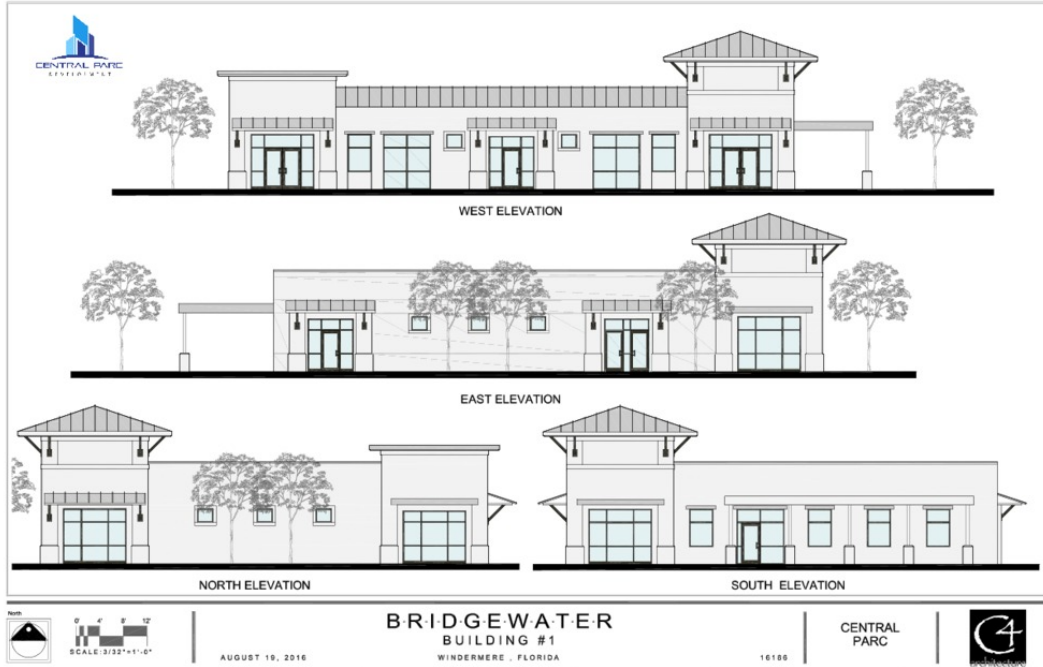




FOR LEASE | RETAIL

# CENTRAL PARC AT BRIDGEWATER CROSSINGS

14495 Bridgewater Crossings Blvd, Windermere, FL 34786



## LEASE OVERVIEW

<b>AVAILABLE SF:</b>	1,347 - 6,415 SF
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	1.08 Acres
<b>BUILDING SIZE:</b>	11,700 SF
<b>YEAR BUILT:</b>	2017
<b>ZONING:</b>	Retail/Office
<b>MARKET:</b>	Horizons West
<b>SUB MARKET:</b>	Windermere
<b>CROSS STREETS:</b>	Keenes Pheasant Dr And Bridgewater Crossing Blvd

## PROPERTY DESCRIPTION

Perfectly situated on Bridgewater Crossings Blvd to service the Summerport, Independence, Windermere and Winter Garden communities. Central Parc at Bridgewater Crossings is designed as a walkable neighborhood retail center immediately adjacent to Keene's Crossing Elementary school and Summerport Park. Ample surface and street side parking leave this site with a well over 5/1,000 parking ratio.

The center has restaurant space with patio dining overlooking the park as well as retail and office space also ideal uses. The Neighborhood Commercial zoning allows for: Restaurants, convenience stores, ice cream shop, hair salon, dry cleaner, bakery, flower shop, jewelry store, gifts, apparel. As well as medical, dental, real estate, insurance travel, and bank offices. Also allowed are dance studios, day care centers and churches. Drive-thrus are prohibited.

## LOCATION OVERVIEW

Central Parc at Bridgewater Crossings is tucked perfectly into the center of the Summerport community. Servicing Summerport, Independence and Hamlin Communities. The property sits on Bridgewater Crossings Blvd which is the main road connecting many newly constructed residential



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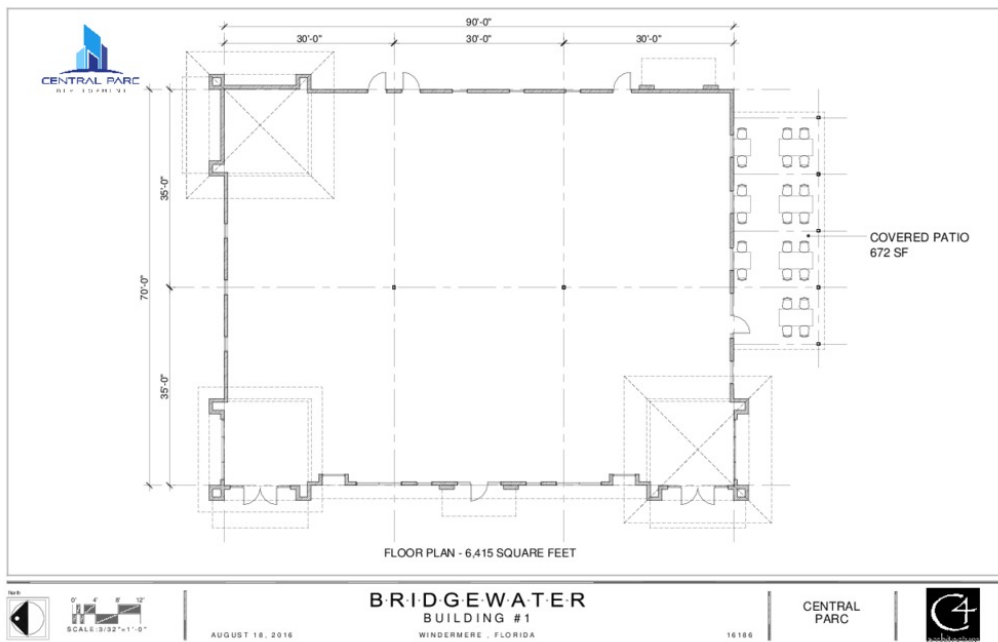
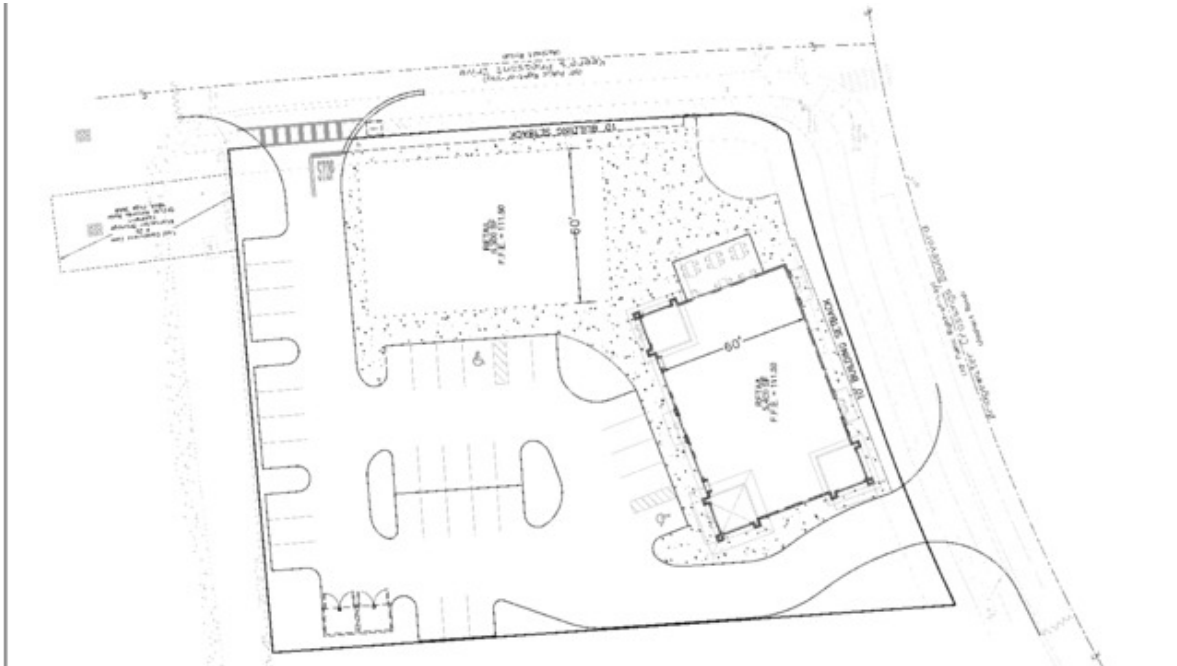
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# CENTRAL PARC AT BRIDGEWATER CROSSINGS - WINDERMERE

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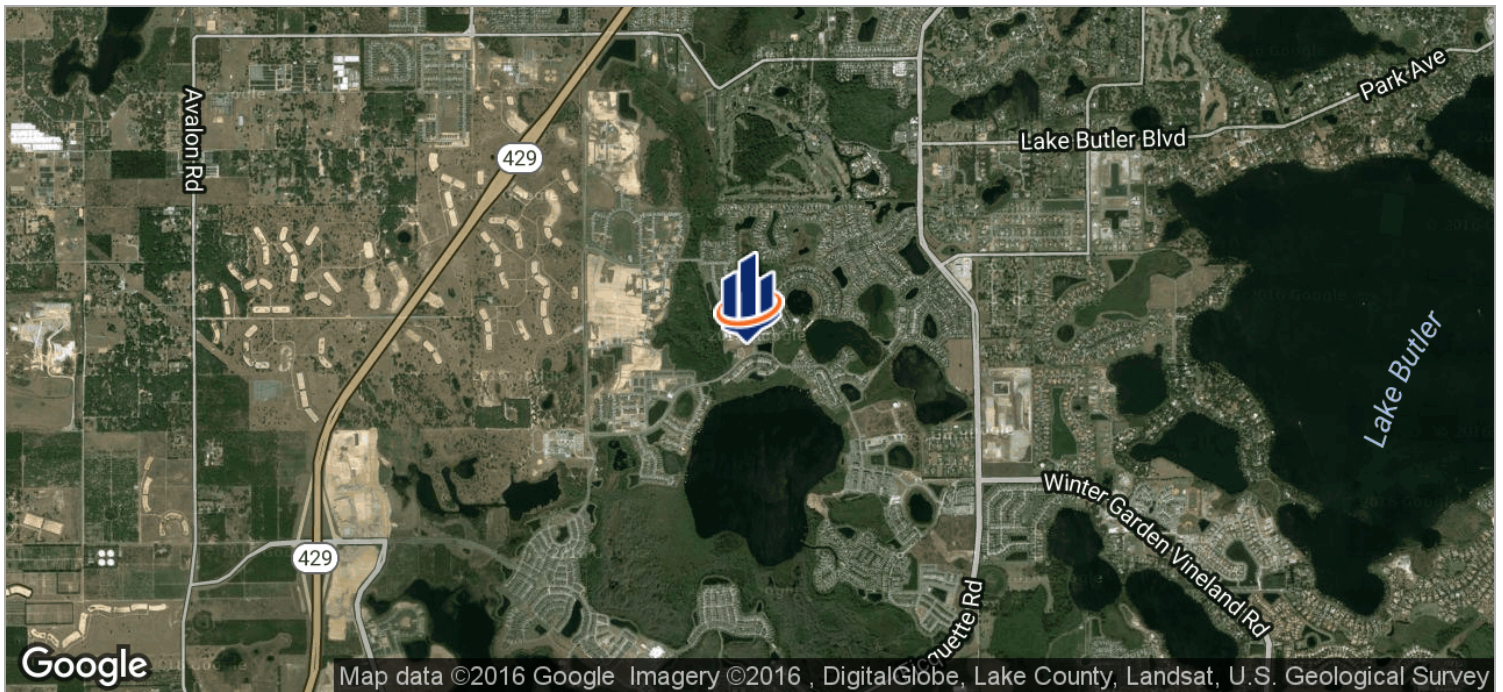
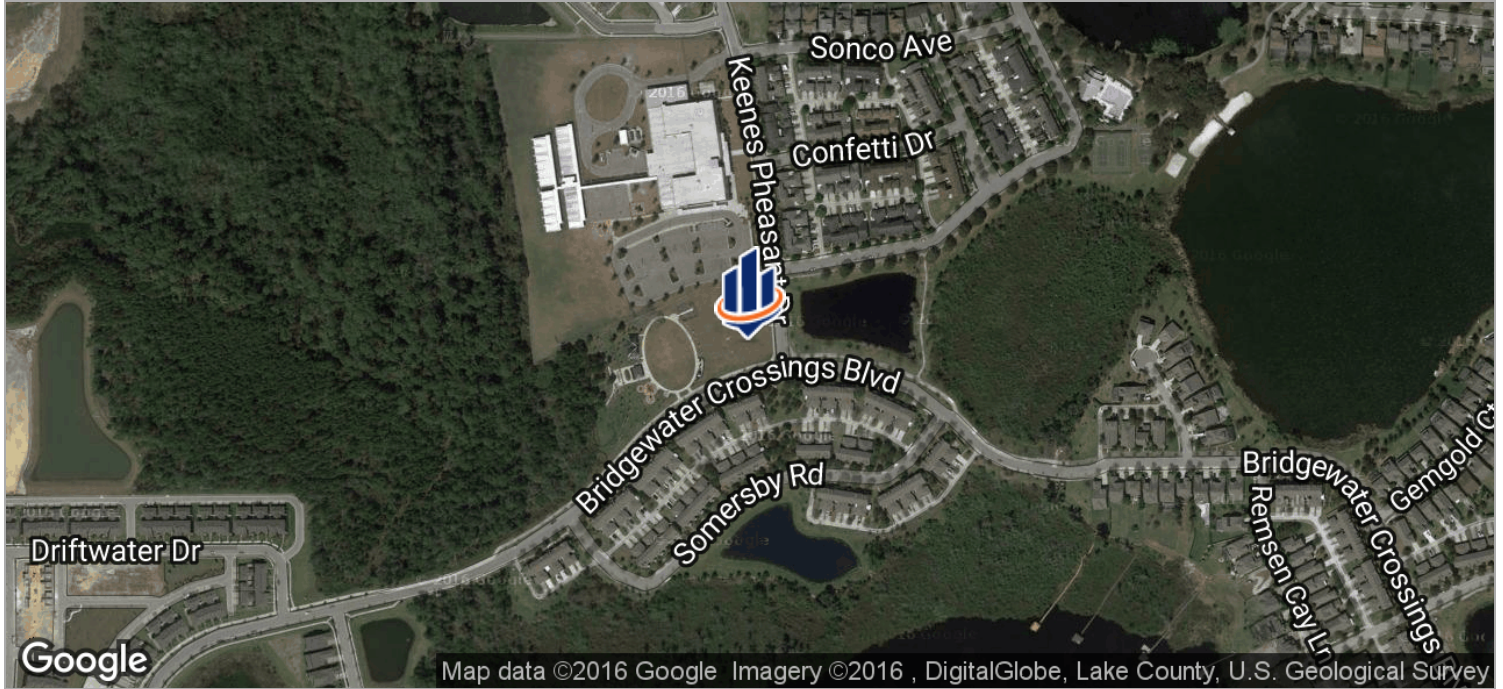




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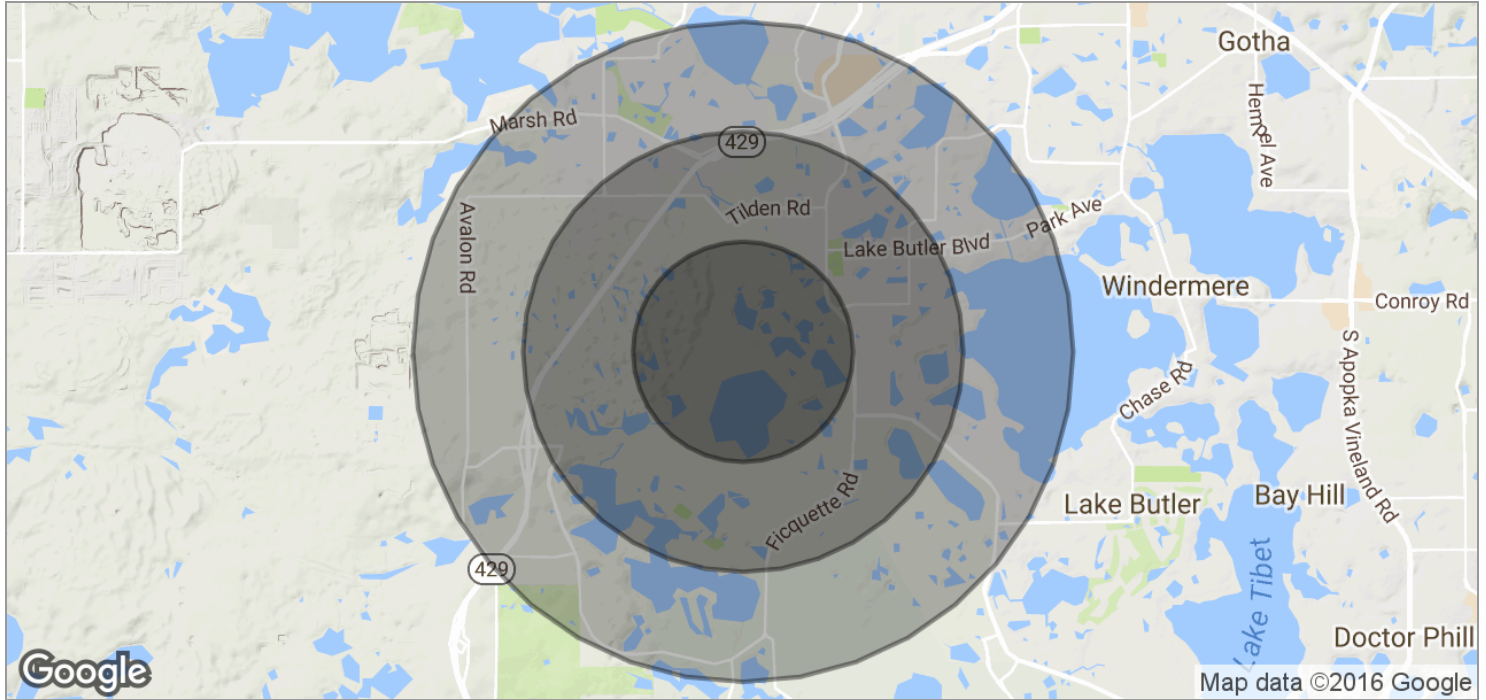
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# CENTRAL PARC AT BRIDGEWATER CROSSINGS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	1,285	6,630	15,389
MEDIAN AGE	36.8	36.1	35.8
MEDIAN AGE (MALE)	38.2	36.6	36.0
MEDIAN AGE (FEMALE)	35.8	35.7	35.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	416	2,130	4,962
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$129,326	\$123,424	\$120,344
AVERAGE HOUSE VALUE		\$350,219	\$350,318



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