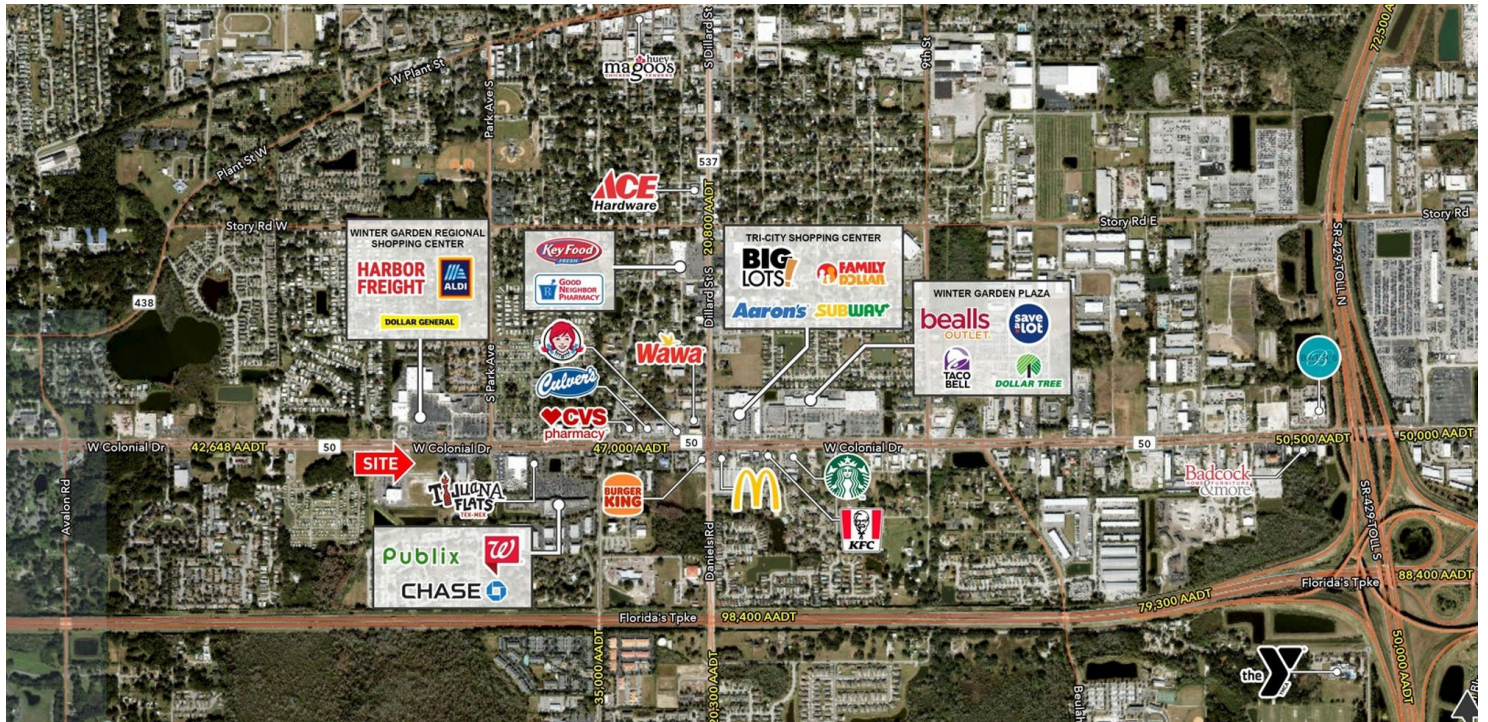


GARDENIA PLAZA

14135 W Colonial Dr, Winter Garden, FL 34787

EXECUTIVE SUMMARY



LOCATION OVERVIEW

W Colonial Dr and Hyde Park Cir

PROPERTY HIGHLIGHTS

- New Construction Crunch Fitness anchored retail center
- 0.75 Acre Outparcel Available
- Full cross access throughout
- 44,715 AADT on SR 50
- 144,800 AADT on Florida's Turnpike
- Near Historic Downtown Winter Garden

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,919	49,706	115,297
Daytime Population	11,081	50,237	108,758
Households	4,685	17,089	38,686
Average HH Income	\$90,667	\$125,986	\$131,713



EXCLUSIVE AGENT(S)

PATRICK FREASE • patrick.frease@tscg.com • 407.788.8818

GARDENIA PLAZA

14135 W Colonial Dr, Winter Garden, FL 34787

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
3	Available	3,958 SF

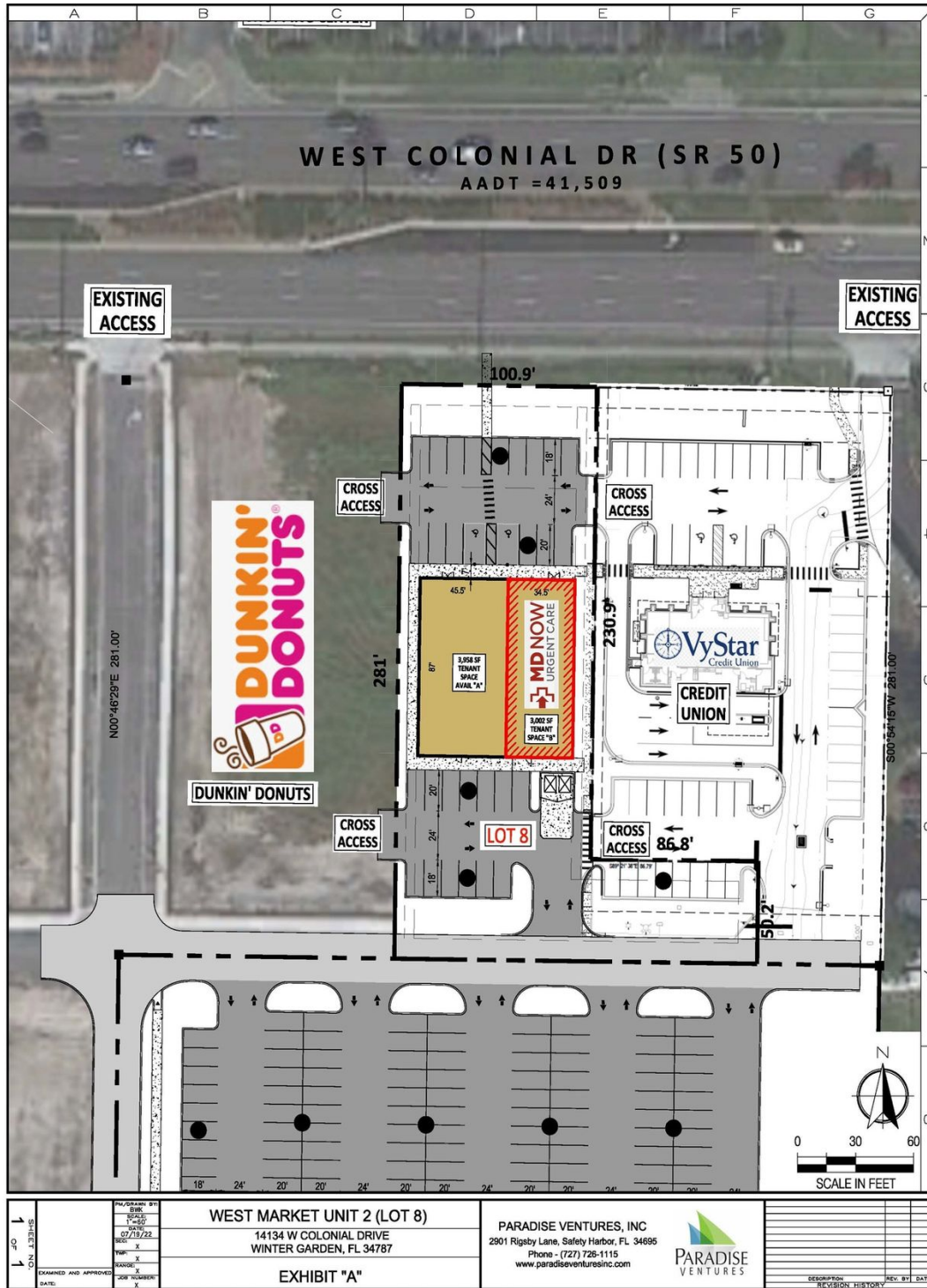
EXCLUSIVE AGENT(S)

PATRICK FREASE • patrick.frease@tscg.com • 407.788.8818



GARDENIA PLAZA

14135 W Colonial Dr, Winter Garden, FL 34787



EXCLUSIVE AGENT(S)

PATRICK FREASE • patrick.frease@tscg.com • 407.788.8818



GARDENIA PLAZA

14135 W Colonial Dr, Winter Garden, FL 34787



SHEET NO. 1 OF 1	PREPARED BY: [Redacted] DATE: 07/19/22 DRAWN BY: [Redacted] CHECKED BY: [Redacted]	WEST MARKET UNIT 2 (LOT 8) 14134 W COLONIAL DRIVE WINTER GARDEN, FL 34787	PARADISE VENTURES, INC 2901 Riggsby Lane, Safety Harbor, FL 34695 Phone - (727) 726-1115 www.paradiseventuresinc.com		DESCRIPTION: [Redacted] REVISION HISTORY: [Redacted]
	EXAMINED AND APPROVED: [Redacted] DATE: 08/10/2022	EXHIBIT "B" (SHOPPING CENTER)		DESCRIPTION: [Redacted] REVISION HISTORY: [Redacted]	

View Name: Series Plot Date: Jul 19, 2022 - 3:55pm Query Name: P:\Central Parks\GIS\Dev\Plan\Arch\VP-01 West Market, MV\2 App\plan\1\1 Site Plan\plan\00087 8 - 80 8106 LEASE-White Order (West Market)_FL_2022-07-19.rvt This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION".

EXCLUSIVE AGENT(S)
PATRICK FREASE • patrick.frease@tscg.com • 407.788.8818



GARDENIA PLAZA

14135 W Colonial Dr, Winter Garden, FL 34787

AERIAL



EXCLUSIVE AGENT(S)

PATRICK FREASE • patrick.frease@tscg.com • 407.788.8818