

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.

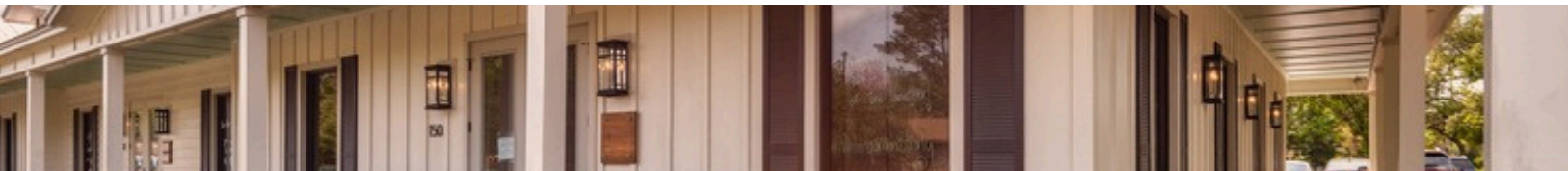
Located in charming Winter Garden. Adjacent to Winter Garden's historic downtown and centered in the commercial core. This property provides a distinctive address in one of West Orange County's most recognizable corridors.



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



42,118

Households

38.8

Median Age

\$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



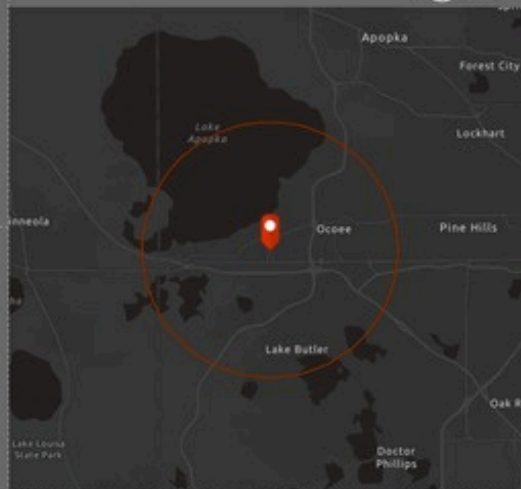
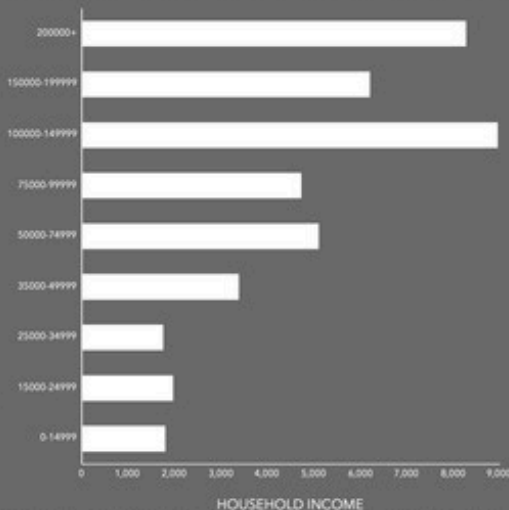
\$49,725

Per Capita Income



\$379,592

Median Net Worth



EMPLOYMENT

70.5%

White Collar



Blue Collar



Services

16.1%

15.2%

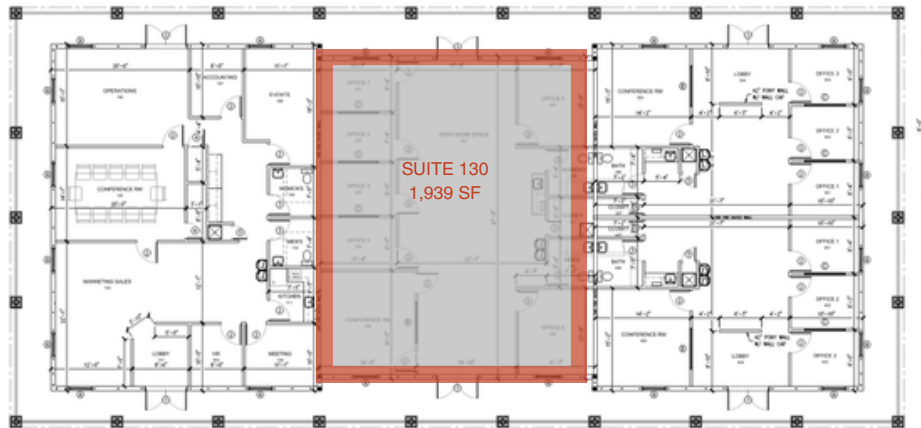
3.0%

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)

1,939 SF

SUITE 130

1,938 SF

OF SUITES AVAILABLE

1

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

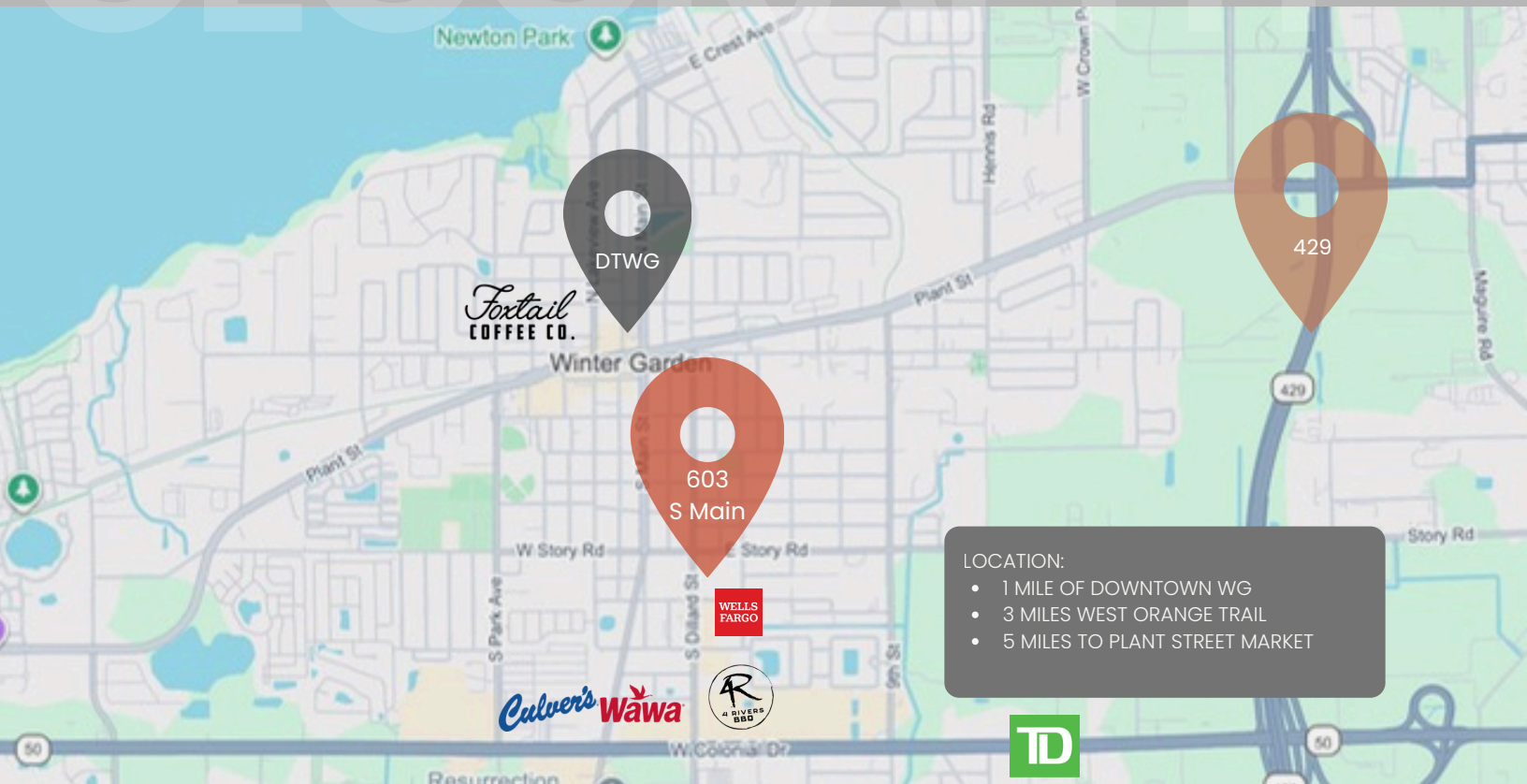
Price Upon Request

\$11 PSF

Available Now

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GEOGRAPHY



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