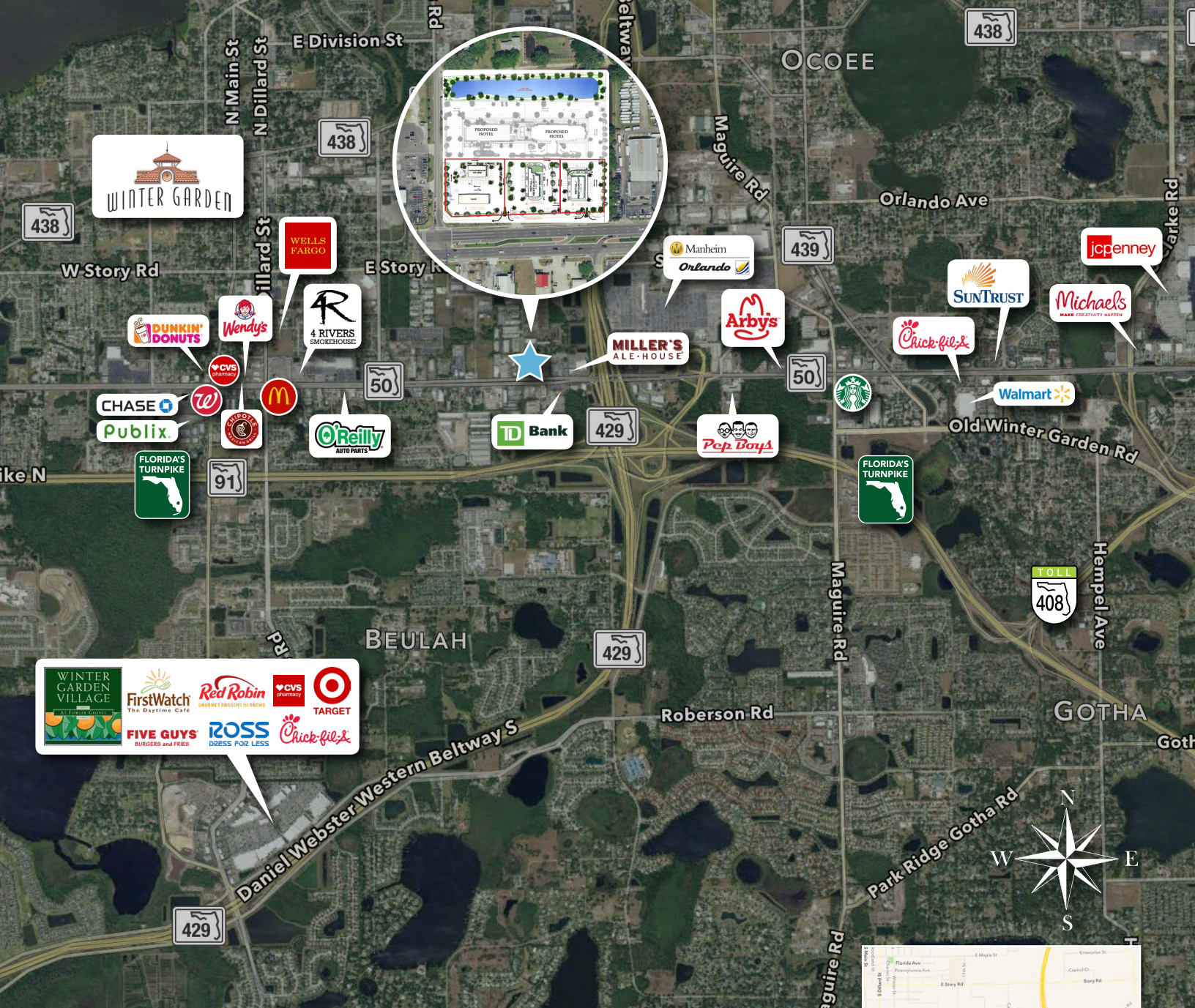




WINTER GARDEN PLAZA

12301 W. COLONIAL DRIVE, WINTER GARDEN, FL 34787

KEY FEATURES/HIGHLIGHTS

- New development anchored by hotel and professional/medical office
- 3 retail out-parcels available for lease
- Prime location conveniently located on SR 50 next to the 429 expressway and with fast access to FL Turnpike and SR Toll Rd 408.
- Prime frontage on HWY 50
- Very strong daytime population
- Very close proximity to top national restaurants and retailers
- Very close proximity to Manheim Orlando, the nation's largest car auction

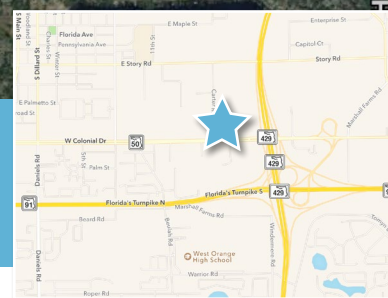
Millenia Partners
4192 Conroy Road, Ste. 110
Orlando, FL 32839
www.millenia-partners.com



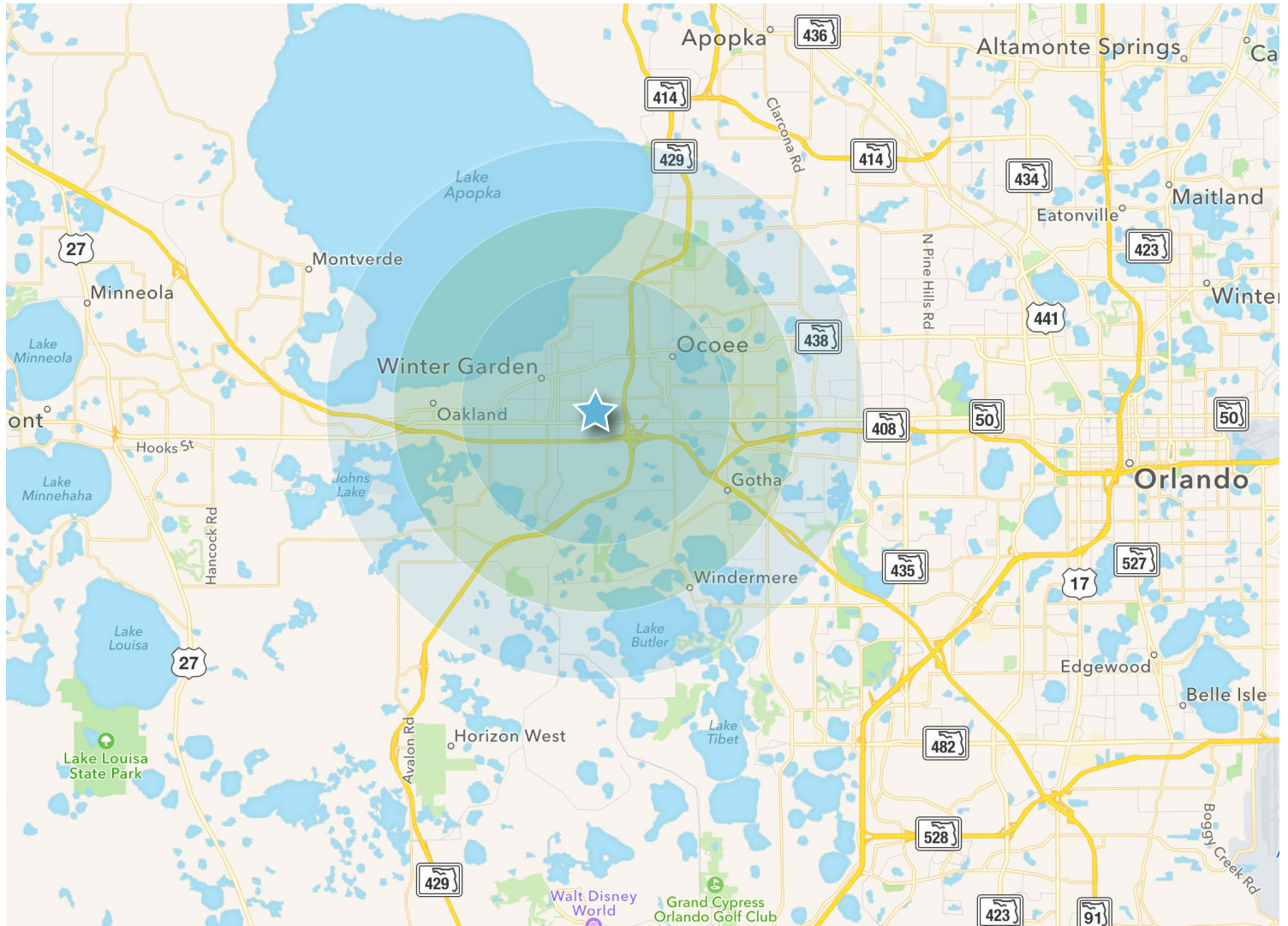
Brian Grandstaff | Managing Partner
407-619-2150
brian@millenia-partners.com



Jared C. Ruth | Real Estate Associate
317-650-6826
jruth@millenia-partners.com



DEMOGRAPHICS



RADIUS

1 MI.

3 MI.

5 MI.

Population			
Total Population	4,451	45,316	106,549
Median Age	35.6	34.8	35.4
Median Age (Male)	35.8	34.3	35.2
Median Age (Female)	35.5	35.9	35.9

Households & Income			
Total Households	1,508	15,621	36,359
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$74,285	\$78,182	\$82,499
Average House Value	\$245,272	\$310,039	\$314,915

TRAFFIC

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Colonial Dr	Elboc Way, W	42,716	2016	0.16 mi
W Colonial Dr	Elboc Way, W	42,716	2017	0.16 mi
W Colonial Dr	Gillard Ave, W	44,500	2017	0.38 mi
W Colonial Dr	Gillard Ave, W	44,500	2016	0.38 mi
E Story Rd	Carter Rd, W	9,442	2016	0.40 mi

AIRPORT

	Drive	Distance
Orlando International Airport	27 min	22.4 mi
Orlando Sanford Airport	43 min	39.3 mi



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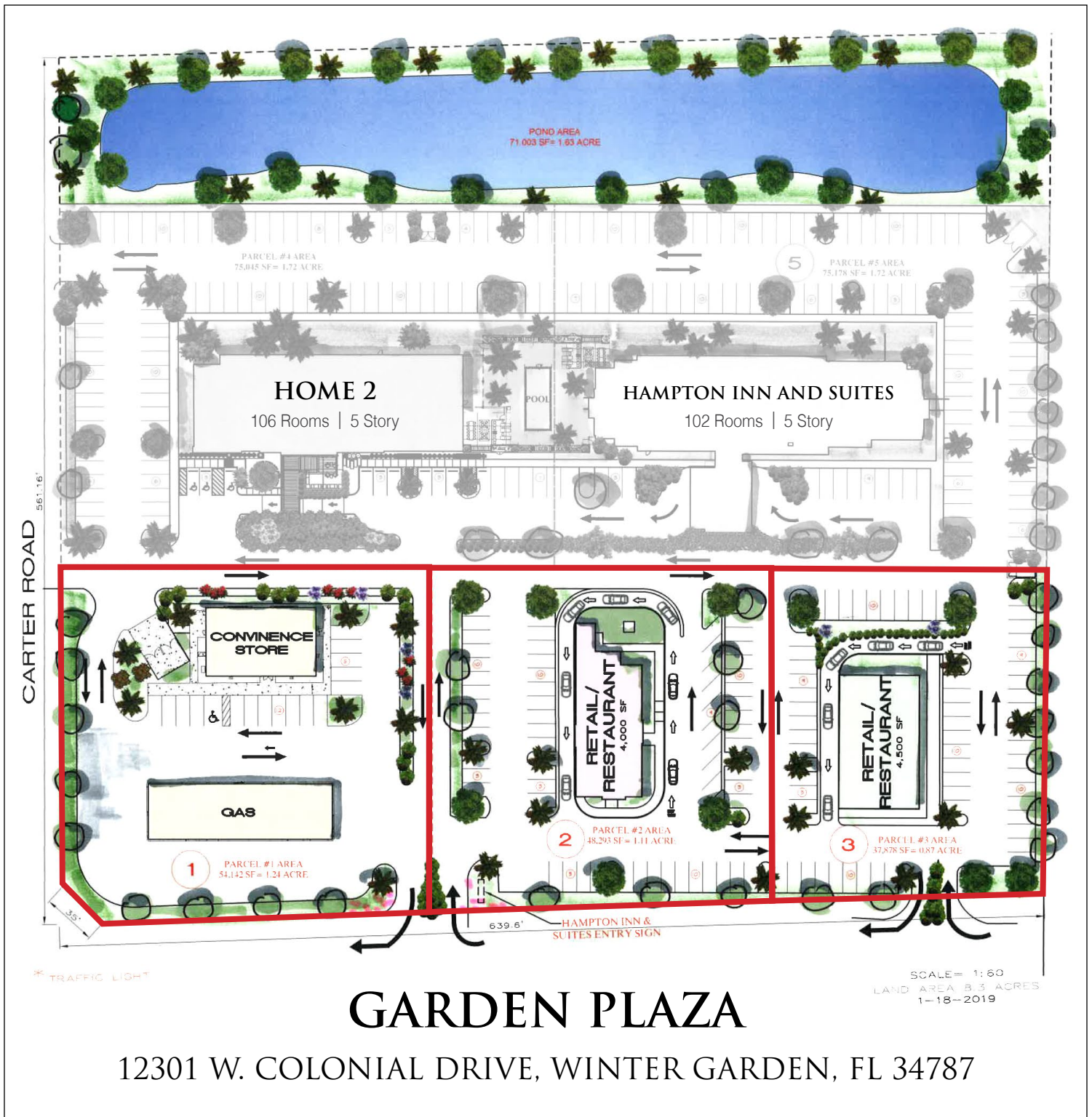


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SITE PLAN



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