

OFFERING MEMORANDUM

950 S DILLARD

NEW COMMERCIAL BUILDING FOR LEASE

950 S DILLARD ST, WINTER GARDEN, FL 34787



JOIN A PREMIER, PURPOSE-BUILT DEVELOPMENT

Secure your place alongside established tenants in a highly visible, strategically located property designed for growth in one of the region's most vibrant submarkets.

EXECUTIVE SUMMARY

New Commercial Building in Winter Garden

The Dillard Street Redevelopment offers an exceptional leasing opportunity in a brand-new, 16,000 SF two-story commercial building located near the heart of Downtown Winter Garden. This high-profile property is ideal for medical and professional office users seeking a premier location with modern amenities. This new space offers flexible layouts to accommodate a variety of business needs. Tenants will benefit from strong visibility along Dillard Street, ample on-site and street parking, and close proximity to major medical hubs and hospitals, making it an ideal location for healthcare-related practices. Additionally, the property is just minutes from the vibrant downtown district, offering convenience and accessibility in a thriving market.



COMMERCIAL BUILDING HIGHLIGHTS



NEW CONSTRUCTION

The property is a newly constructed 16,000 SF two-story commercial building currently under development in Winter Garden. Designed with modern architecture and the latest building standards, this Class A facility offers state-of-the-art infrastructure, energy-efficient systems, and high-end finishes. It presents an outstanding opportunity for medical and professional tenants to establish themselves in a premium space built for long-term functionality, flexibility, and growth.



PRIME LOCATION

Located on Dillard Street just south of the vibrant Plant Street corridor, this prime commercial property benefits from strong visibility and drive-by exposure, with 25,250 vehicles per day along S. Dillard Street and 59,500 vehicles per day along W. Colonial Drive (SR 50). The site offers exceptional accessibility and connectivity to major local thoroughfares and surrounding neighborhoods. Positioned in one of Winter Garden's most active commercial zones, it is ideal for service providers or office users seeking a high-exposure location. The property's proximity to downtown amenities and ongoing area development adds to its long-term value and appeal.



MODERN DESIGN WITH VERSATILE LAYOUTS

The building will feature high-end finishes, ample parking (on-site and street), and flexible floor plans suitable for a range of medical, retail, or office uses.



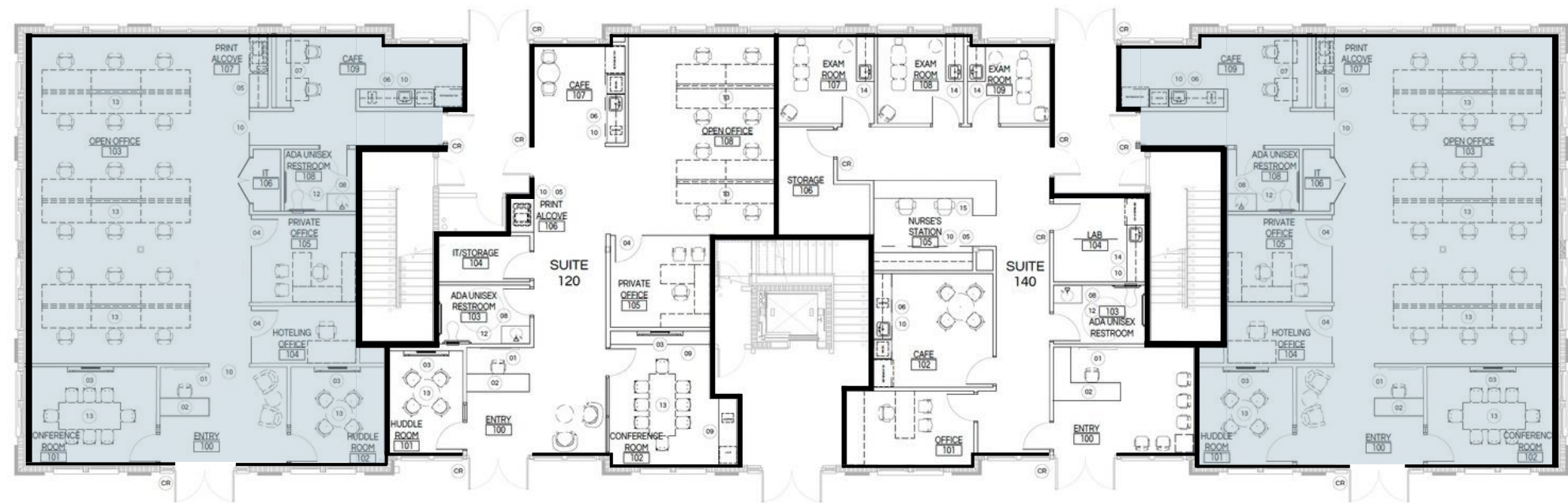
THRIVING, HIGH-GROWTH SUBMARKET

Winter Garden continues to rank among Central Florida's fastest-growing areas, with strong demographics and a vibrant mix of residential, retail, and cultural destinations driving ongoing demand.

FLOOR PLANS

Multiple spaces available, ranging in size to suit various needs.
Flexible layout ideal for a variety of uses.

FIRST FLOOR



SUITE 100
LEASED - MED SPA
1,980 SF

SUITE 120
AVAILABLE
1,659 SF

SUITE 140
AVAILABLE
1,380 SF

SUITE 160
LEASED - DENTAL PRACTICE
1,980 SF

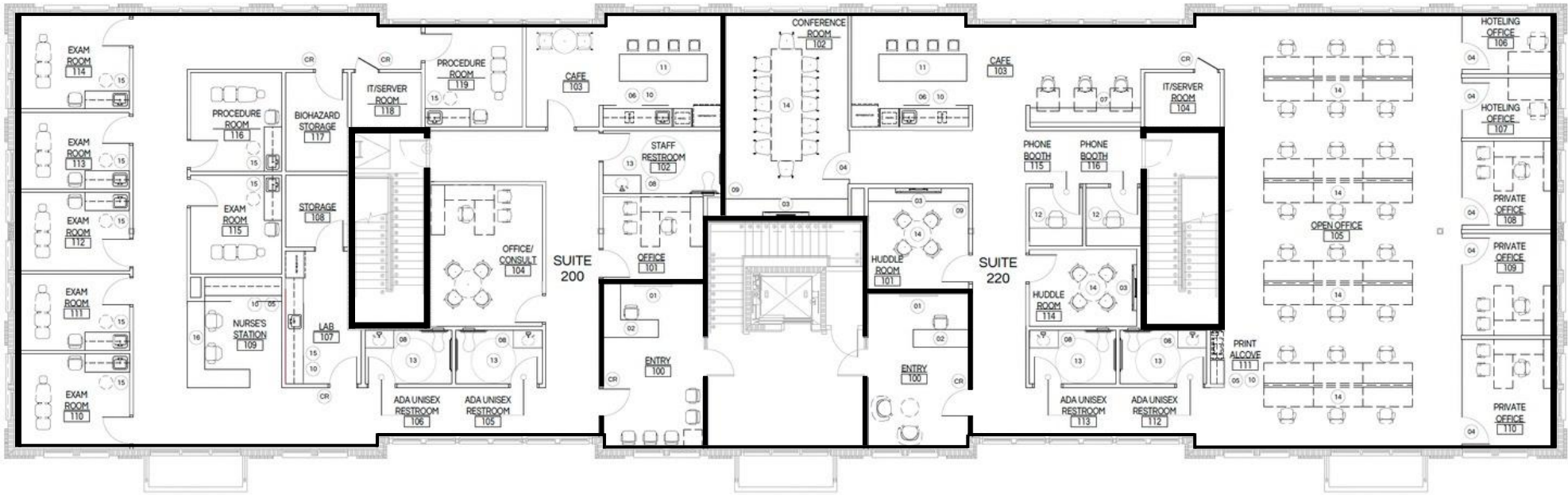


First Floor Suite Concept

FLOOR PLANS

Multiple spaces available, ranging in size to suit various needs.
Flexible layout ideal for a variety of uses.

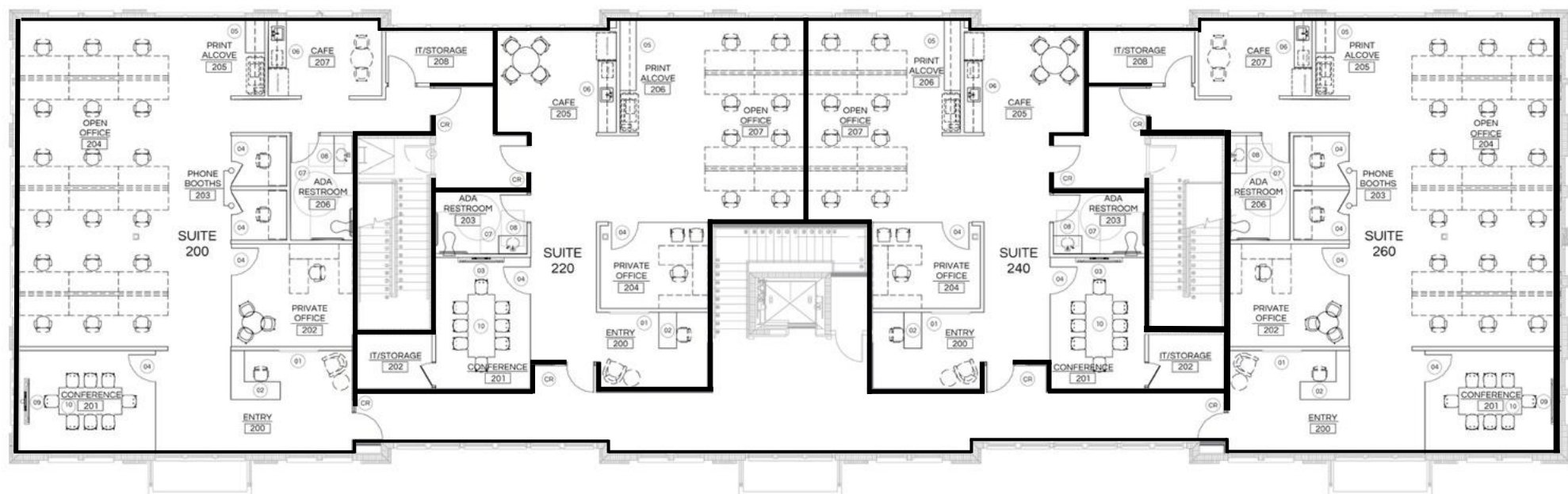
SECOND FLOOR - 2 UNITS OPTION



SUITE 200
AVAILABLE
3,622 SF

SUITE 220
AVAILABLE
3,830 SF

SECOND FLOOR - 4 UNITS OPTION



SUITE 200
AVAILABLE
1,942 SF

SUITE 220
AVAILABLE
1,350 SF

SUITE 240
AVAILABLE
1,275 SF

SUITE 260
LEASED - DENTAL PRACTICE
1,942 SF

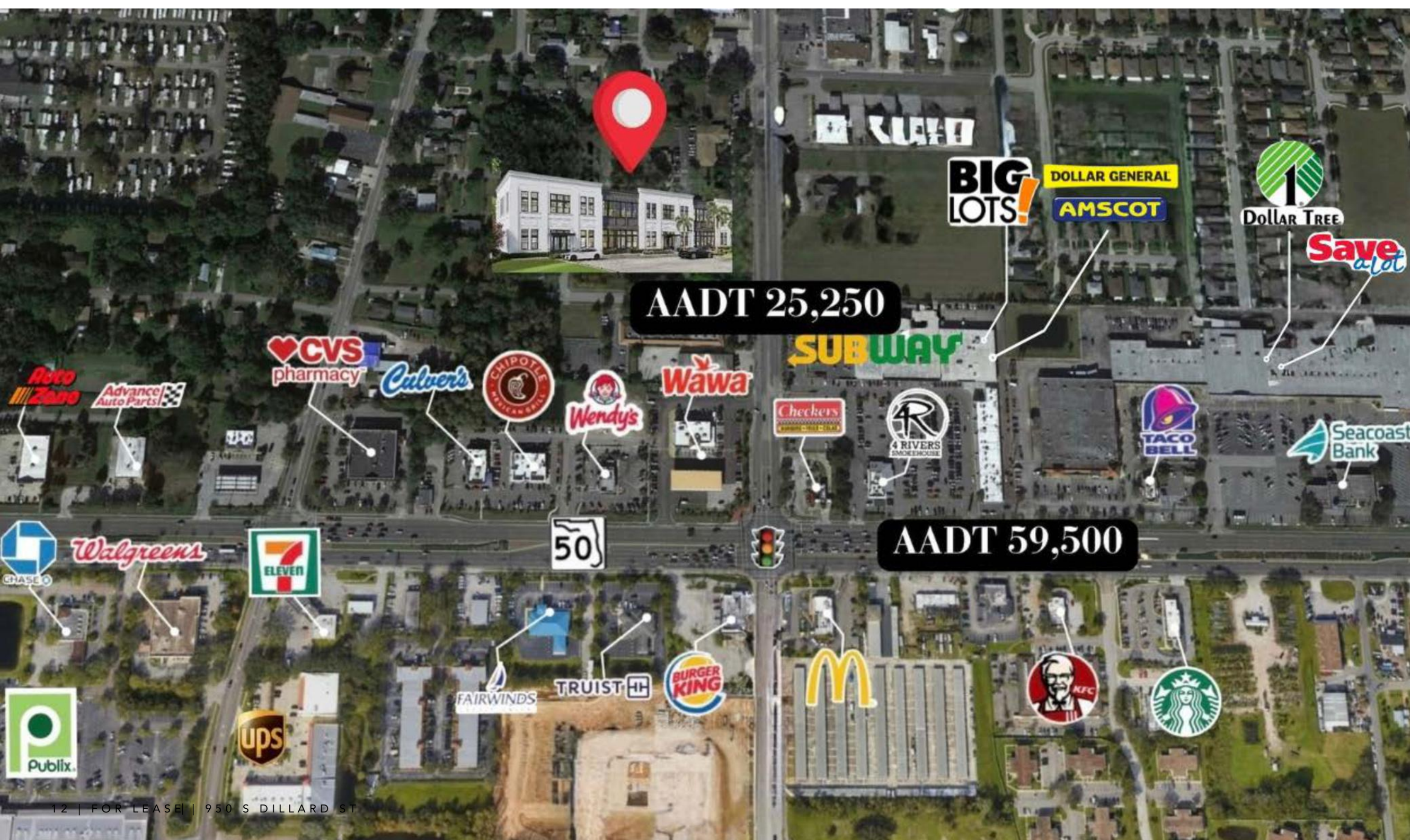
INTERIOR RENDERINGS



Second Floor Office Concept



Interior Lobby Concept



NEARBY BUSINESSES

PROMINENT RETAIL, DINING & MEDICAL PROVIDERS SURROUND THE SITE



STRATEGIC VISIBILITY & EXPOSURE

- 25,250 vehicles per day on S. Dillard Street
- 59,500 vehicles per day on W. Colonial Drive (SR 50)
- High daily traffic counts support sustained tenant visibility and brand presence.

LEASE OVERVIEW

AVAILABILITY:	Now Pre-Leasing
PROPERTY TYPE:	Medical / Professional Office
BUILDING SIZE:	16,000 SF New Construction
DELIVERY:	Estimated February 2026 delivery in vanilla shell; competitive rates with TI packages available
LEASE STUCTURE:	NNN
TENANTS:	Multiple Suites Available
LEASE RATE:	Contact Broker for Pricing & Terms



Winter Garden boasts a median household income of \$106,371, with 35% of households earning over \$150,000 annually, indicating strong purchasing power in the area.

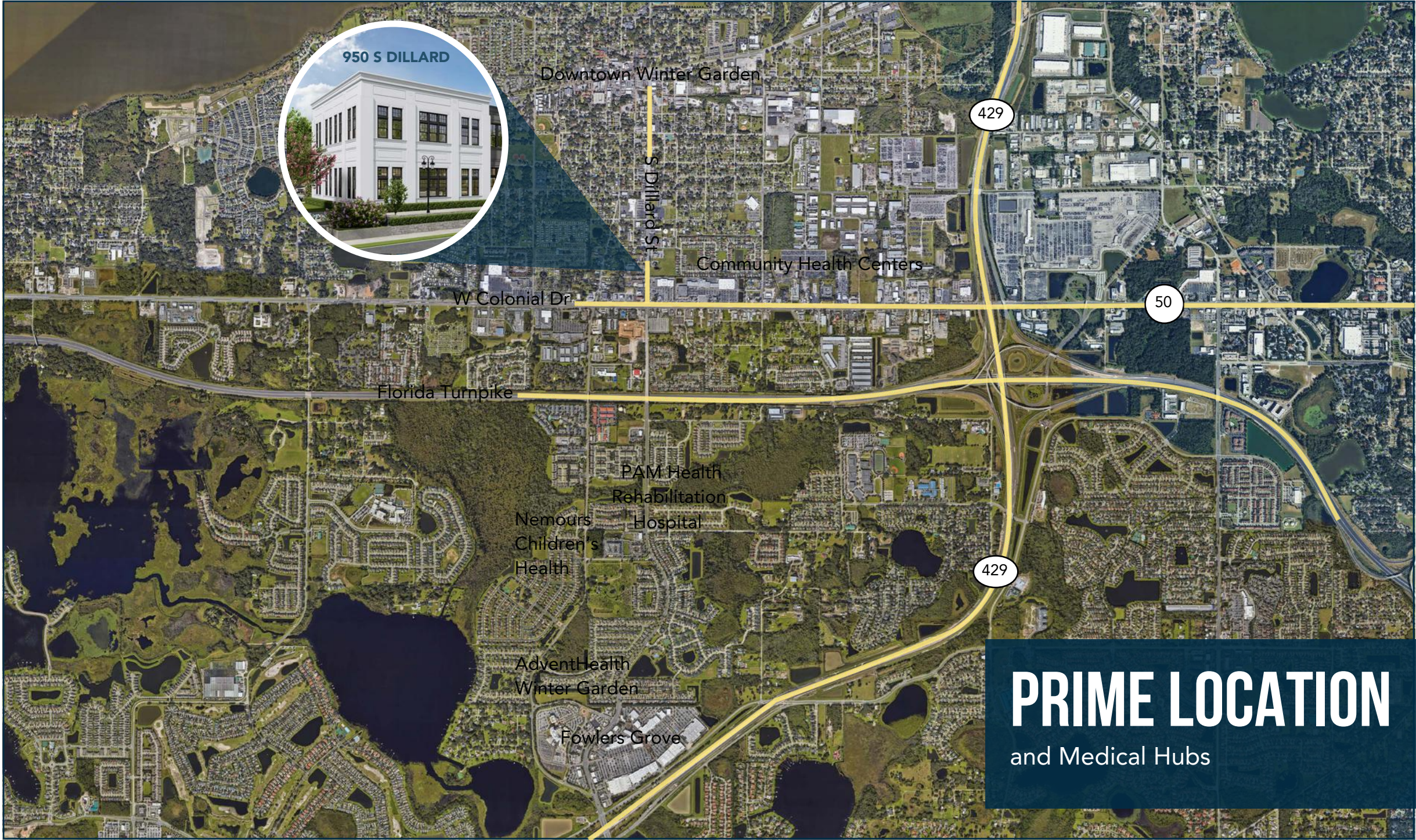


Approximately 43.6% of residents aged 25 and over hold a bachelor's degree or higher, reflecting a well-educated community.



Winter Garden's population has grown by 1.43% between 2022 and 2023, reaching 47,182 residents, indicating a growing market.

Approximately 69.2% of housing units are owner-occupied, demonstrating community stability.



PRIME LOCATION
and Medical Hubs

MARKET OVERVIEW

A Thriving Hub for Professional and Healthcare Services

Winter Garden: A Strategic Growth Market for Healthcare & Professional Services

Winter Garden is rapidly emerging as a premier destination for healthcare service providers. With robust population growth, expanding infrastructure, and strategic proximity to key medical institutions, the area offers a compelling opportunity for businesses in the healthcare and professional sectors. The Dillard Street Redevelopment is uniquely positioned at the heart of this evolution.

Market Momentum

Winter Garden has seen a population growth rate exceeding 30% over the past decade, fueled by residential development, infrastructure improvements, and economic investment. As families and retirees alike flock to the region, the demand for accessible, high-quality healthcare has grown substantially. The city's proactive investment in transportation and utility upgrades has further enhanced accessibility, particularly along the Dillard Street corridor—now a focal point for healthcare and business growth.

Healthcare Ecosystem at Your Doorstep

Located at 950 S Dillard Street, this property benefits from immediate access to a dense network of medical institutions. Within a 10-minute drive, healthcare providers and professional tenants will find:

- AdventHealth Winter Garden – A full-service hospital featuring 24/7 emergency care, surgical services, imaging, and specialist practices.
- Orlando Health Horizon West Hospital – A major healthcare hub serving one of Central Florida's fastest-growing communities.
- PAM Health Rehabilitation Hospital of Winter Garden – A state-of-the-art facility providing inpatient recovery services for stroke, trauma, and post-surgical care.
- Community Health Centers – Winter Garden – A federally qualified health center delivering primary care, dental, and behavioral health services.
- Nemours Children's Health – Winter Garden – A leading pediatric outpatient clinic offering specialty and primary care for families throughout the region.



Ideal for
Medical and
Professional
Tenants

With its central location and flexible office/medical buildout potential, 950 S Dillard Street is ideal for:

- Primary Care and Specialty Medical Clinics
- Diagnostic Labs or Imaging Centers
- Dental and Orthodontic Practices
- Rehabilitation and Physical Therapy Offices
- Behavioral and Mental Health Providers
- Insurance and Healthcare Administrative Services

DEMOGRAPHICS

WINTER GARDEN: A FLOURISHING GROWTH MARKET

Winter Garden, Florida —located just west of Orlando — is one of Central Florida’s most vibrant and fastest-growing communities. With a thriving downtown, strategic access to major highways, and a strong demographic profile, Winter Garden presents an exceptional opportunity for commercial tenants seeking a stable, high-demand location.

The area continues to attract professionals, families, and retirees drawn by its lifestyle offerings, quality schools, and economic vitality. Its growth trajectory and upscale population make it an ideal setting for healthcare providers, retail operators, and office users.

HIGH-GROWTH DEMOGRAPHICS

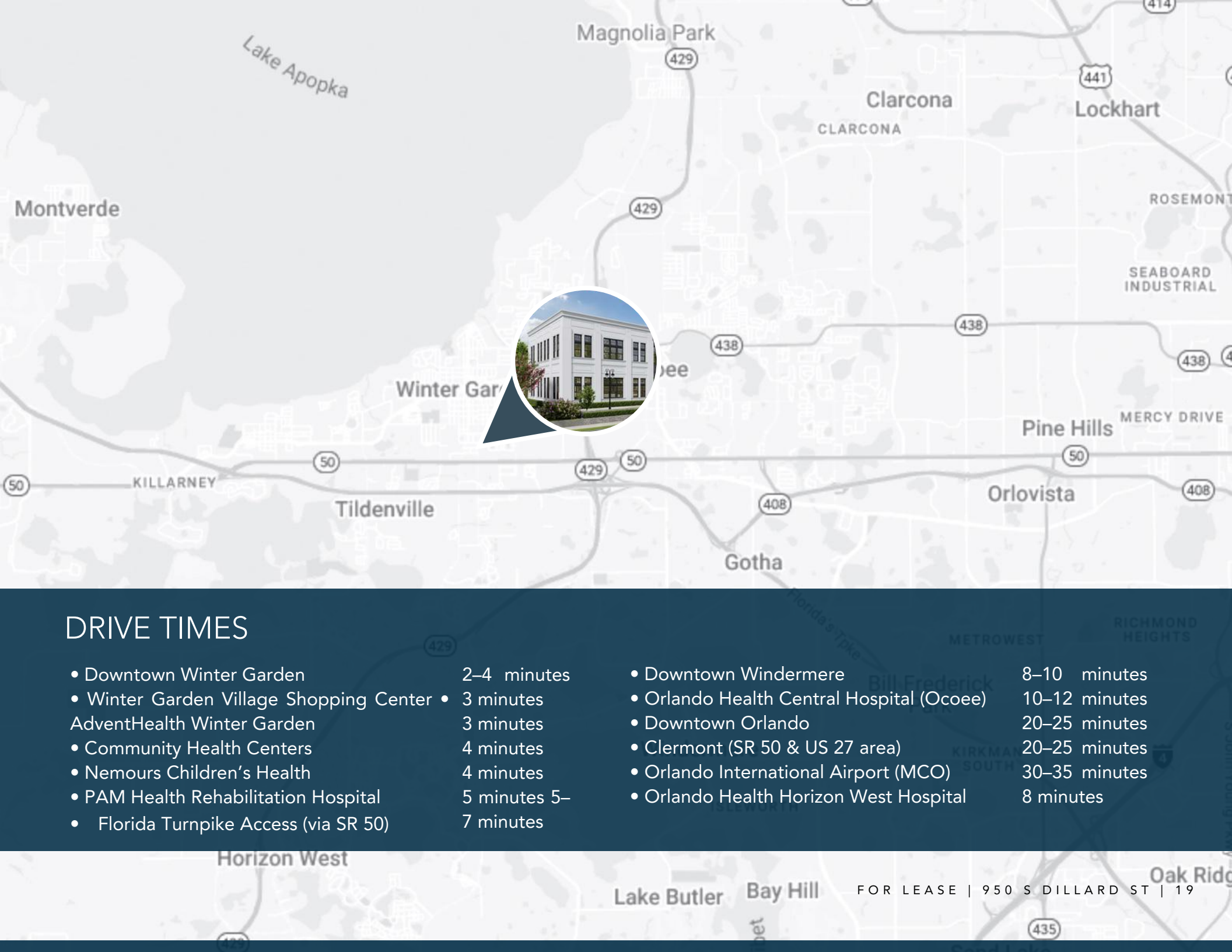
Winter Garden is positioned in Orange County, one of Florida’s most dynamic regions. Rapid population increases, rising income levels, and a well-educated resident base contribute to sustained demand for high-quality commercial services.

ECONOMIC & EMPLOYMENT MOMENTUM

Winter Garden is strategically located within the Orlando metro area, a region known for economic resilience and a broad employment base. The area continues to benefit from sustained job growth, low unemployment, and ongoing commercial development.

MARKET DRIVERS:

- As of December 2024, the Orlando metro area supports over 1.5 million nonfarm jobs with an unemployment rate of just 3.0%
- Rapid expansion in healthcare, hospitality, retail, and Class A office space is elevating Winter Garden’s status as a west Orlando commercial hub
- Continued investment in multifamily, single-family, and senior living developments expands the local consumer base and enhances leasing potential for service providers
- Favorable business environment and the area for long-term commercial success



DRIVE TIMES

• Downtown Winter Garden	2–4 minutes	• Downtown Windermere	8–10 minutes
• Winter Garden Village Shopping Center	3 minutes	• Orlando Health Central Hospital (Ocoee)	10–12 minutes
• AdventHealth Winter Garden	3 minutes	• Downtown Orlando	20–25 minutes
• Community Health Centers	4 minutes	• Clermont (SR 50 & US 27 area)	20–25 minutes
• Nemours Children’s Health	4 minutes	• Orlando International Airport (MCO)	30–35 minutes
• PAM Health Rehabilitation Hospital	5 minutes	• Orlando Health Horizon West Hospital	8 minutes
• Florida Turnpike Access (via SR 50)	7 minutes		

A PREMIER HEALTHCARE & PROFESSIONAL HUB

950 S DILLARD STREET OFFERS A RARE CHANCE TO JOIN A THOUGHTFULLY PLANNED DEVELOPMENT IN ONE OF THE REGION'S FASTEST-GROWING AND MOST ACCESSIBLE SUBMARKETS.

DESIGNED WITH FLEXIBILITY IN MIND, THIS SPACE IS PERFECTLY SUITED FOR CLINICS, LABS, DENTAL OFFICES, WELLNESS PROVIDERS, AND ADMINISTRATIVE SERVICES SEEKING A CENTRAL, CUSTOMIZABLE FOOTPRINT FOR LONG-TERM SUCCESS.



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FOR LEASE | 950 S DILLARD ST | 23