

SMITH FARMHOUSE

Smith Farmhouse

603 S Main Street, Winter Garden FL 34787



EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Discover the character and visibility of 603 S. Main Street also known as the Smith Farmhouse.

Developed with a forward philosophy of an office space that feels like a home. Two suites are available, fully built out in modern farmhouse finishes. The Florida vernacular wrap around porch offers patio area for fresh Florida sunshine during the busy workday. With C-2 zoning flexible opportunities for office or professional users await.

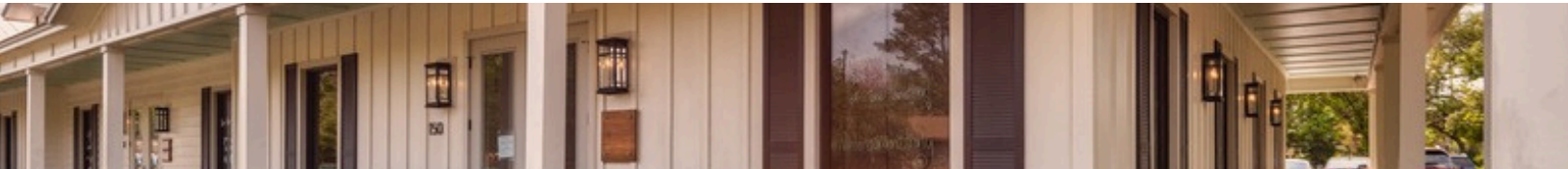
Located in charming Winter Garden. Adjacent to Winter Garden's historic downtown and centered in the commercial core. This property provides a distinctive address in one of West Orange County's most recognizable corridors.



AREA HIGHLIGHTS

- Located near Historic Downtown Winter Garden, with nearby destinations such as Plant Street Market, Garden Theatre, Centennial Plaza, and the Winter Garden Farmers Market.
- Surrounded by local dining and gathering spots including The Chef's Table, Thai Blossom, and Winter Garden Pizza Company, creating an active daytime and evening environment.
- Surrounded by professional offices, legal practices, wellness studios, and established local businesses that reflect the area's strong buying power and affluent customer base.
- Convenient access to Highway 50, South Dillard Street, and the broader Winter Garden / Horizon West growth corridor supports easy movement for customers, employees, and clients.

EXECUTIVE SUMMARY



DEMOGRAPHICS

603 S Main St, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

123,601

Population

38.8

Median Age



42,118

Households

\$92,970

Median Disposable Income

EDUCATION

9.1%

No High School Diploma



21.8%

High School Graduate



25.0%

Some College/
Associate's Degree



44.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,350

Median Household Income



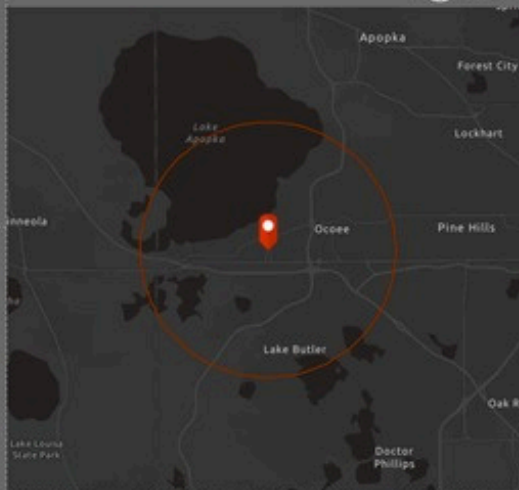
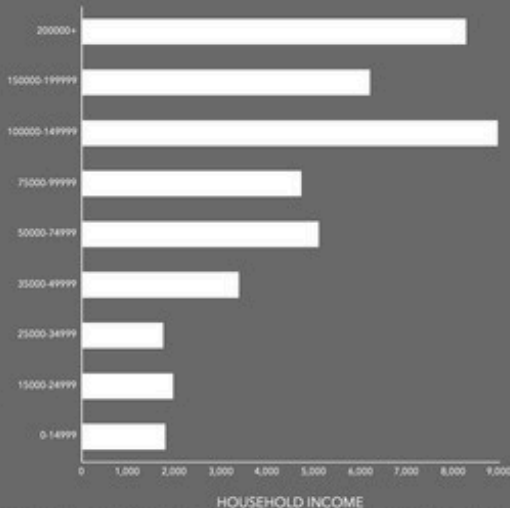
\$49,725

Per Capita Income



\$379,592

Median Net Worth



EMPLOYMENT

70.5%

White Collar

16.1%

Blue Collar

15.2%

Services

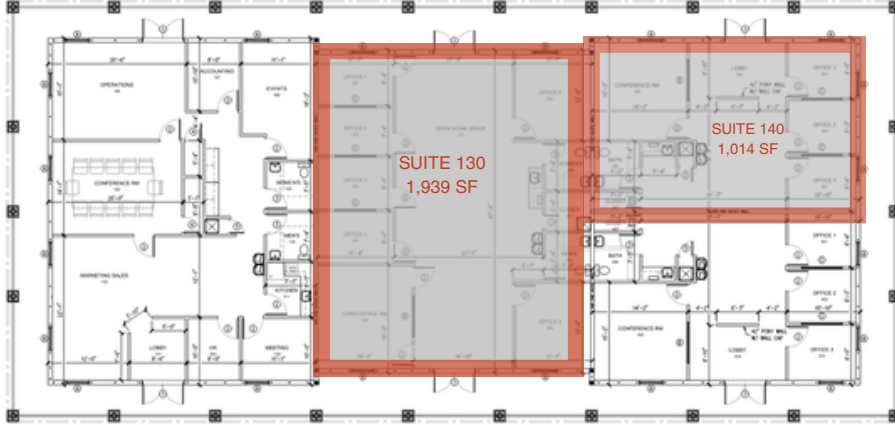
3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



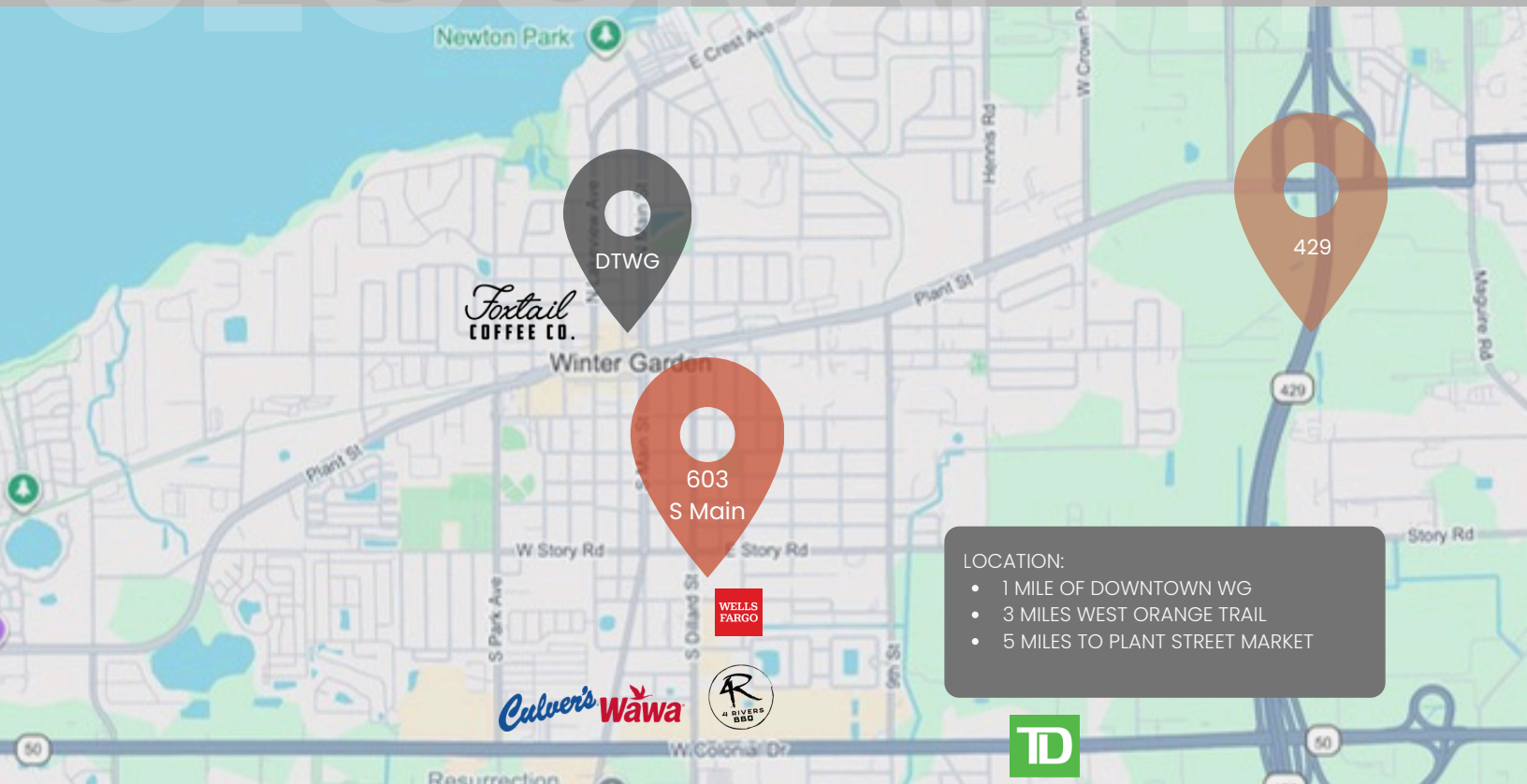
AVAILABLE UNITS



PROPERTY NAME	Smith Farmhouse
PROPERTY ADDRESS	603 S. Main Street, Winter Garden
YEAR BUILT	2019
BUILDING SIZE	8,184 SF
AVAILABLE SF (USABLE)	2,953 SF
SUITE 130	1,938 SF
SUITE 140	1,015 SF
# OF SUITES AVAILABLE	2
SUITE SQFT	1360-2600 SF
PROPERTY TYPE	Office/Light Medical
ZONING	C-2
MARKET	West Orlando
SUBMARKET	Winter Garden
TRAFFIC COUNT (HWY 50)	54,000 +/-
PARKING COUNT	4.5:1

UNIT	SQ FT	RATE	CAM	AVAILABILITY
130	1,939	Price Upon Request	\$11 PSF	Available Now
140	1,014	Price Upon Request	\$11 PSF	Available Now

GEOGRAPHY



LOCATION:

- 1 MILE OF DOWNTOWN WG
- 3 MILES WEST ORANGE TRAIL
- 5 MILES TO PLANT STREET MARKET

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