

21 W SMITH ST | WINTER GARDEN, FL 34787

FOR LEASE



**FREE 3 LEVEL  
520 PARKING SPACE  
GARAGE ACROSS  
THE STREET**

## LISTING DATA

**Available SF:** 2,600 SF  
Suite 100 - 1,300 SF  
Suite 300 - 1,300 SF

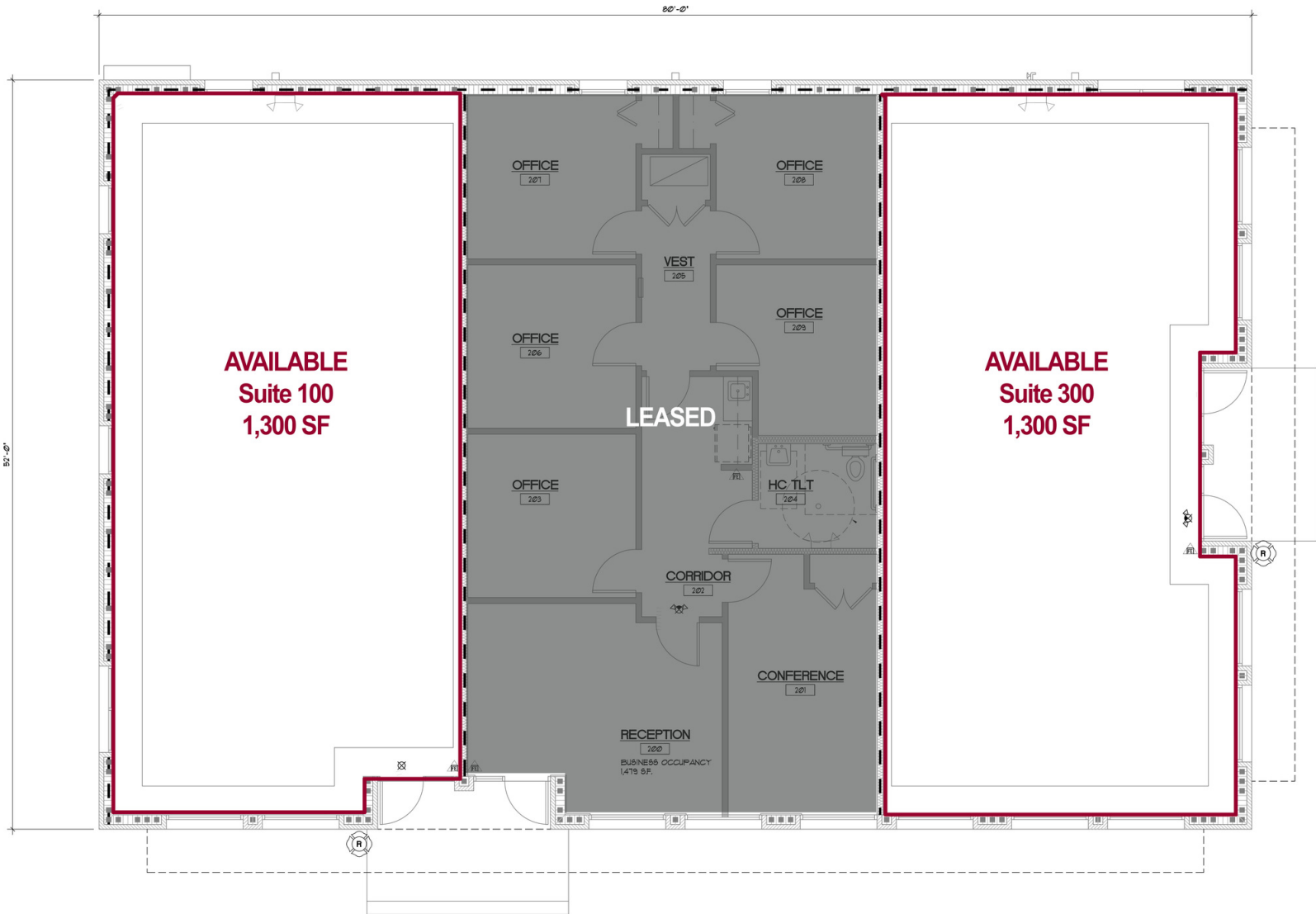
**Delivery:** November 2023

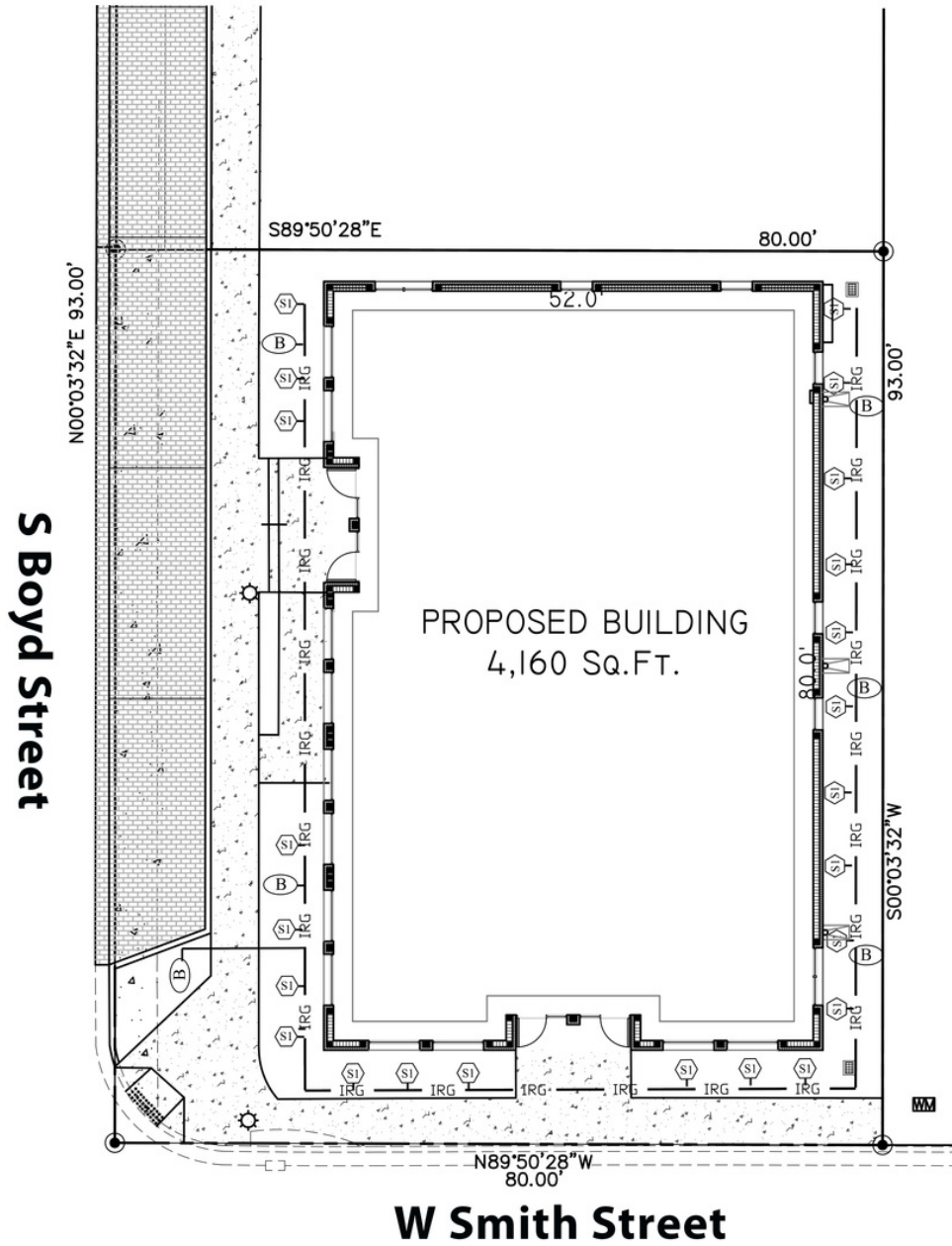
**Comments:** New office building under construction in Downtown Winter Garden only 2 blocks south of Plant St. Located at the northeast corner of W Smith St and S Boyd St, this location is adjacent to the downtown parking garage offering 3 levels and 520 parking spaces free of charge. Units will be delivered in dark shell condition for tenants to customize their own interiors. Expecting delivery in 4th quarter 2023.

## ECONOMIC DATA

**Lease Rate:** \$35.00 SF/yr (NNN)

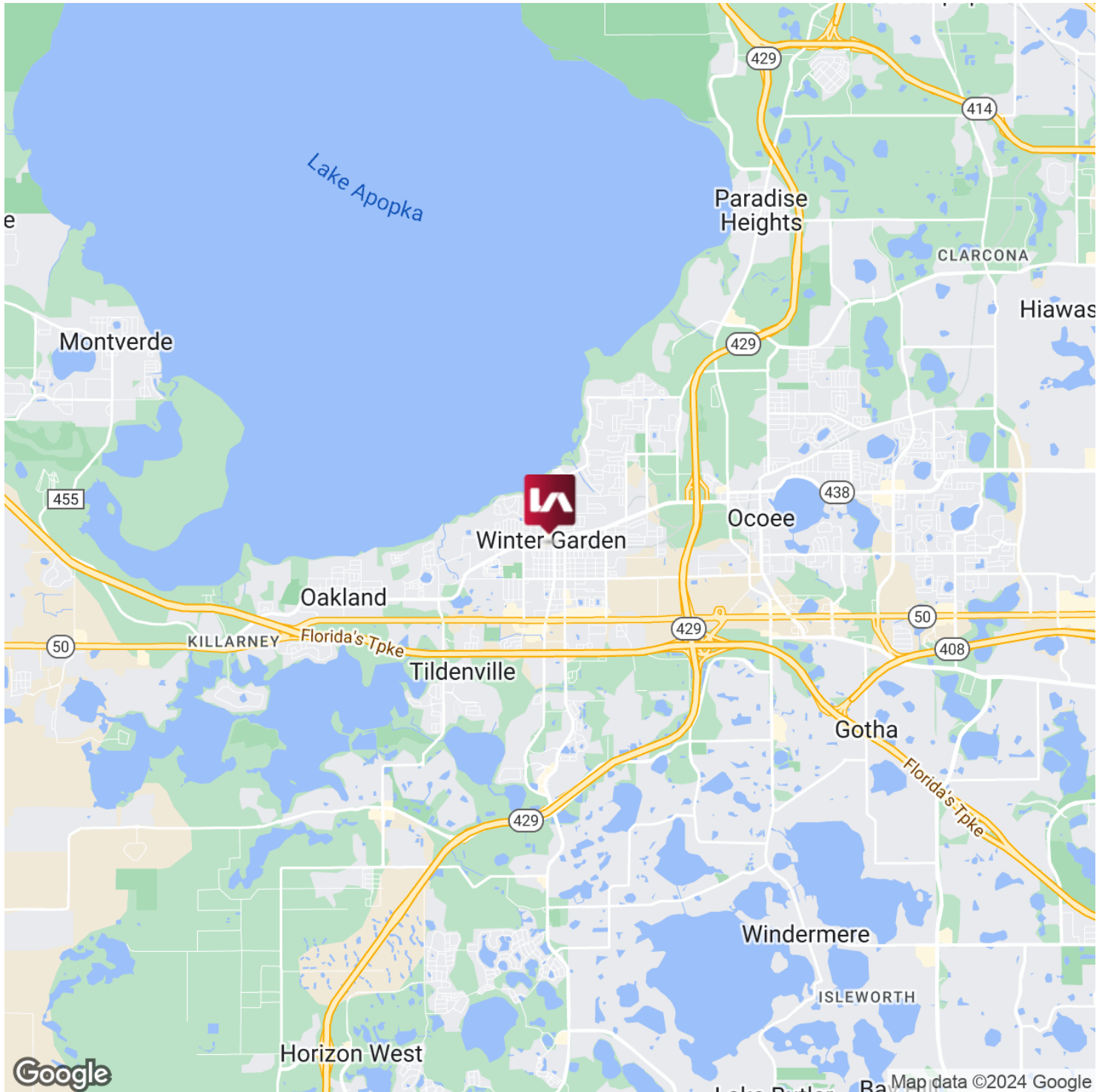




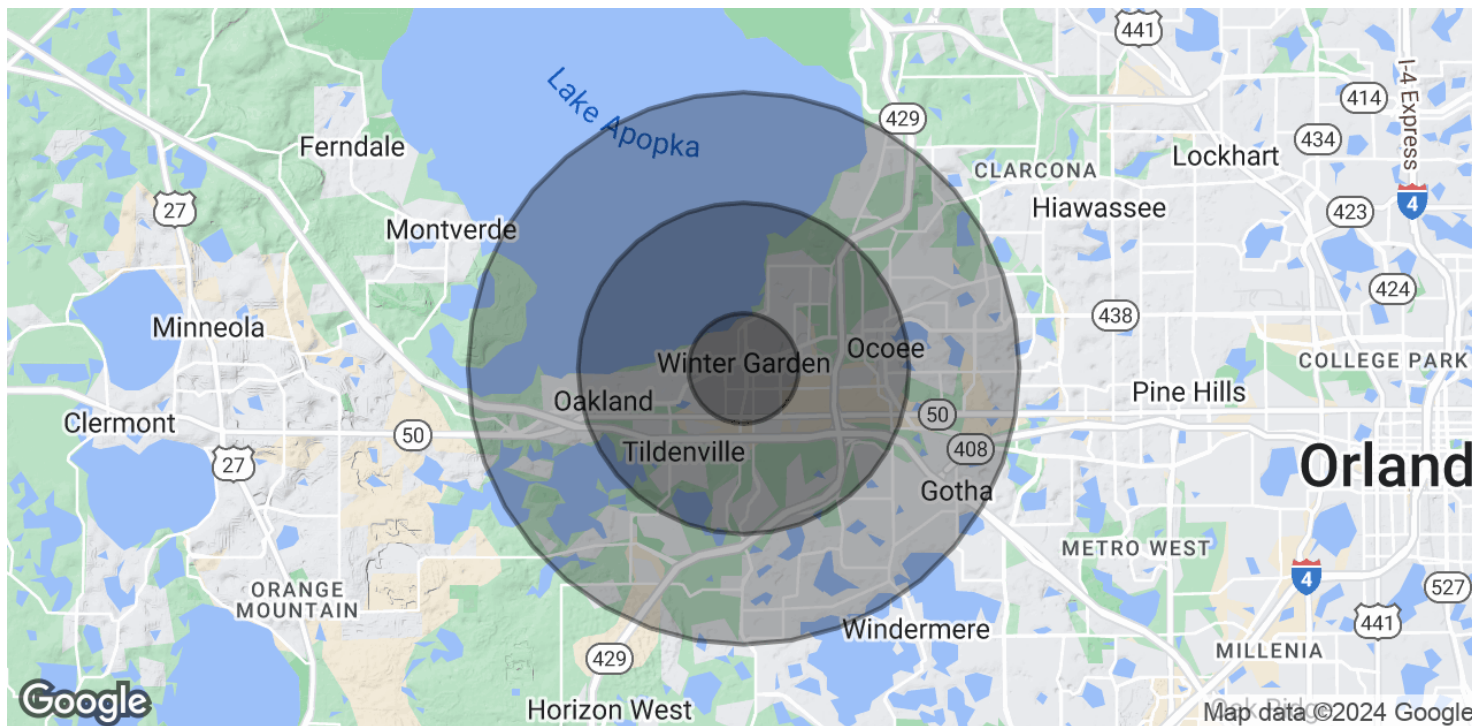


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#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,325	42,981	107,225
Average Age	41.7	40.4	38.7
Average Age (Male)	38.1	37.8	37.6
Average Age (Female)	47.2	41.0	38.9

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,575	16,081	37,698
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$65,744	\$81,795	\$94,654
Average House Value	\$185,299	\$260,264	\$309,254

2020 American Community Survey (ACS)