED  
ANNUAL GROWTH**  
0.24%



**DAYTIME  
POPULATION**  
± 32,932



**MEDIAN AGE**  
± 38.1

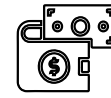
### Income



**AVERAGE  
HOUSEHOLD INCOME**  
\$196,152



**AVERAGE  
DISPOSABLE INCOME**  
\$146,507



**AVERAGE NET  
WORTH**  
\$2,167,168

### Employment



**EMPLOYEES**  
7,043



**BACHELOR'S/GRAD./  
PROF. DEGREE**  
61.2%



**WHITE COLLAR  
WORKERS**  
82.2%



**UNEMPLOYMENT  
RATE**  
1.9%

### Housing



**HOUSEHOLDS**  
15,511



**AVERAGE HOME VALUE**  
\$813,864





# 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 it's 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.

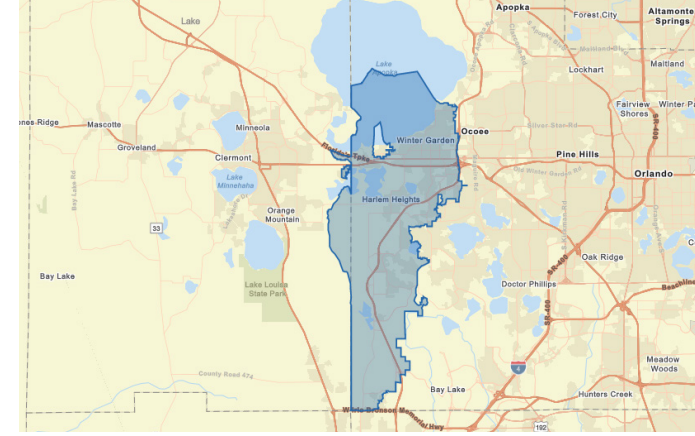
Voted "**Best of the Best 2021**" by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

## 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

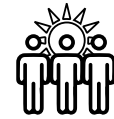
### Population



**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.

