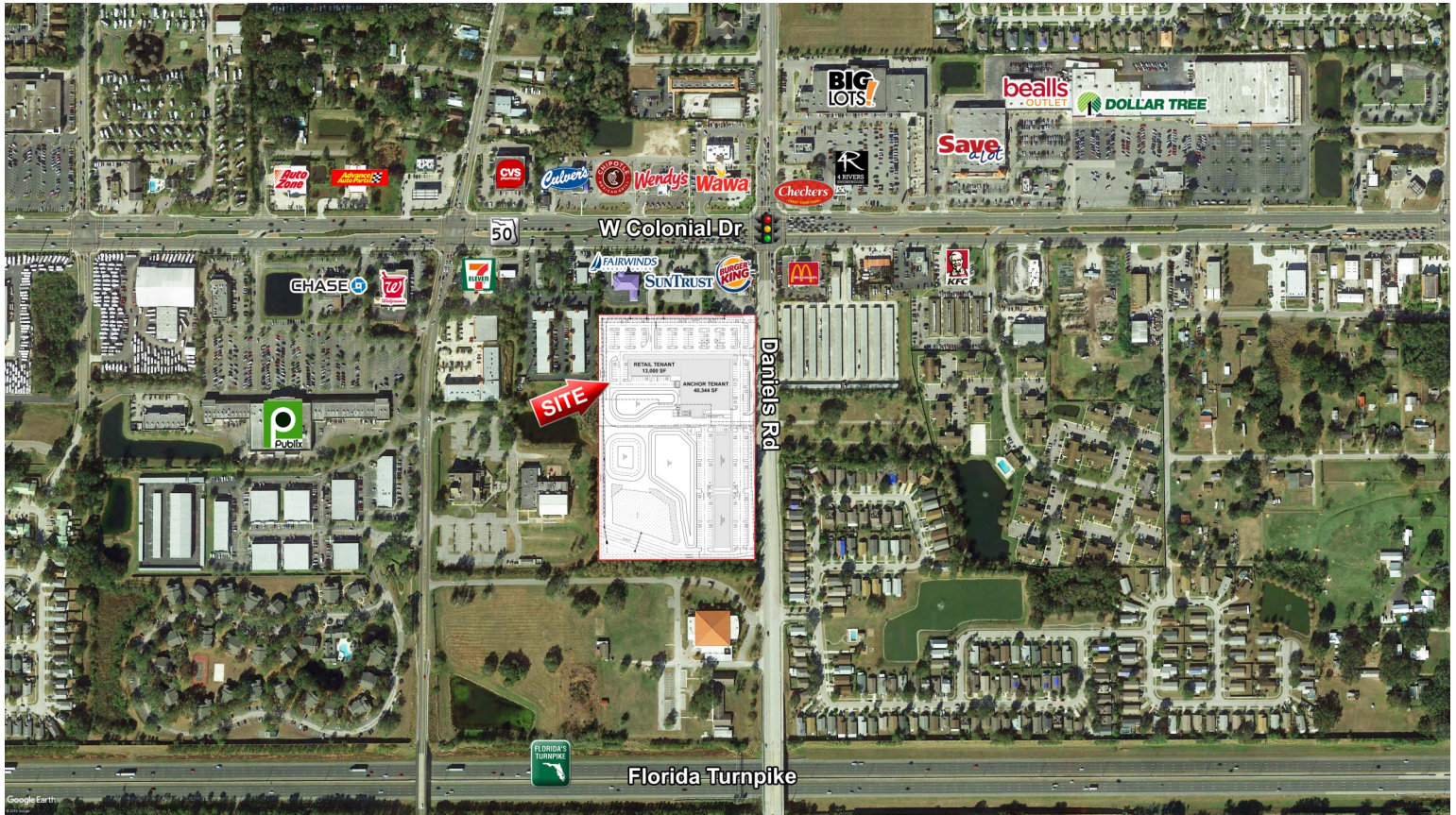


# NEW CONSTRUCTION WINTER GARDEN

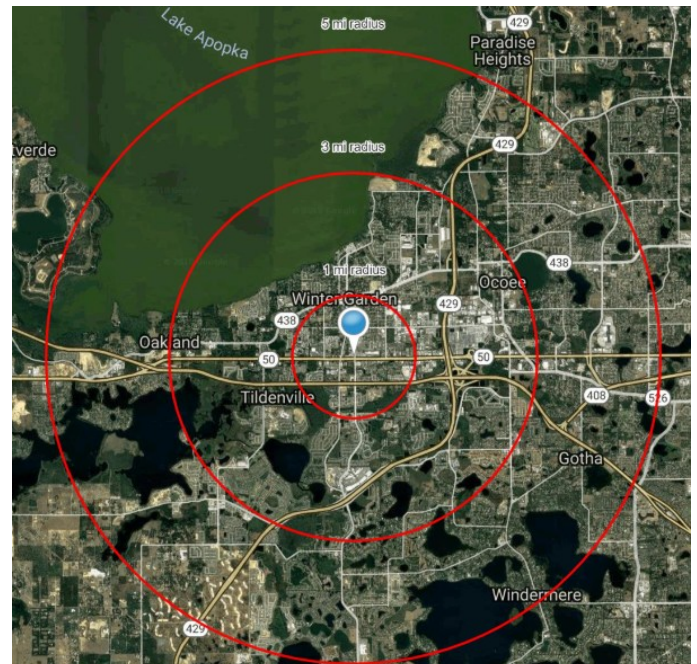
SWC W Colonial Dr & Daniels Rd, Winter Garden FL 34787



## PROPERTY HIGHLIGHTS

- New Construction center opportunity at prime signalized intersection in Winter Garden FL
- Parcel Size: 5.26 AC
- Small shop retail space available.
- Sizes range from 1,400—2,993 sf.
- Dense population with some of the highest average HH incomes in the Orlando DMA.
- Less than 2 miles from Winter Garden Village
- Traffic Counts
  - W Colonial Drive: 51,500 CPD
  - Daniels Road: 19,900 CPD

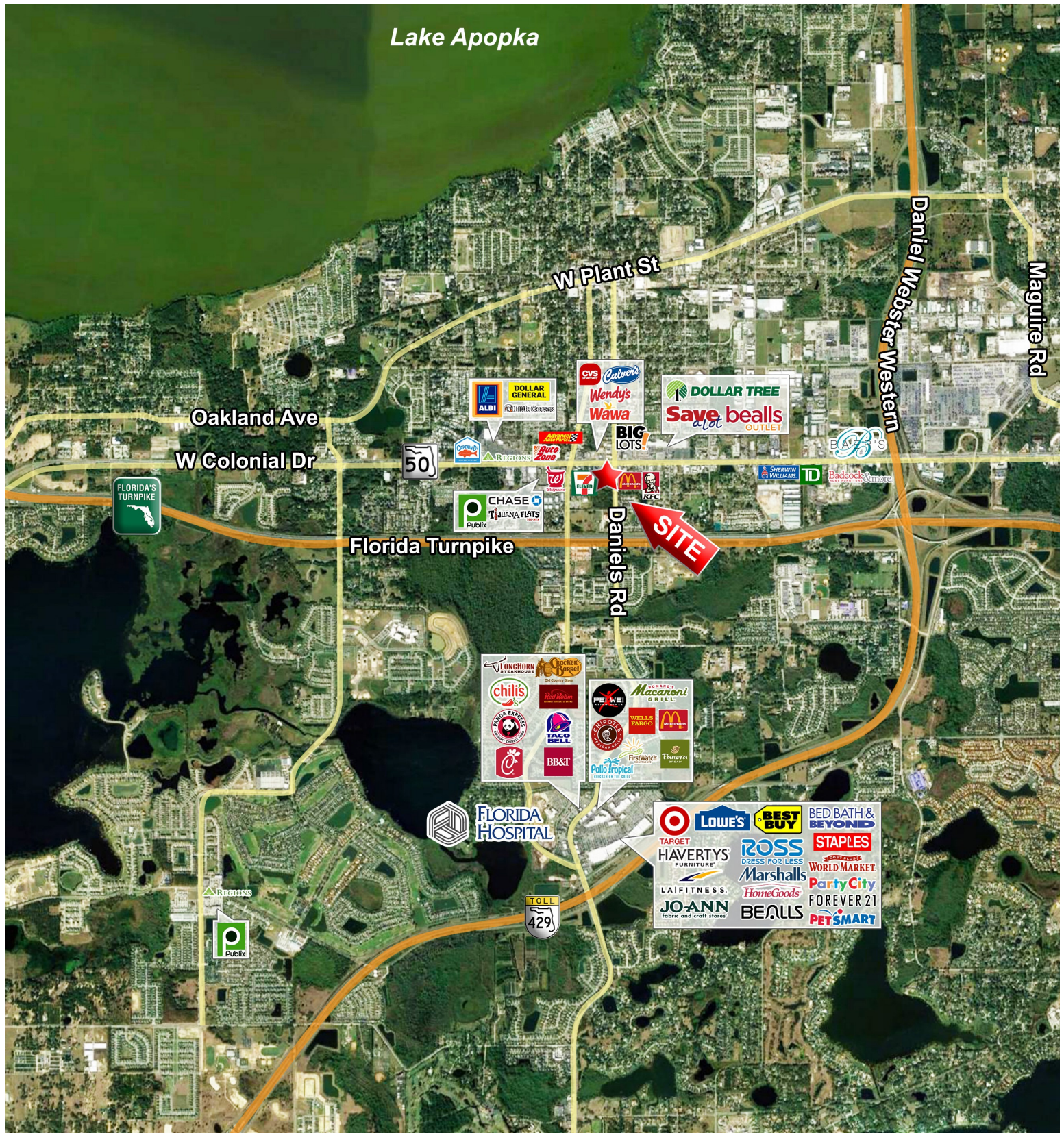
| Demographics      | 1-Mile   | 3-Mile    | 5-Mile    |
|-------------------|----------|-----------|-----------|
| Population        | 11,541   | 53,693    | 120,183   |
| Average HH Income | \$73,650 | \$100,151 | \$101,335 |





# NEW CONSTRUCTION WINTER GARDEN

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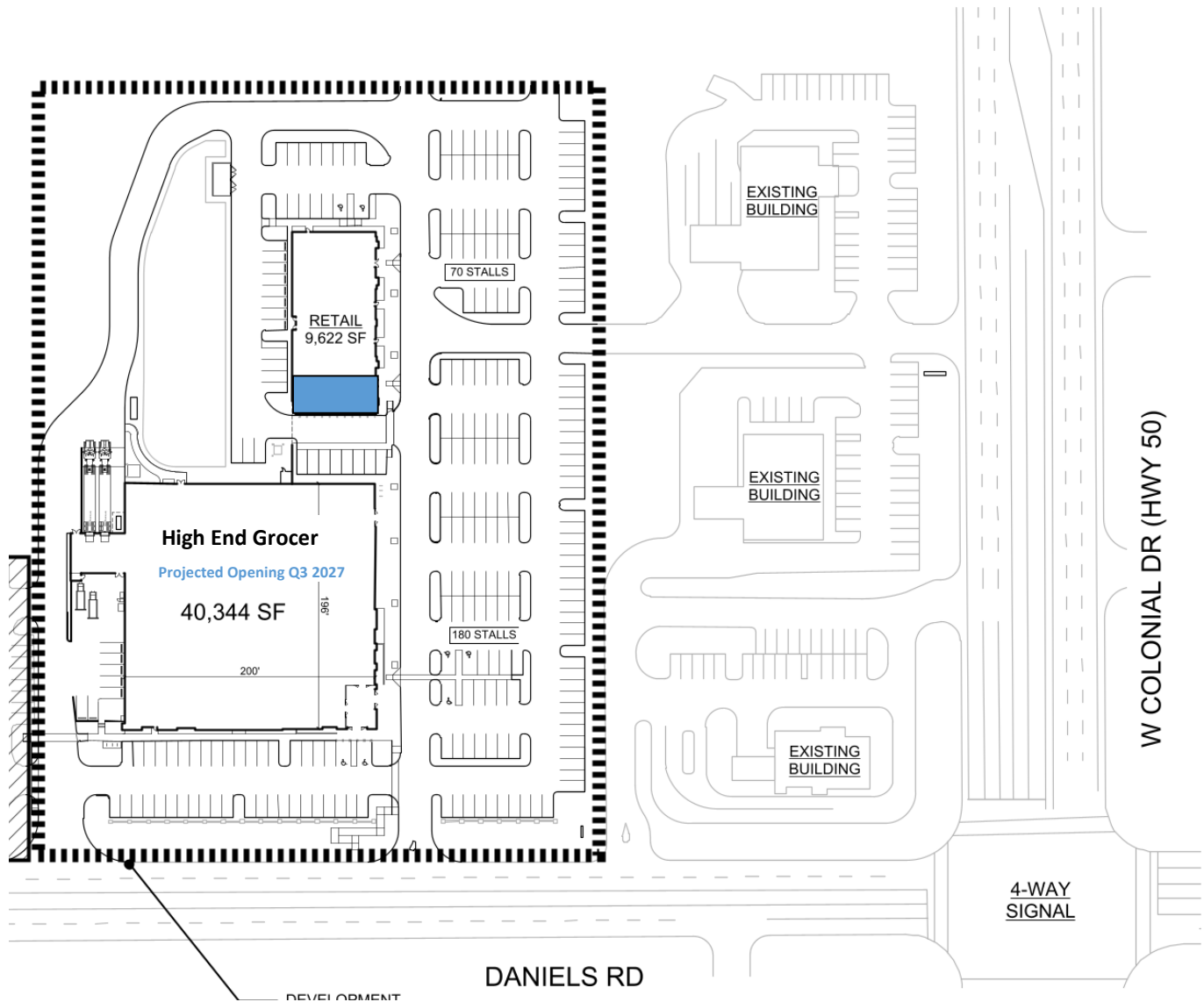


# NEW CONSTRUCTION WINTER GARDEN

SWC W Colonial Dr & Daniels Rd, Winter Garden FL 34787



## Site Plan



# NEW CONSTRUCTION WINTER GARDEN

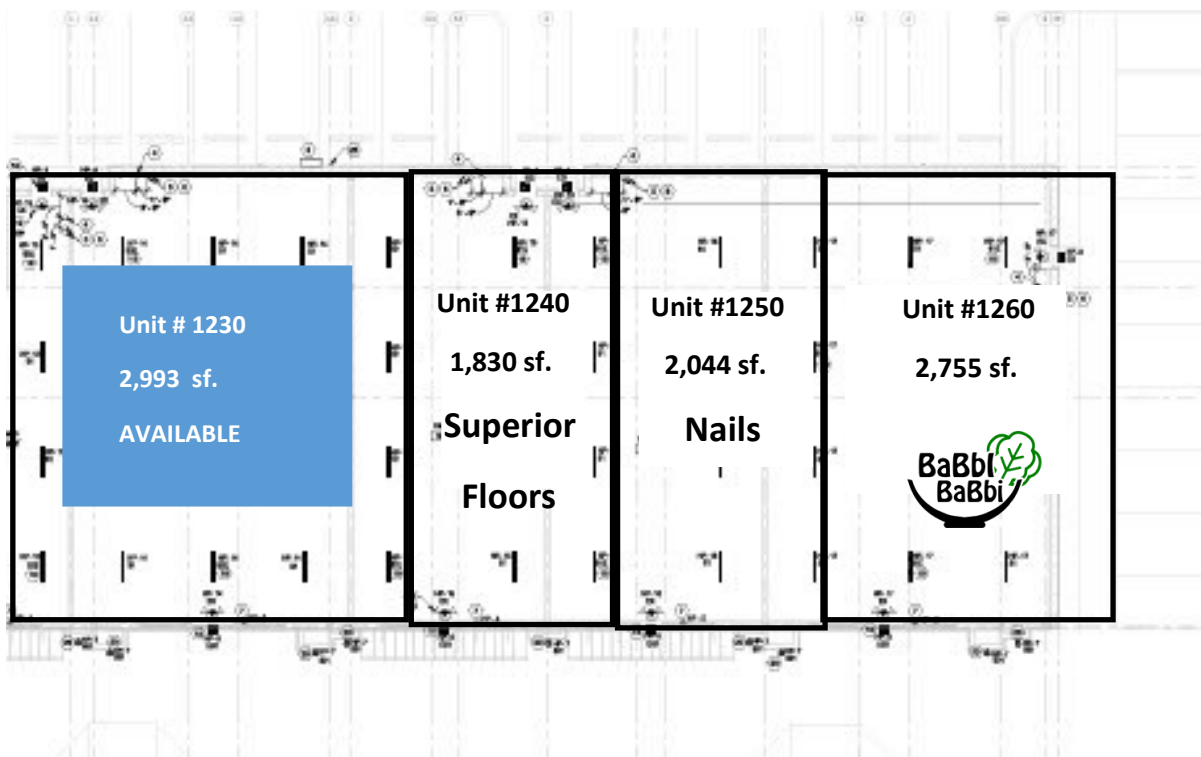
SWC W Colonial Dr & Daniels Rd, Winter Garden FL 34787



## Site Plan



North Elevation



Heather Coons

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