Trailside



Winter Garden, Florida

Plant & 9th

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

EXCLUSIVELY MARKETED BY

SHARON WILLIAMS
BROKER | MANAGING PARTNER

D. 689.407.5818 | M. 407.810.0468
Sharon@exchangeplace.net
FL License No. BK3401687

NICHOLAS ALIX
BROKER ASSOCIATE

D. 407.574.9455 | O. 407.347.4247
NicholasAlix@exchangeplace.net
FL License No. BK3165401



Qualifying Broker: Sharon Williams, Exchange Place Brokerage, LLC | FL No.000000

INVESTMENT SUMMARY

Located at 855 E Plant Street in Winter Garden, Trailside Center offers prime office and retail space in one of the area's most active corridors. Just minutes from Downtown Winter Garden and directly on the West Orange Trail, the property offers excellent visibility and convenient access, with flexible suites suited for office, specialty, spa, or daycare uses. Set across two well-maintained buildings built in 2006, Trailside Center provides an attractive setting for businesses seeking both exposure and accessibility in a highly desirable West Orange County location.



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Offer subject to withdrawal from the market, due to prior sale of cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

INVESTMENT HIGHLIGHTS

AREA HIGHLIGHTS

- Close to Downtown Winter Garden, known for its brick-lined streets, local restaurants, boutiques, and community events.
- Near the West Orange Trail, a major regional trail system that draws walkers, cyclists, and visitors throughout the year.
- Surrounded by a highly desirable and growing West Orange County submarket with strong residential demand and neighborhood amenities.
- Easy access to the broader Winter Garden and Horizon West areas, with convenient connectivity to surrounding Orange County growth corridors.



DEMOGRAPHICS

855 E Plant St, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

129,710
Population

38.9
Median Age

44,352
Households

$87,031
Median Disposable Income

EDUCATION

9.3%
No High School Diploma

23.4%
High School Graduate

26.3%
Some College/ Associate's Degree

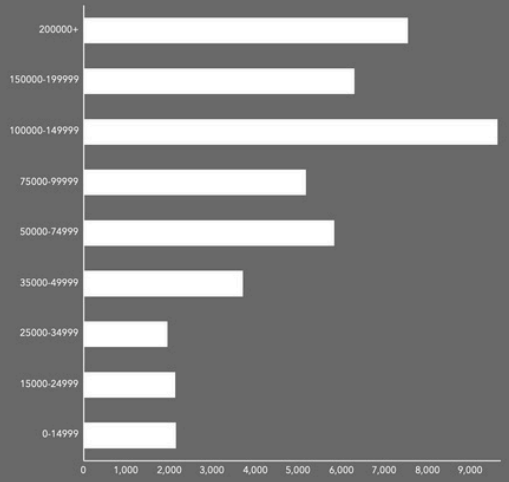
41.0%
Bachelor's/Grad/ Prof Degree

INCOME

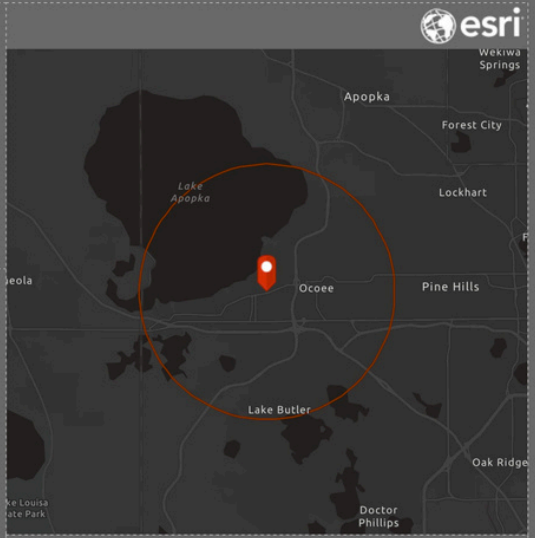
$104,778
Median Household Income

$47,152
Per Capita Income

$331,902
Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

69.0%
White Collar

16.9%
Blue Collar

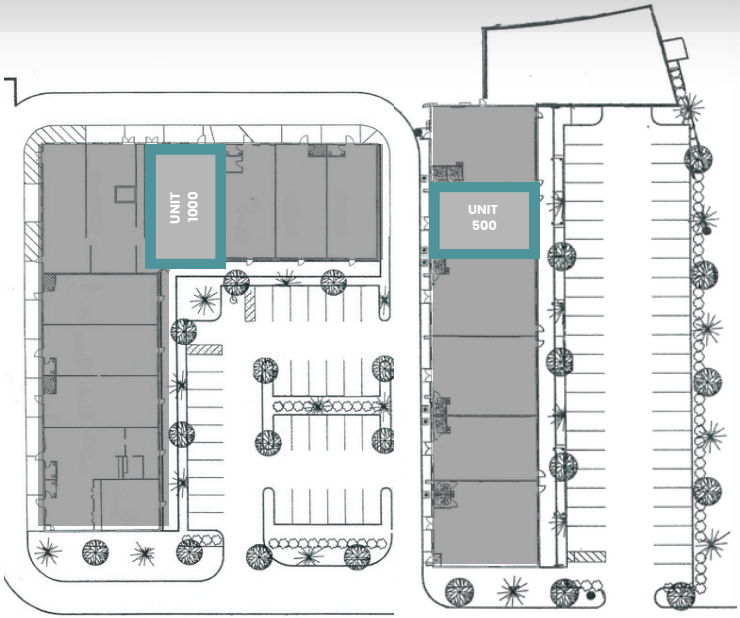
16.3%
Services

3.4%
Unemployment Rate

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



AVAILABLE UNITS

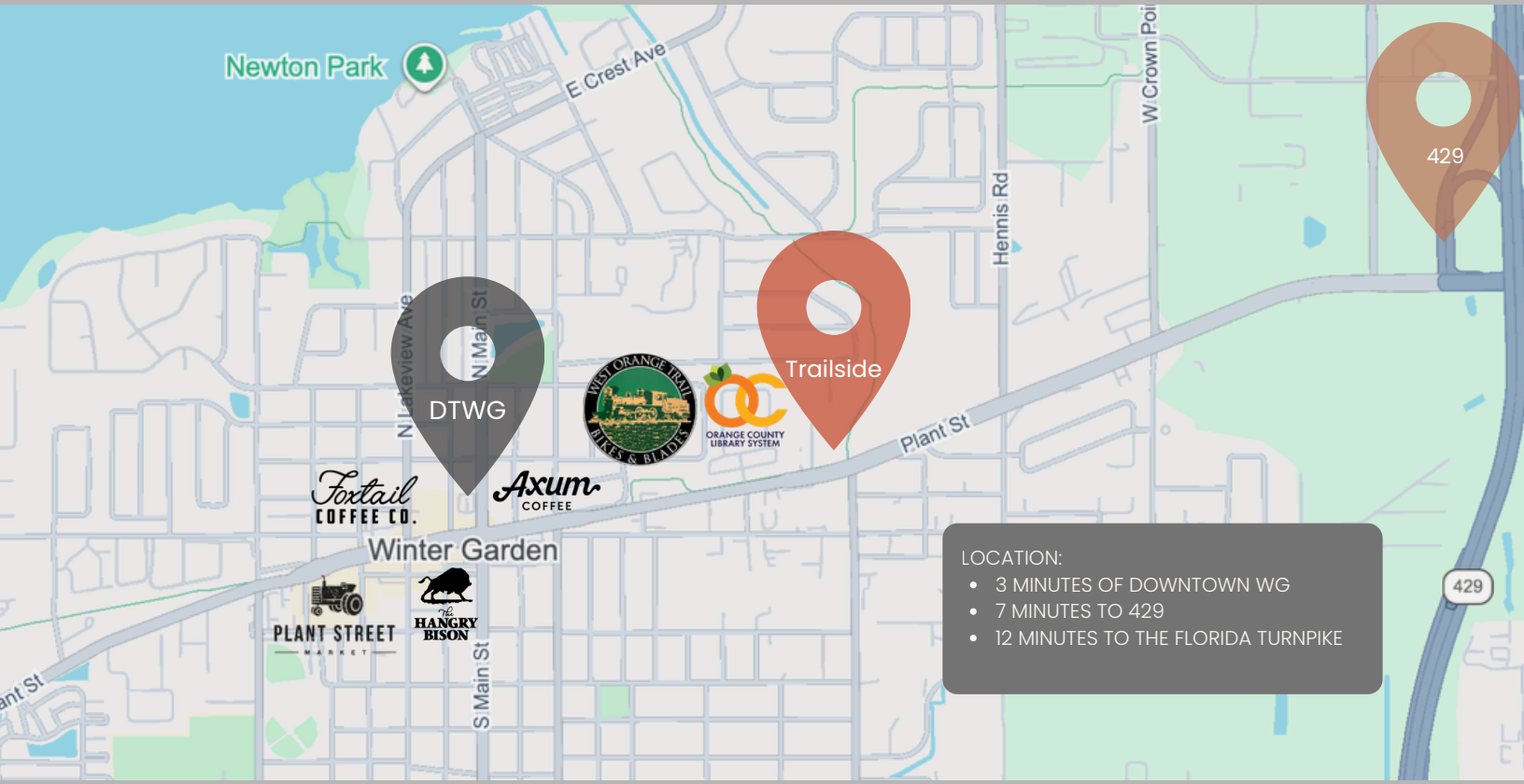


PROPERTY NAME	**Trailside**
PROPERTY ADDRESS	855 E Plant St, Winter Garden
YEAR BUILT	2006
# BUILDINGS	2
AVAILBLE SF	3,047 SF
# OF SUITES AVAIALBLE	2
SUITE SQFT	1,560 & 1,487
PROPERTY TYPE	Office/Special
PARKING COUNT	3.4:1
ZONING	C2
MARKET	Winter Garden
SUBMARKET	West Orlando
TRAFFIC COUNT (PLANT ST)	18,000 +/-

SUITE	SQ FT	RATE	CAM	BLDG TYPE	AVAILABILITY
500	1,487	$29.45	$5.56	Office/Speciality/Educational	Currently Available
1000	1,560	$27	$5.56	Office/Spa	Currently Available

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GEOGRAPHY



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