

## MEDICAL OFFICE PAD SITE FOR SALE

14815 W COLONIAL DRIVE, WINTER GARDEN, FL 34787

# Royal Sky Plaza



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	6,500 SF Buildable
Lot Size:	0.56 Acres
Zoning:	C-2

### PROPERTY OVERVIEW

Rare opportunity to purchase a 6,500 SF buildable pad site in the heart of Winter Garden! Located within Royal Sky Plaza just off W. Colonial Drive (SR 50), this site offers high visibility, ample parking, and premium signage opportunities — all with a scenic water view.

This is the only pad-ready site currently available in Winter Garden, making it ideal for medical, dental, or professional office development.

### PROPERTY HIGHLIGHTS

- 6,500 SF pad-ready site
- Prime location off W. Colonial Drive
- Strong traffic counts and excellent visibility
- Ample shared parking within Royal Sky Plaza
- Water view in a professional setting
- Ideal for medical or office use

PRESENTED BY  
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# For Sale

ADDITIONAL PHOTOS

14815 W COLONIAL DRIVE, WINTER GARDEN, FL 34787

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North Elevation Rendering



Renderings of Buildings

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LOCATION MAP

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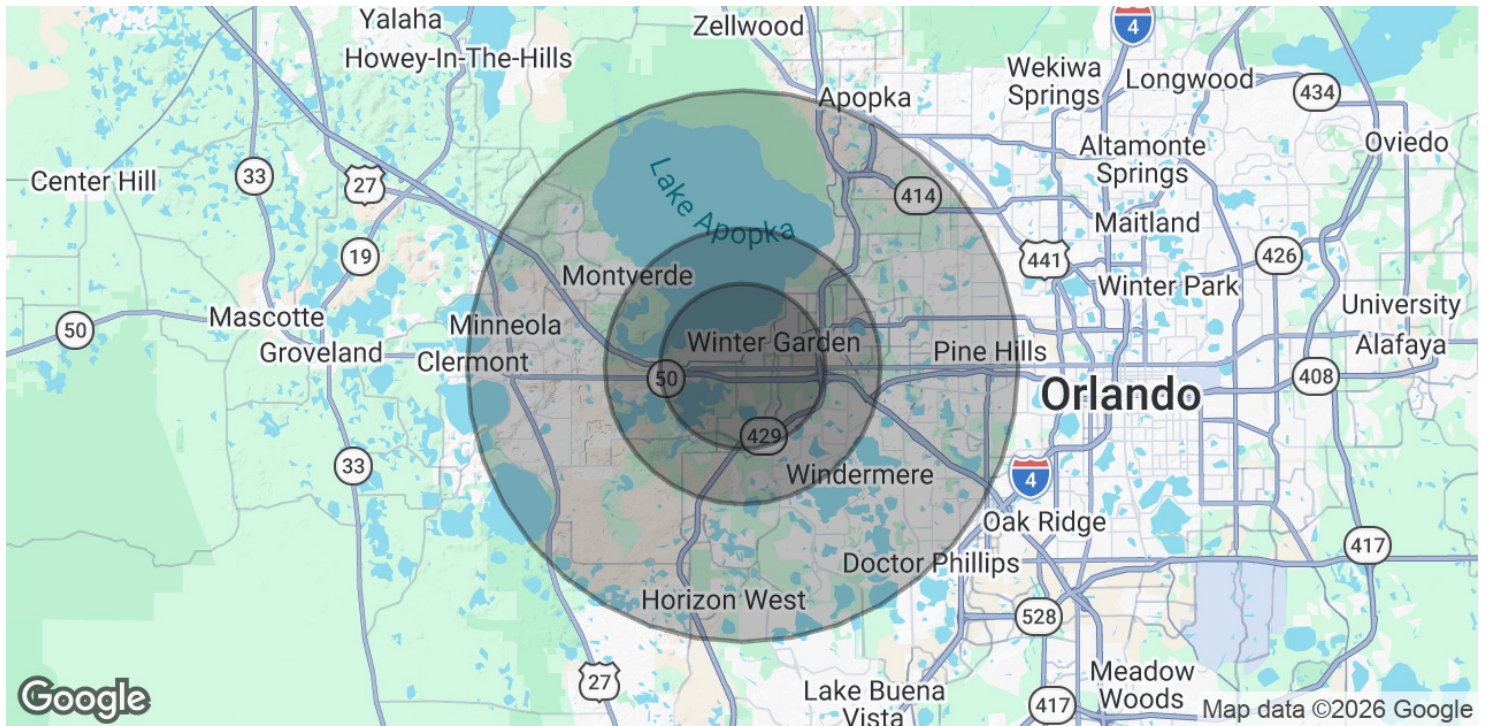
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	46,972	103,247	468,526
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	16,294	35,237	162,239
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$135,594	\$137,899	\$111,665
Average House Value	\$507,310	\$535,094	\$450,324

Demographics data derived from AlphaMap

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