

WEST POINT COMMONS

Located at the SWC of West Colonial Drive (State Road 50) and County Road 535
"PUBLIX ANCHORED SHOPPING CENTER"



Property Features:

Gross Leaseable Area:	94,146 Sq Ft
Year Built:	2003
Construction:	Concrete Block
Roof Cover:	Built-up Metal
Parking Spaces:	557
Parking Ratio	6.04 per 1,000 Sq. Ft.

Available Space:

13750 W Colonial Drive Suite 140

Size: 3,300 Sq Ft · Dimensions: 55' x 60'

13750 W Colonial Drive Suite 290

Size: 1,200 Sq Ft · Dimensions: 20' x 60'

Park Avenue Building:

1101 South Park Ave Suite 100 - 300

Size: 3,400 Sq Ft · Dimensions: 60' x 60 Approx.
(All Space is Contiguous)

1101 South Park Ave Suite 600

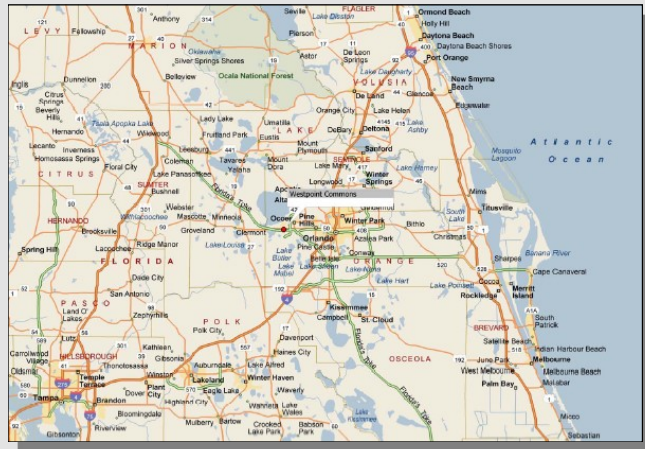
Size: 1,200 Sq Ft · Dimensions: 20' x 60'

Retail Rental Rates:

Base Rent:	\$18.00 - \$25.00 per sq ft
Additional Rent:	Estimated at \$6.00 per sq. ft.

Real Estate Tax:	\$2.75
Insurance:	\$1.75
CAM:	\$1.50

Note: All rents subject to Sales Tax



For Additional Information Contact

Paul Cooley or Wayne Purdy
Retail Asset Management, Inc.

Sales • Management • Leasing • Development
www.RetailAssetManagementInc.com

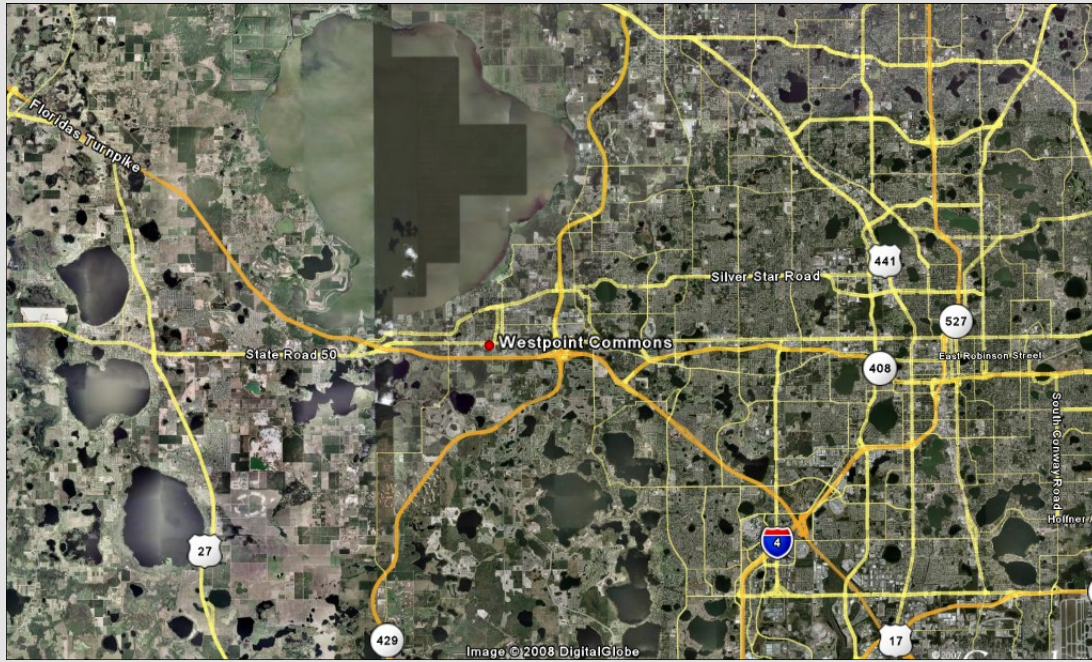
(727) 446-3032 fax (727) 446-3080

P.O. Box 5666 • Clearwater • Florida 33758-5666

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Pursuant to Section 475.25(1)(q) Florida Statutes, and Rule 21V-10.033 Florida Administrative Code, Retail Asset Management, Inc. makes the following disclosures, that in the event a lease or sales contract is entered into, Retail Asset Management, Inc. represents the Lessor/Seller exclusively and Lessee/Buyer may be responsible for additional costs such as their own attorney's fees, security deposit, and telephone and utility deposits.

Over 45,000 cars per day travel East / West on Colonial Drive (SR 50)



2014 Demographics

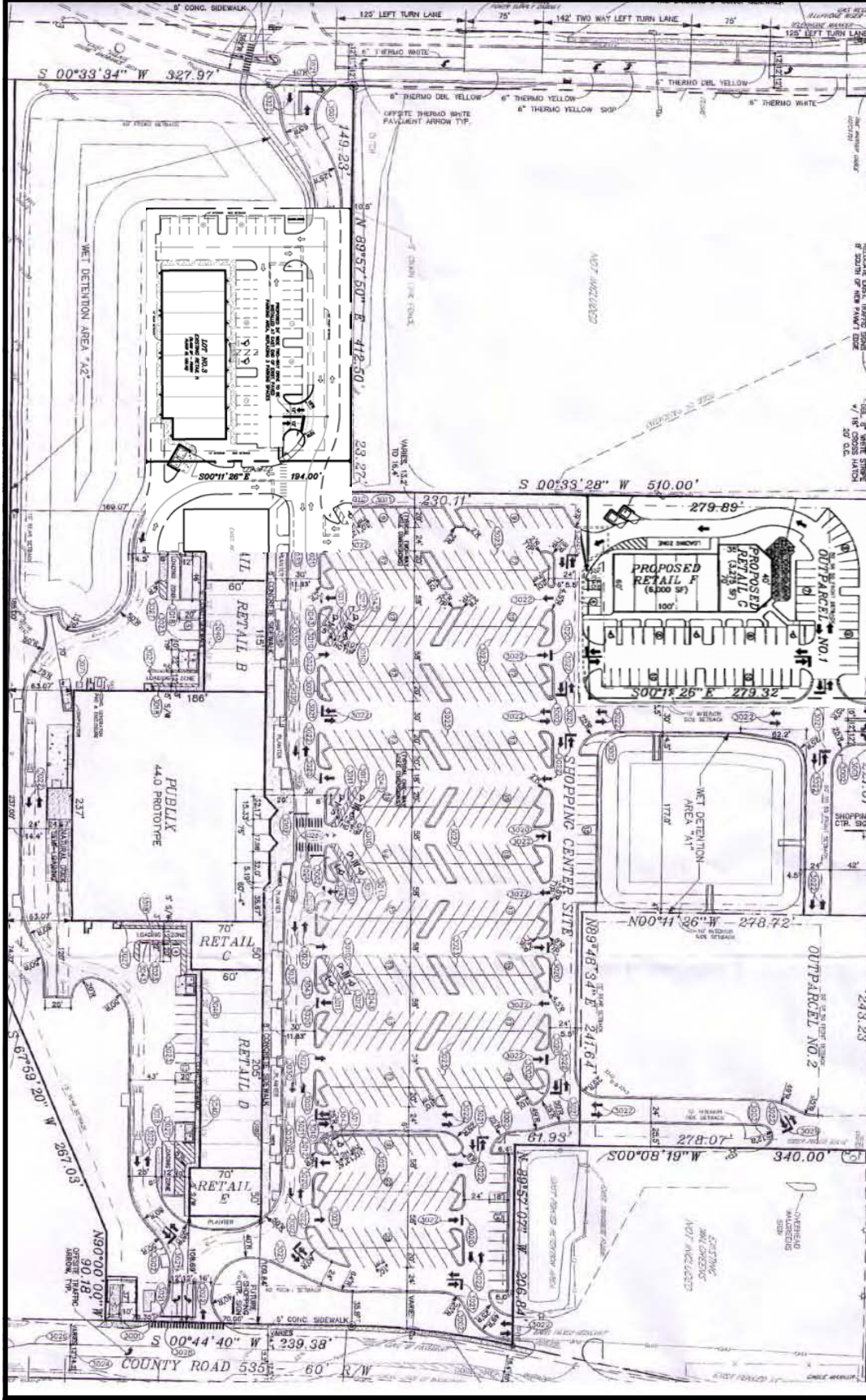
(Radius in miles)	1 mile	2 mile	3 mile
Population	12,995	29,668	48,663
Average HH Income	\$61,045	\$73,013	\$84,014
Median HH Income	\$41,793	\$49,865	\$60,377
Total Households	4,579	10,214	16,258

Over 50% of the
Population within 3 miles has
a Household Income greater
than \$50,000 per Year



WESTPOINT COMMONS - PUBLIX #00881

Winter Garden, Florida



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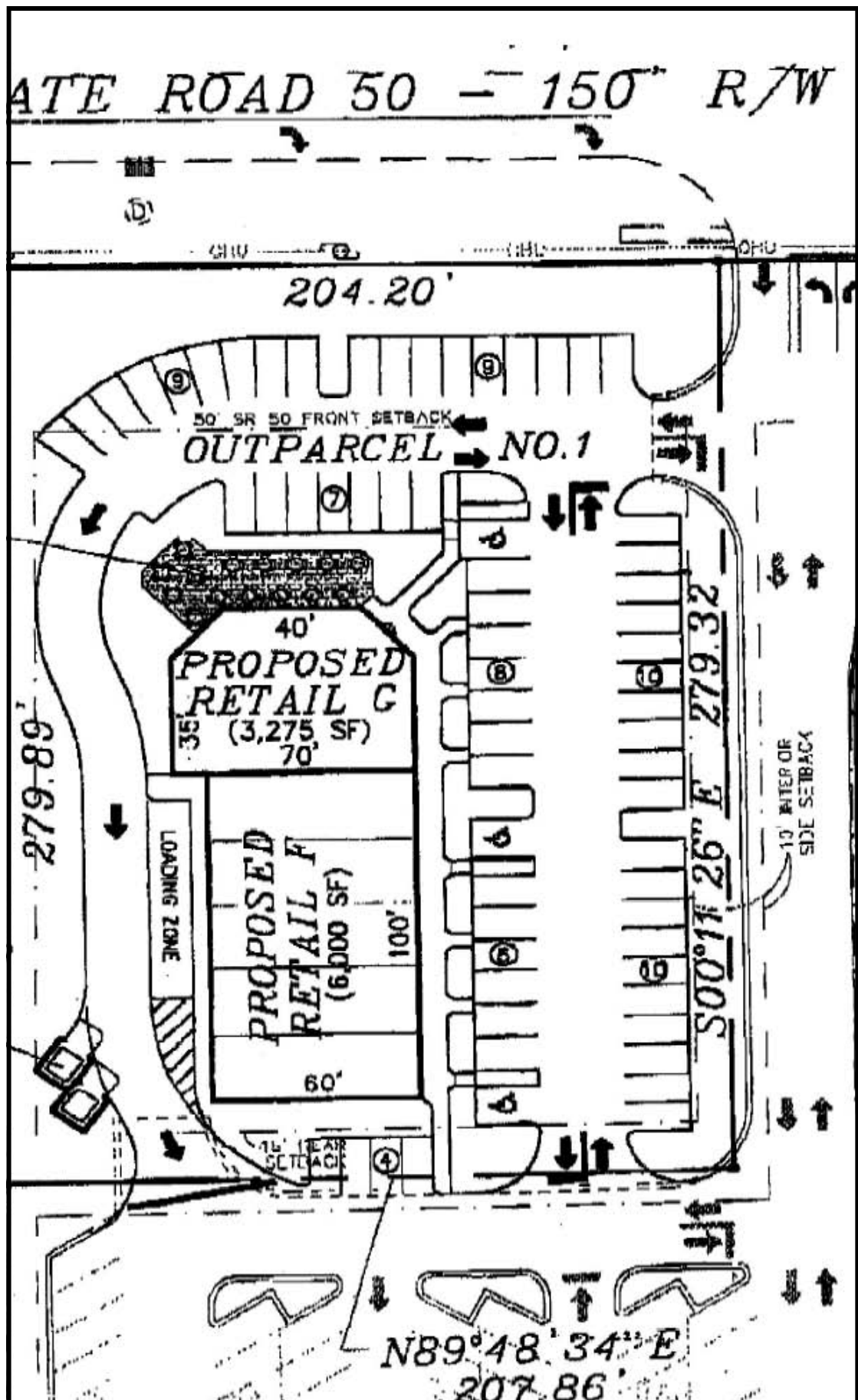
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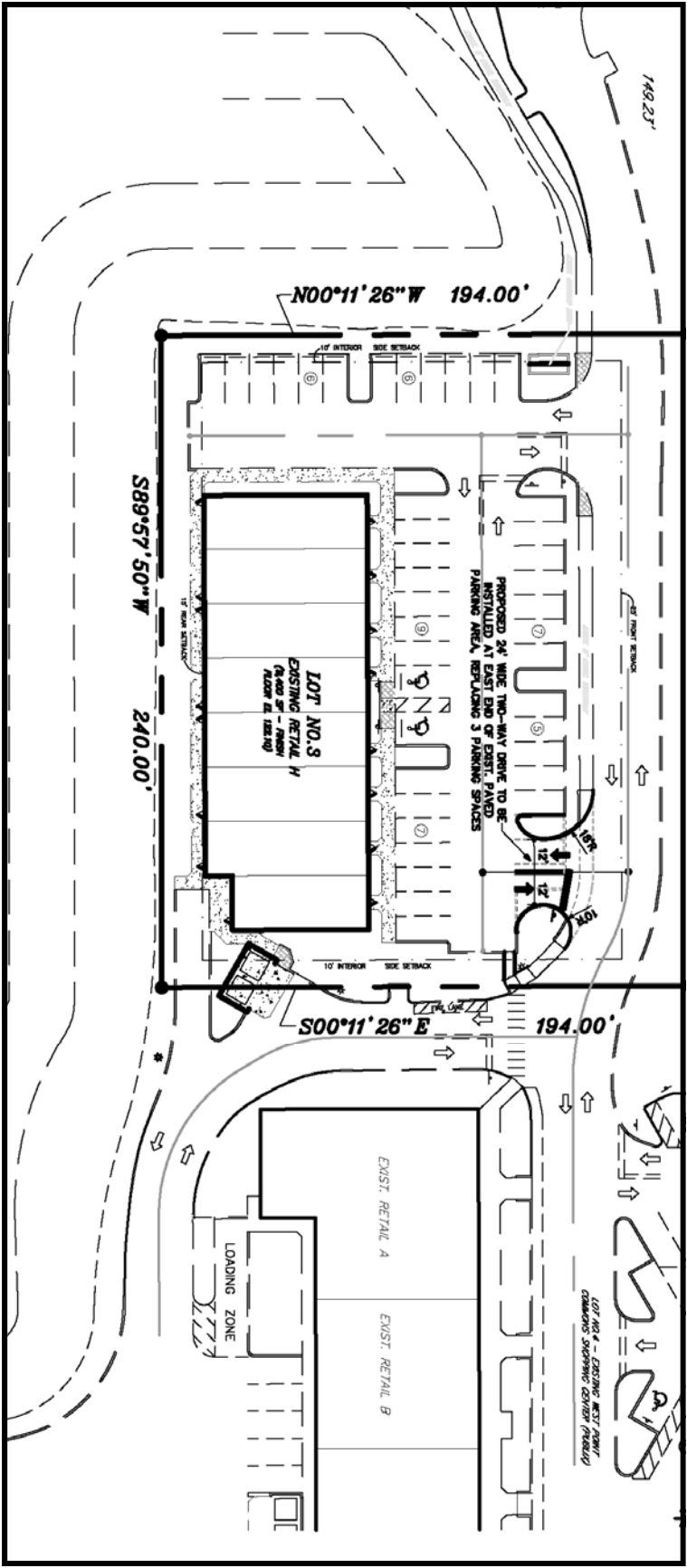
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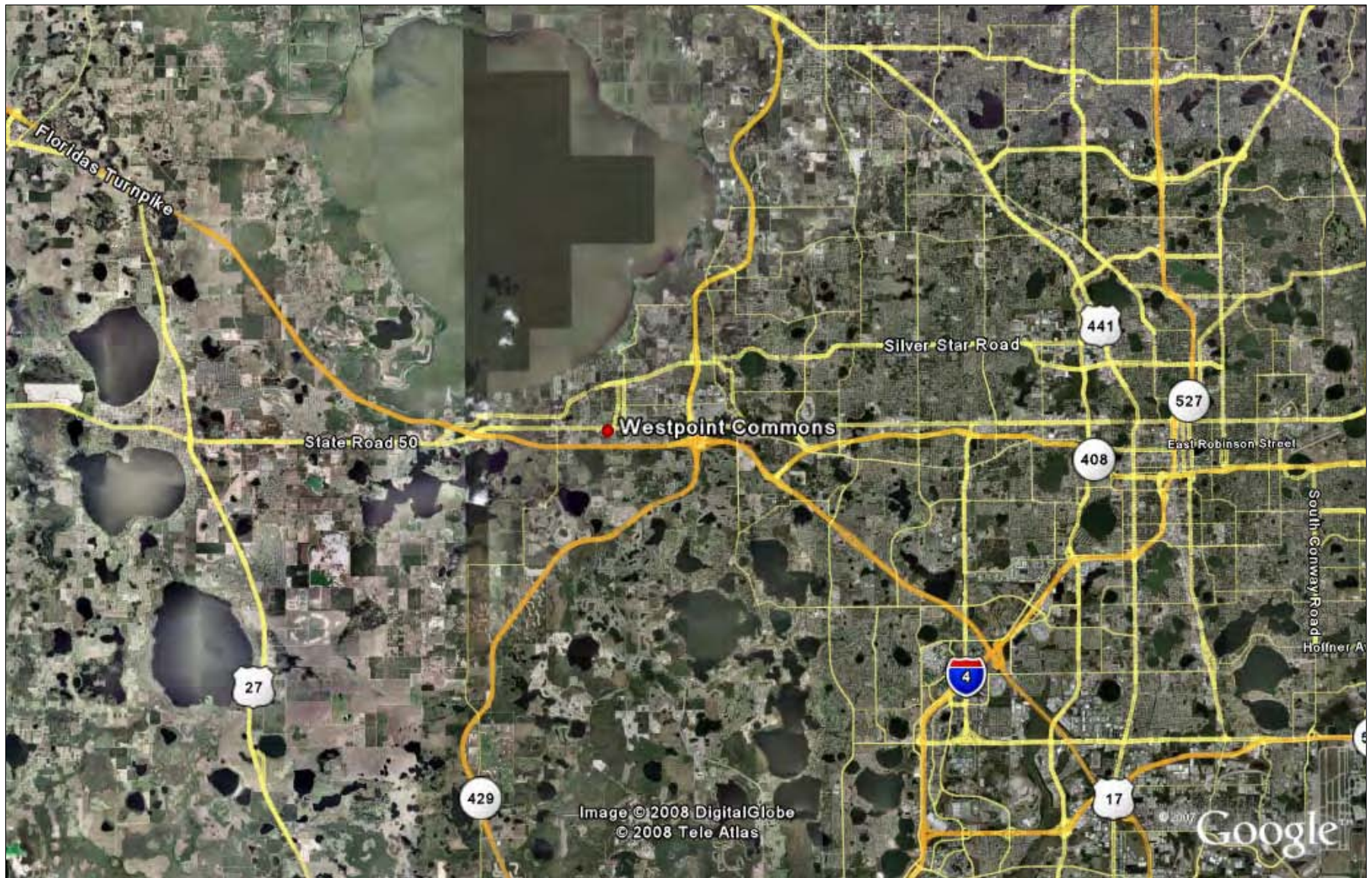
Winter Garden, Florida



WESTPOINT COMMONS - PUBLIX #00881
Winter Garden, Florida



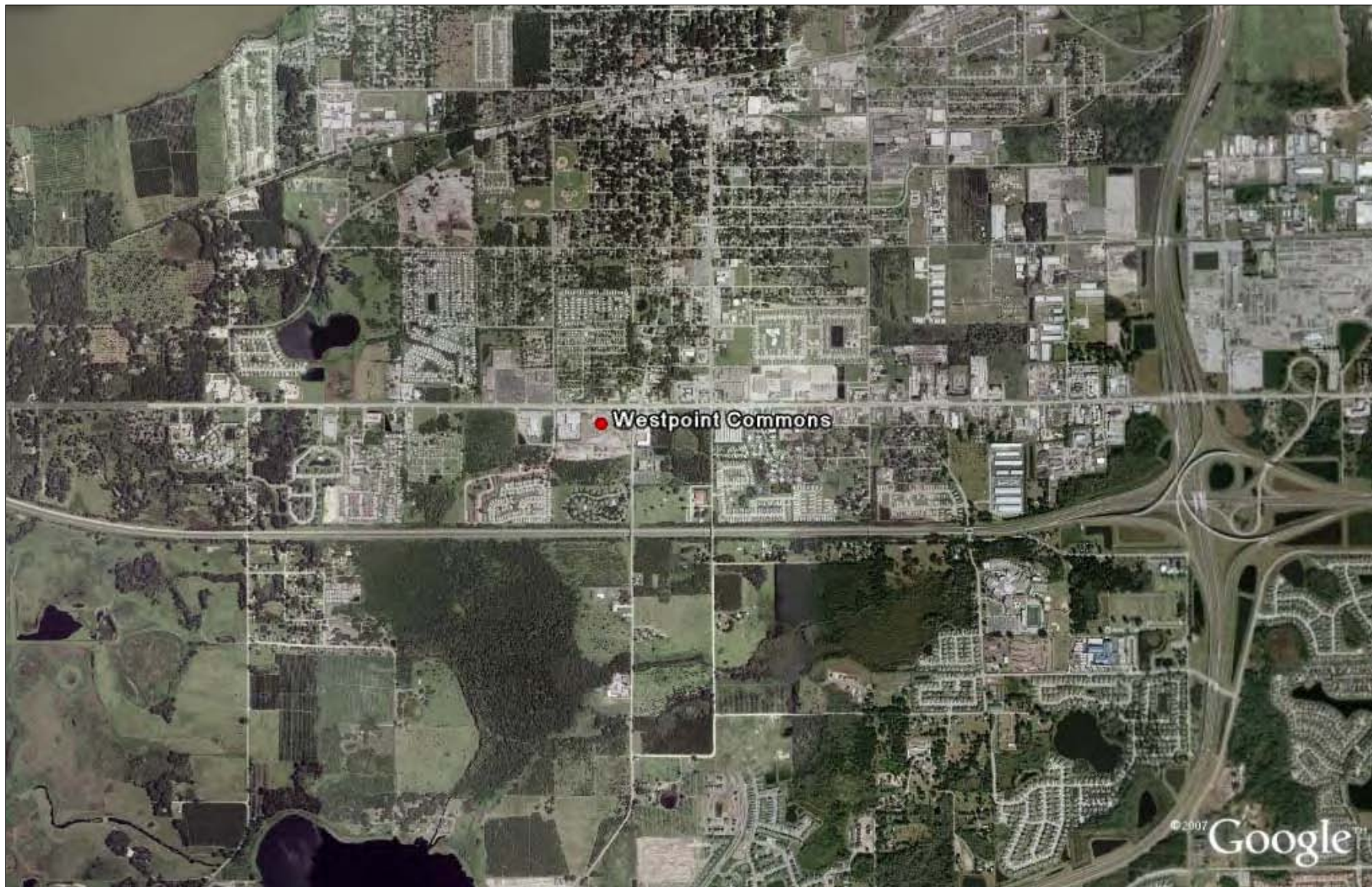
Westpoint Commons - SWC of State Road 50 and County Road 535



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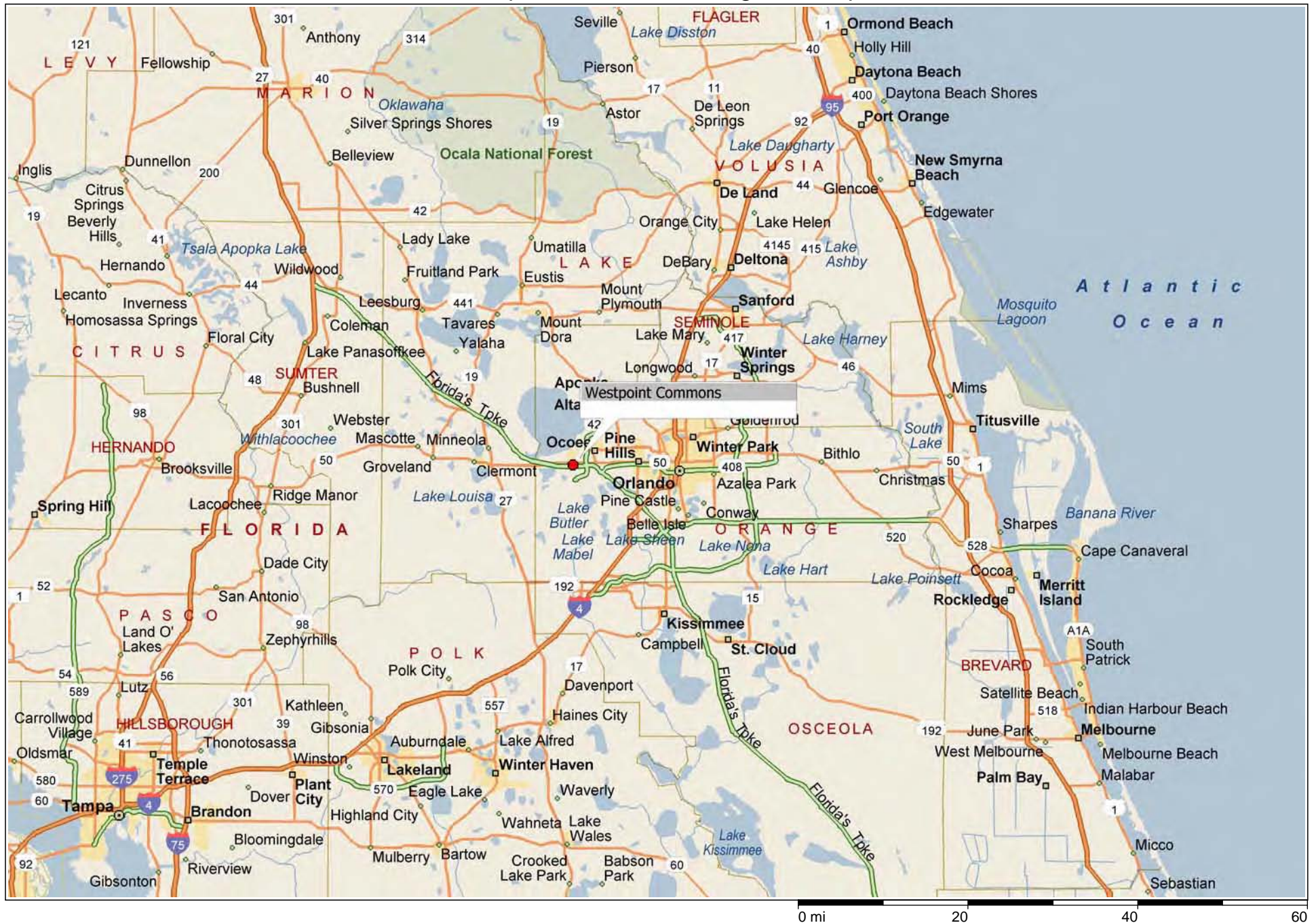
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Westpoint Commons - Regional Map



[illegible]

Area Map

13750 W COLONIAL DR
WINTER GARDEN, FL 34787-4204
Coord: 28.550807, -81.588128
Radius - See Appendix for Details



0 miles 0.65 1.3



Pop-Facts: Demographic Quick Facts 2014 Report

Radius 1: 13750 W COLONIAL DR, WINTER GARDEN, FL 34787-4204, aggregate

Radius 2: 13750 W COLONIAL DR, WINTER GARDEN, FL 34787-4204, aggregate

Radius 3: 13750 W COLONIAL DR, WINTER GARDEN, FL 34787-4204, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 2.00 miles <i>Radius 2</i>		0.00 - 3.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2019 Projection	14,278		32,917		54,487	
2014 Estimate	12,995		29,668		48,663	
2010 Census	11,898		26,795		43,408	
2000 Census	7,827		16,039		22,782	
Growth 2000 - 2010	52.02%		67.06%		90.54%	
Growth 2010 - 2014	9.22%		10.72%		12.11%	
Growth 2014 - 2019	9.88%		10.95%		11.97%	

Households						
2019 Projection	4,977		11,232		18,019	
2014 Estimate	4,579		10,214		16,258	
2010 Census	4,271		9,397		14,849	
2000 Census	2,994		5,876		8,142	
Growth 2000 - 2010	42.64%		59.93%		82.37%	
Growth 2010 - 2014	7.22%		8.70%		9.49%	
Growth 2014 - 2019	8.68%		9.97%		10.84%	

2014 Est. Population by Single Classification Race						
	12,995		29,668		48,663	
White Alone	8,874	68.29	20,091	67.72	33,554	68.95
Black or African American Alone	1,657	12.75	4,883	16.46	7,305	15.01
American Indian and Alaska Native Alone	68	0.52	118	0.40	179	0.37
Asian Alone	542	4.17	1,369	4.61	2,799	5.75
Native Hawaiian and Other Pacific Islander Alone	11	0.08	30	0.10	49	0.10
Some Other Race Alone	1,311	10.09	2,068	6.97	2,912	5.98
Two or More Races	531	4.09	1,109	3.74	1,865	3.83

2014 Est. Population Hispanic or Latino						
	12,995		29,668		48,663	
Hispanic or Latino	4,420	34.01	7,380	24.88	10,718	22.02
Not Hispanic or Latino	8,575	65.99	22,288	75.12	37,945	77.98

2014 Tenure of Occupied Housing Units						
	4,579		10,214		16,258	
Owner Occupied	2,809	61.35	6,805	66.62	11,787	72.50
Renter Occupied	1,770	38.65	3,409	33.38	4,471	27.50

2014 Average Household Size						
	2.84		2.87		2.96	



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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2014 Est. Households by Household Income	4,579		10,214		16,258	
CY HHs, Inc < \$15,000	546	11.92	1,079	10.56	1,431	8.80
CY HHs, Inc \$15,000 - \$24,999	772	16.86	1,320	12.92	1,759	10.82
CY HHs, Inc \$25,000 - \$34,999	655	14.30	1,251	12.25	1,630	10.03
CY HHs, Inc \$35,000 - \$49,999	698	15.24	1,470	14.39	2,188	13.46
CY HHs, Inc \$50,000 - \$74,999	705	15.40	1,657	16.22	2,700	16.61
CY HHs, Inc \$75,000 - \$99,999	487	10.64	1,221	11.95	2,167	13.33
CY HHs, Inc \$100,000 - \$124,999	281	6.14	768	7.52	1,405	8.64
CY HHs, Inc \$125,000 - \$149,999	129	2.82	395	3.87	758	4.66
CY HHs, Inc \$150,000 - \$199,999	154	3.36	529	5.18	1,081	6.65
CY HHs, Inc \$200,000 - \$249,999	50	1.09	169	1.65	355	2.18
CY HHs, Inc \$250,000 - \$499,999	80	1.75	278	2.72	607	3.73
CY HHs, Inc \$500,000+	22	0.48	77	0.75	176	1.08

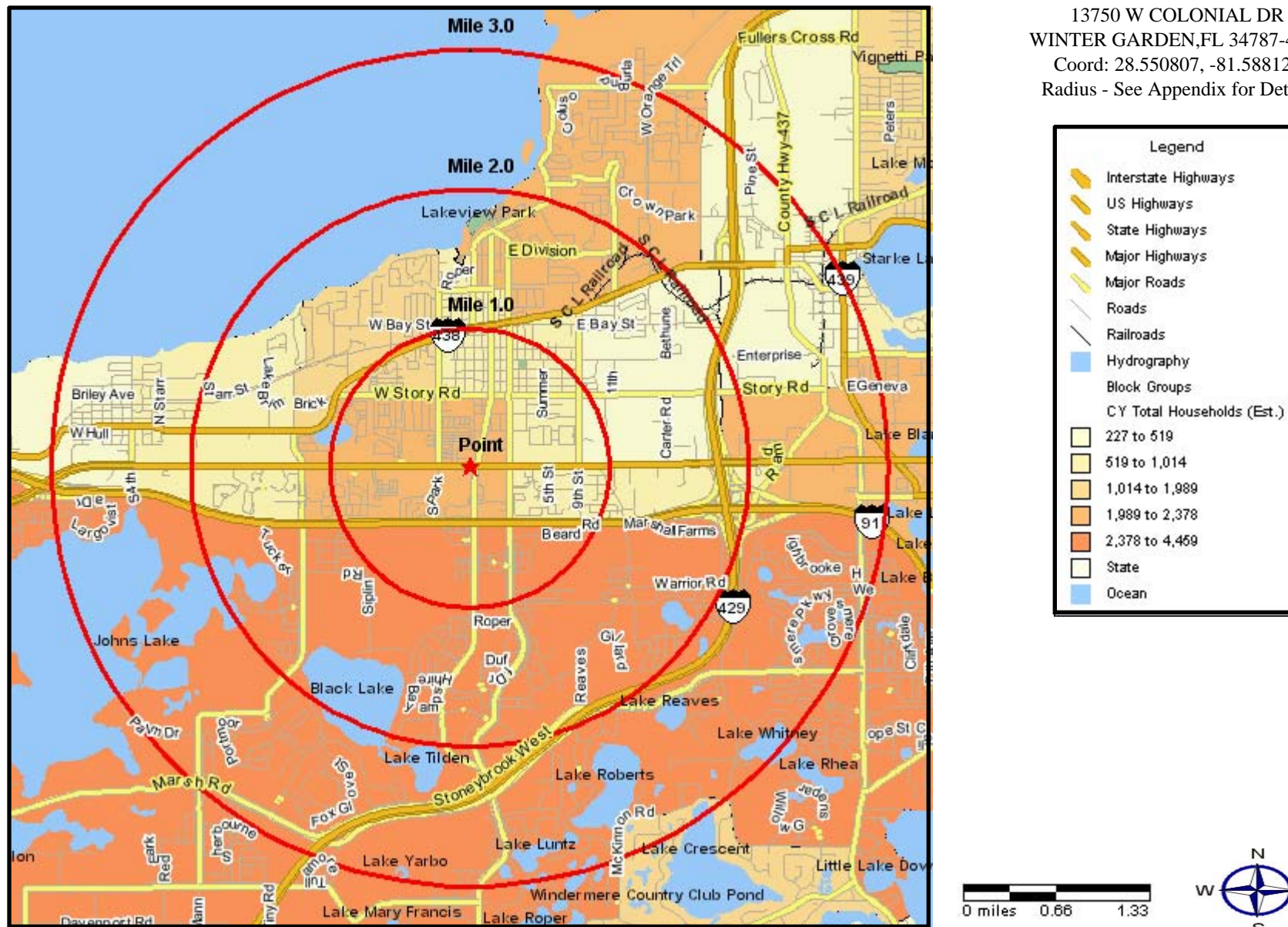
2014 Est. Average Household Income	\$61,045	\$73,013	\$84,014
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2014 Est. Median Household Income	\$41,793	\$49,865	\$60,377
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2014 Median HH Inc by Single Race Class or Ethn						
White Alone	43,990		54,357		64,931	
Black or African American Alone	35,171		41,590		45,143	
American Indian and Alaska Native Alone	35,316		27,990		23,769	
Asian Alone	69,809		79,483		84,955	
Native Hawaiian and Other Pacific Islander Alone	106,262		32,324		39,002	
Some Other Race Alone	33,445		38,456		43,682	
Two or More Races	29,841		31,389		33,187	
Hispanic or Latino	34,557		38,361		42,578	
Not Hispanic or Latino	44,031		53,173		64,068	

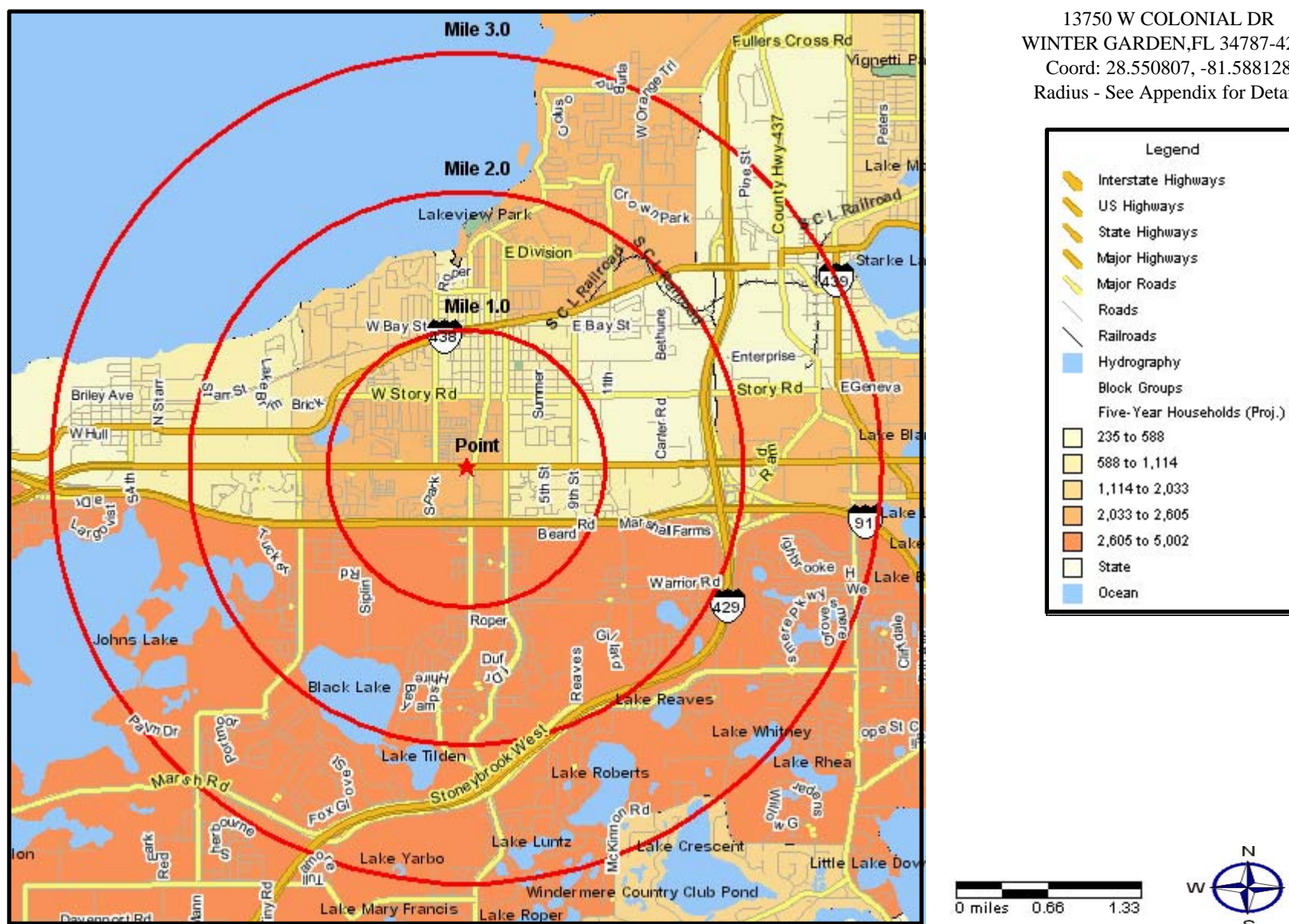
Household Current-Year

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Coord: 28.550807, -81.588128
Radius - See Appendix for Details



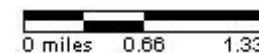
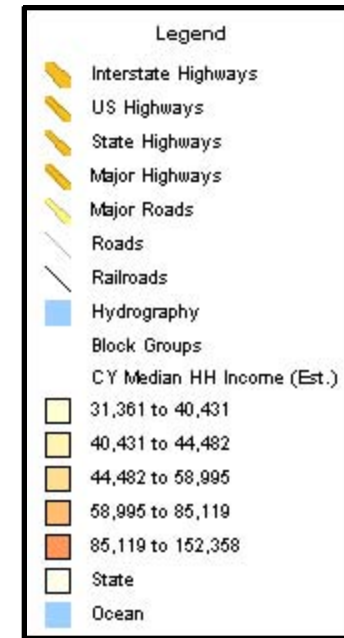
Household Five-Year Projection

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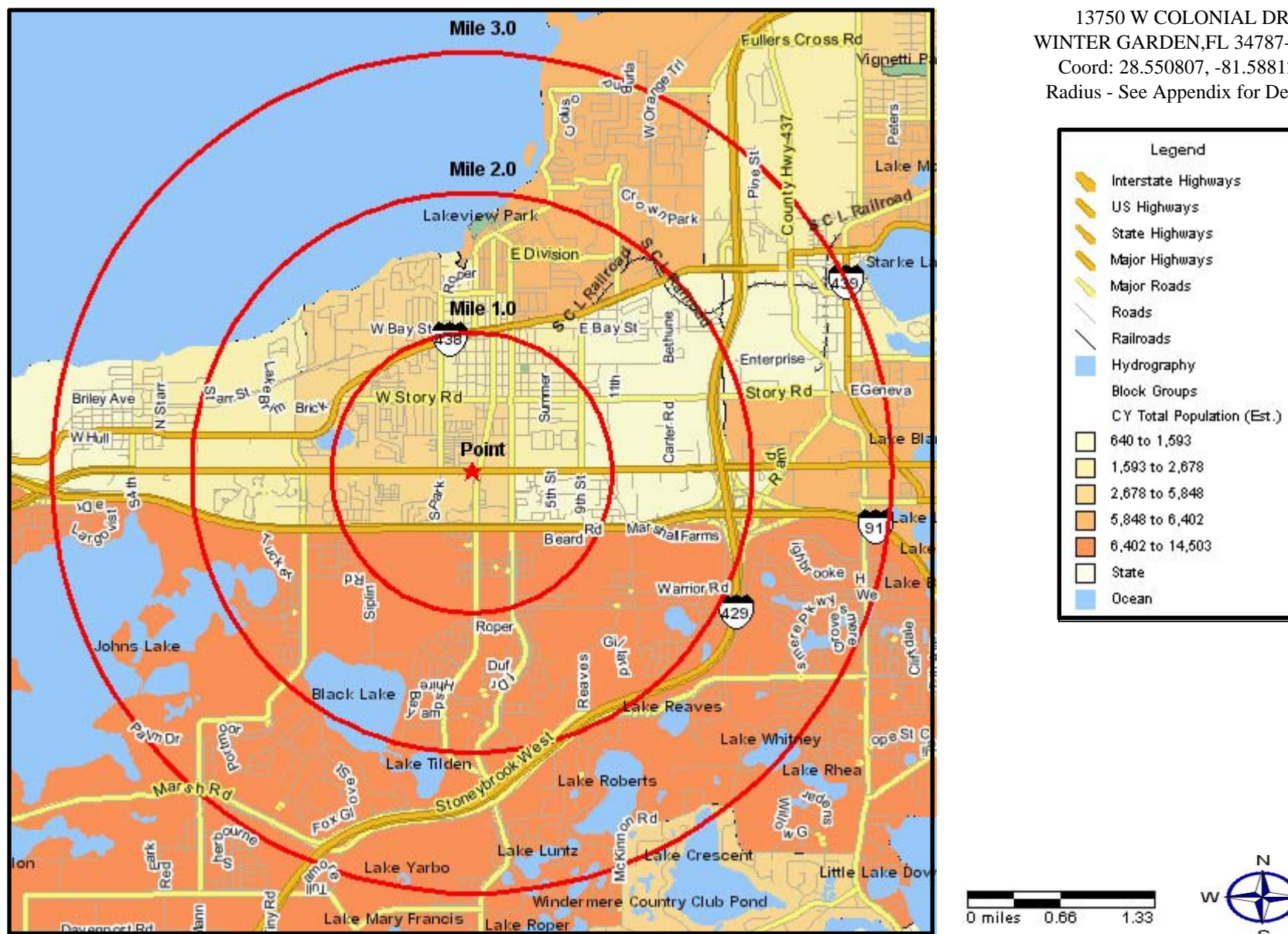
Median Household Income

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Radius - See Appendix for Details



Population Current-Year

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Radius - See Appendix for Details



Population Five-Year Projection

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Coord: 28.550807, -81.588128
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