

TD Bank

12200 W Colonial Dr, Winter Garden, FL 34787

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Located at 12200 W Colonial Drive in Winter Garden, the TD Bank building offers a prominent office setting along one of West Orange County's most traveled corridors. The property includes one available suite: Suite 100, a fully built-out 2,104 SF office suite with private offices, a lobby, conference room, bullpen, and kitchen. With strong visibility, direct access, and flexible office layouts, the property is well suited for professional users seeking convenience and a recognizable Winter Garden address.

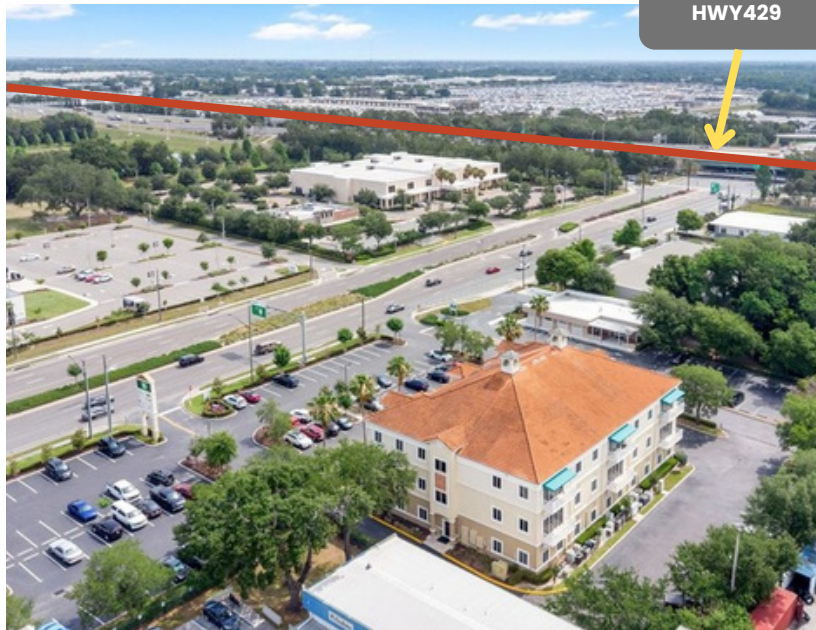




EXECUTIVE SUMMARY

AREA HIGHLIGHTS

- Minutes from Downtown Winter Garden, Plant Street, and the West Orange Trail, placing the property near one of West Orange County's most recognizable destinations.
- Convenient access to Highway 50, State Road 429, the Florida Turnpike, and surrounding Central Florida growth corridors.
- Located within a strong Winter Garden/West Orange County market supported by residential growth and established neighborhood amenities.
- Easy access to surrounding Winter Garden and Horizon West areas, making the location convenient for office users and their clients.



DEMOGRAPHICS

12200 W Colonial Dr, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

153,495

Population



52,009

Households

39.0

Median Age

\$86,344

Median Disposable Income

EDUCATION

9.4%

No High School Diploma



22.6%

High School Graduate



26.0%

Some College/
Associate's Degree



42.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$103,995

Median Household Income



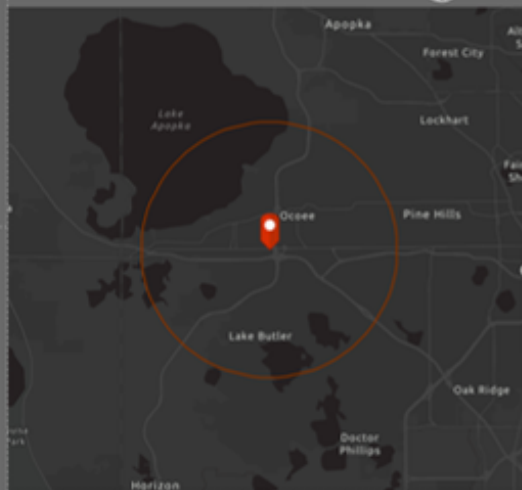
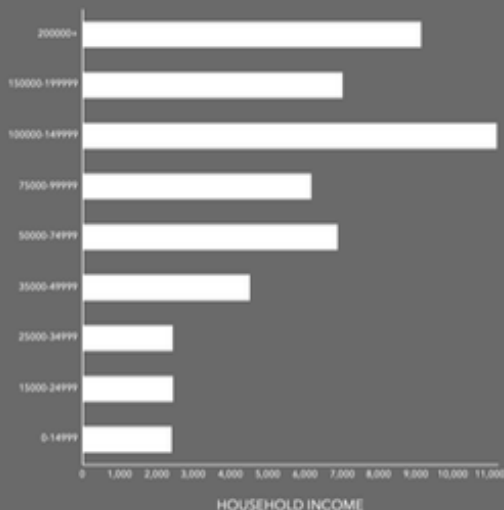
\$47,411

Per Capita Income



\$340,509

Median Net Worth



EMPLOYMENT

White Collar 69.2%

Blue Collar 16.2%

Services 17.1%

3.4%

Unemployment Rate

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





AVAILABLE UNITS

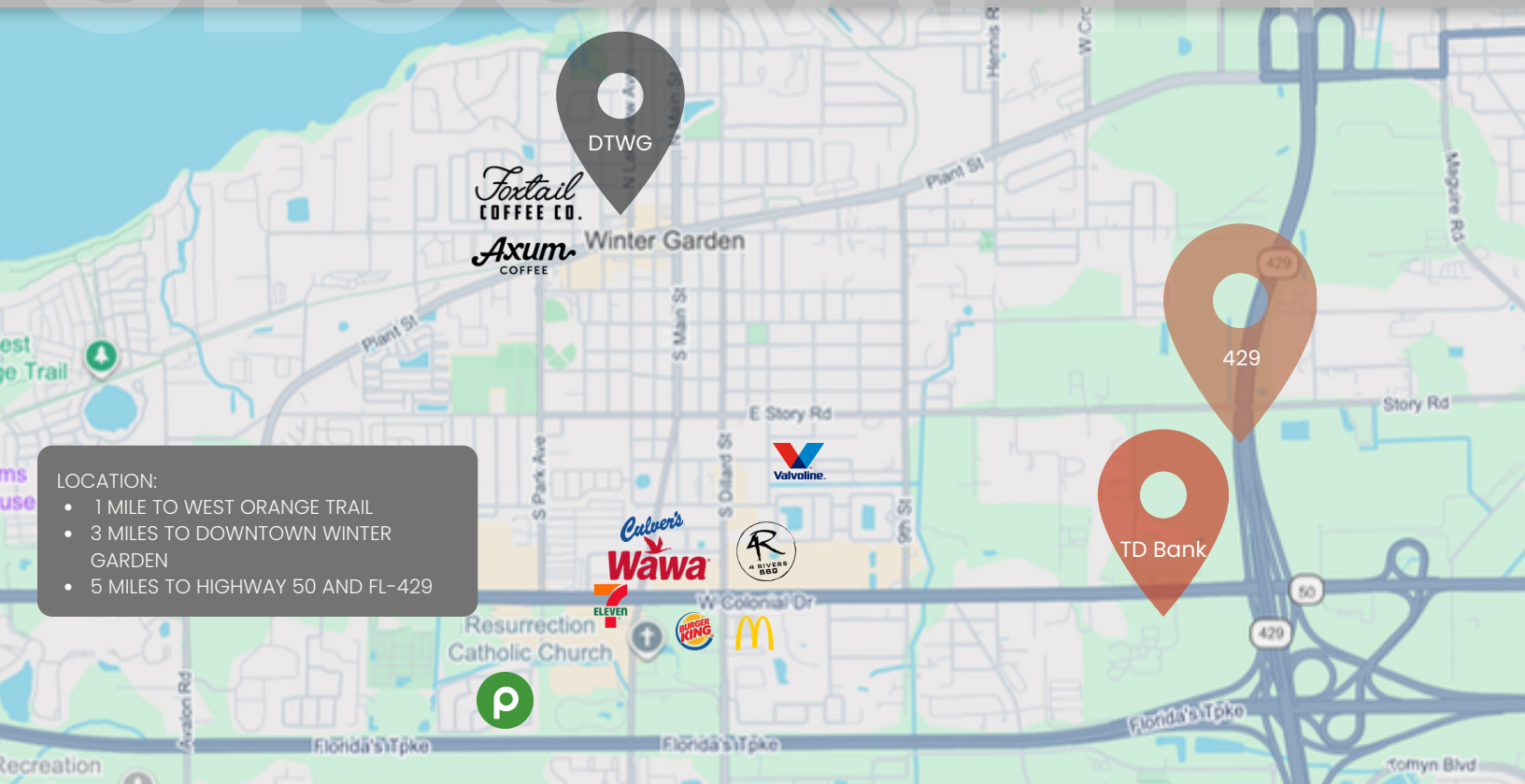


PROPERTY NAME	TD Bank
PROPERTY ADDRESS	12200 W Colonial St, Winter Garden
YEAR BUILT	2000
BUILDING SIZE (3 STORIES)	31857 SF
AVAILABLE SF	2,104 SF
# OF SUITES AVAILABLE	1
SUITE SQFT	2,104 SF
PROPERTY TYPE	Medical/Office
ZONING	C-2
MARKET	Winter Garden
SUBMARKET	West Orange
TRAFFIC COUNT (HWY 50)	54,000 +/-
PARKING COUNT	5:1

SUITE	SQ FT	RATE	CAM	AVAILABILITY
100	2,104	\$34 NNN	\$8	Currently Available

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GEOGRAPHY



LOCATION:

- 1 MILE TO WEST ORANGE TRAIL
- 3 MILES TO DOWNTOWN WINTER GARDEN
- 5 MILES TO HIGHWAY 50 AND FL-429

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