



OFFICE SPACE FOR LEASE

428 South Dillard Street, Winter Garden, FL 34787

Contact: Trey Gravenstein
Vice President of Brokerage Services

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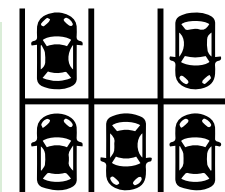
Contact: Michael Castrilli
Senior Sales & Leasing Associate

E: Michael@FCPG.com
P: 407.872.0177 ext. 130



For Lease: \$35.00 / SF, NNN

Suite 101-102: ± 3,000 SF | Available: 6.1.2024



**PRIVATE PARKING
LOT INCLUDED**

Private high-end office suites available in varying square footage options with move-in ready floorplans featuring upgraded fixtures and flooring throughout

Located less than 1 mile from Historic Downtown Winter Garden's dining, retail, and residential developments

Surrounded by fast-growing suburban communities including new multi-family and townhome developments

Private parking lot available behind the building providing 4 / 1,000 parking ratio

Direct visibility with 250 feet of frontage on Dillard Street

Strategically situated less than 2.5 miles from Advent Health Hospital of Winter Garden and 1.5 miles from Health Central Park

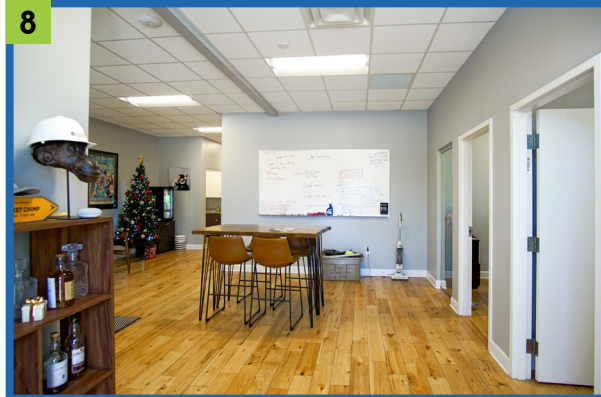
Located off Dillard Street, a \$19 million roadway redevelopment with pedestrian / bicycle friendly trails and slower speeds that improve business visibility and commerce



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0177 www.FCPG.com

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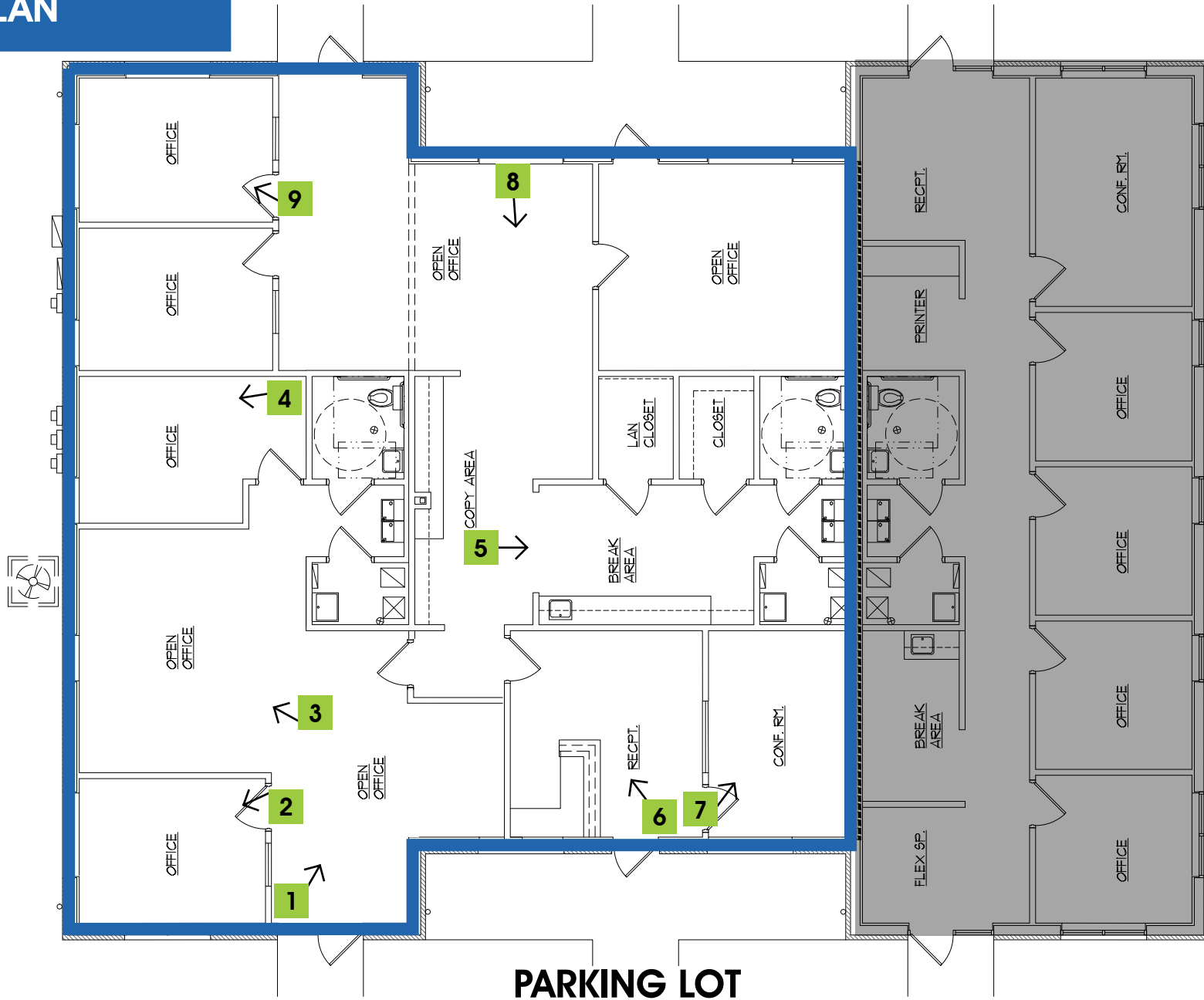
IMAGES



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FLOORPLAN



PARKING LOT

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THE NEIGHBORHOOD

2023 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins	19,237	7,112	\$86,500
10 Mins	69,406	24,267	\$123,023
15 Mins	204,349	69,856	\$115,803



DOWNTOWN WINTER GARDEN



PLANT ST

DILLARD ST



TRI-CITY SHOPPING CENTER



WINTER GARDEN PLAZA



MILLER'S ALE-HOUSE



Advent Health

W COLONIAL DR (50,500 AADT)



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F C **FIRST CAPITAL**
P G **Property Group, Inc.**
 Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



1 minutes
(0.6 miles)



5 minutes
(2.1 miles)



6 minutes
(2.9 miles)



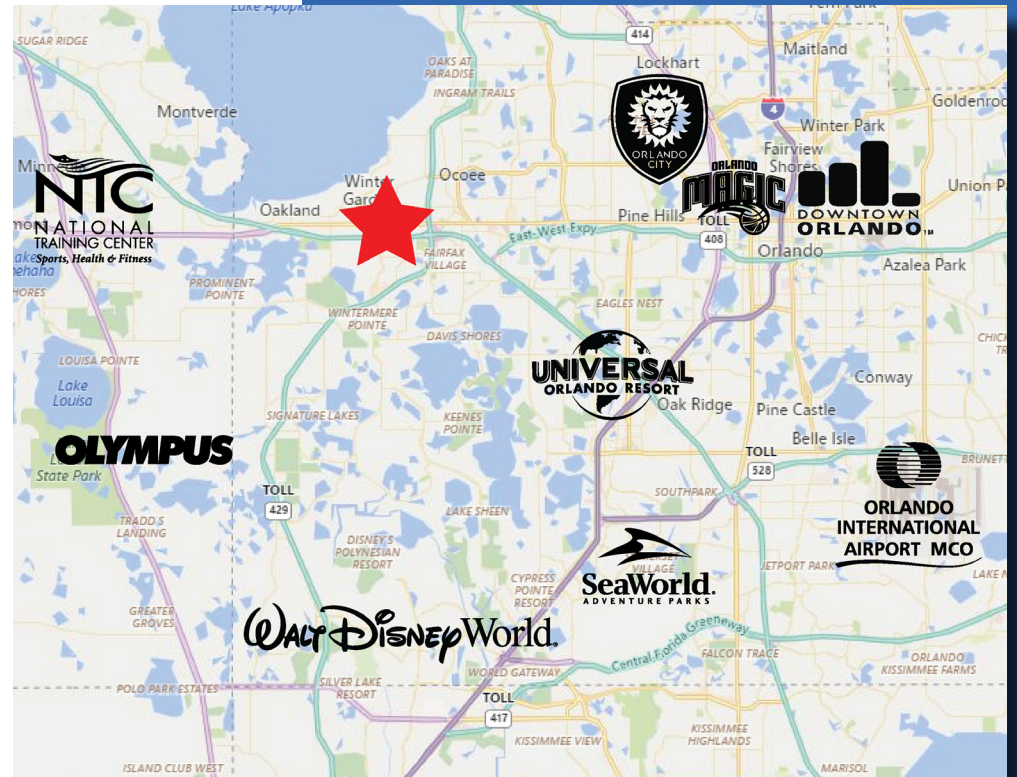
9 minutes
(5.0 miles)



16 minutes
(12.9 miles)



20 minutes
(15.8 miles)



Average Annual Daily Trips

2022

Dillard Street	20,800
HWY 50 (West Colonial Road)	50,500

Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Retail Businesses	314	749	1,446
Food & Drink Businesses	91	239	449

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MARKET HIGHLIGHTS: WINTER GARDEN

WHERE GOOD THINGS GROW

The City of Winter Garden is located on **Lake Apopka** just 20 minutes West of Orlando. Established as a citrus town in 1908, Winter Garden now has over **46,700 residents in it's city limits** and is rich with history and culture. The Downtown area is listed on the **National Registry of Historic Places** and is frequented by both residents and visitors alike.

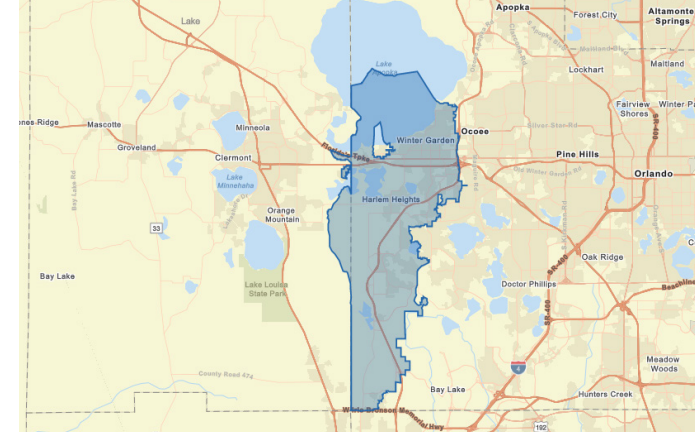
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

CULTURE, NATURE, HISTORY

Repetitively ranked as one of the **best places to raise a family, and start a business** by WalletHub, NerdWallet, Niche and more, Winter Garden is "Where Good Things Grow." Known as the **culture capital of West Orange County**, there is an abundance of live performances, live music, visual arts displays and entertainment options throughout the city.

It's 13 parks, including numerous dog parks, location on Lake Apopka, **200 acre Tusker Ranch and Nature Preserve**, and 22.6 mile long paved bike/walk **West Orange Trail** are only a few of the outdoor recreation opportunities available.

Winter Garden Village at Fowler Green features over 1 million SF of shopping drawing in visitors from neighboring communities.



DEMOGRAPHICS

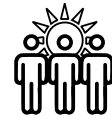
Population



POPULATION
± 110,824



PROJECTED ANNUAL GROWTH
51.10%



DAYTIME POPULATION
± 81,886



MEDIAN AGE
± 36.0

Income



AVERAGE HOUSEHOLD INCOME
\$131,586



AVERAGE DISPOSABLE INCOME
\$99,599



AVERAGE NET WORTH
\$1,224,528

COMMUNITY GROWTH

The rich historic downtown is home to restaurants, bars, small businesses, museums, and entertainment establishments with the old-town, boutique-y feel. The City of Winter Garden is planned to invest **\$66.42 million in capital improvement projects** over the next five years to continue to improve the infrastructure in place and accommodate the influx in people moving to the area while staying true to the culture and history of the region.

The demand for homes in the area continues to rise as more people move to this high sought-after area, driving new home developments and existing home sales. In July 2021, there were 212 home sales in the 34787, Winter Garden, zip code with an **average price of \$494,134**. The average home price in Orange County for the same time period was substantially lower at \$407,707.

