



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

WEST POINT COMMONS II

13750 West Colonial Drive
Winter Garden, Florida 34787

SHADOW STRIP CENTER TO PUBLIX



For Lease

- + Lease Rate: \$22.00 / SF NNN
- + Available SF: 3,400 SF
- + Parking: 5 / 1,000 SF

Highlights

- Located 1.5 miles North of Winter Garden Village, the new Florida Hospital Emergency Center and less than 2 miles West of State Road 429
- Strong demographics and high traffic counts led to Winter Garden being ranked as one of the fastest growing suburbs by Forbes.com
- Vacant unit is a second gen. CrossFit Gym
- 48,030 AADT on Colonial Drive
- 23,730 AADT on Dillard Street
- 36,500 AADT on SR 535



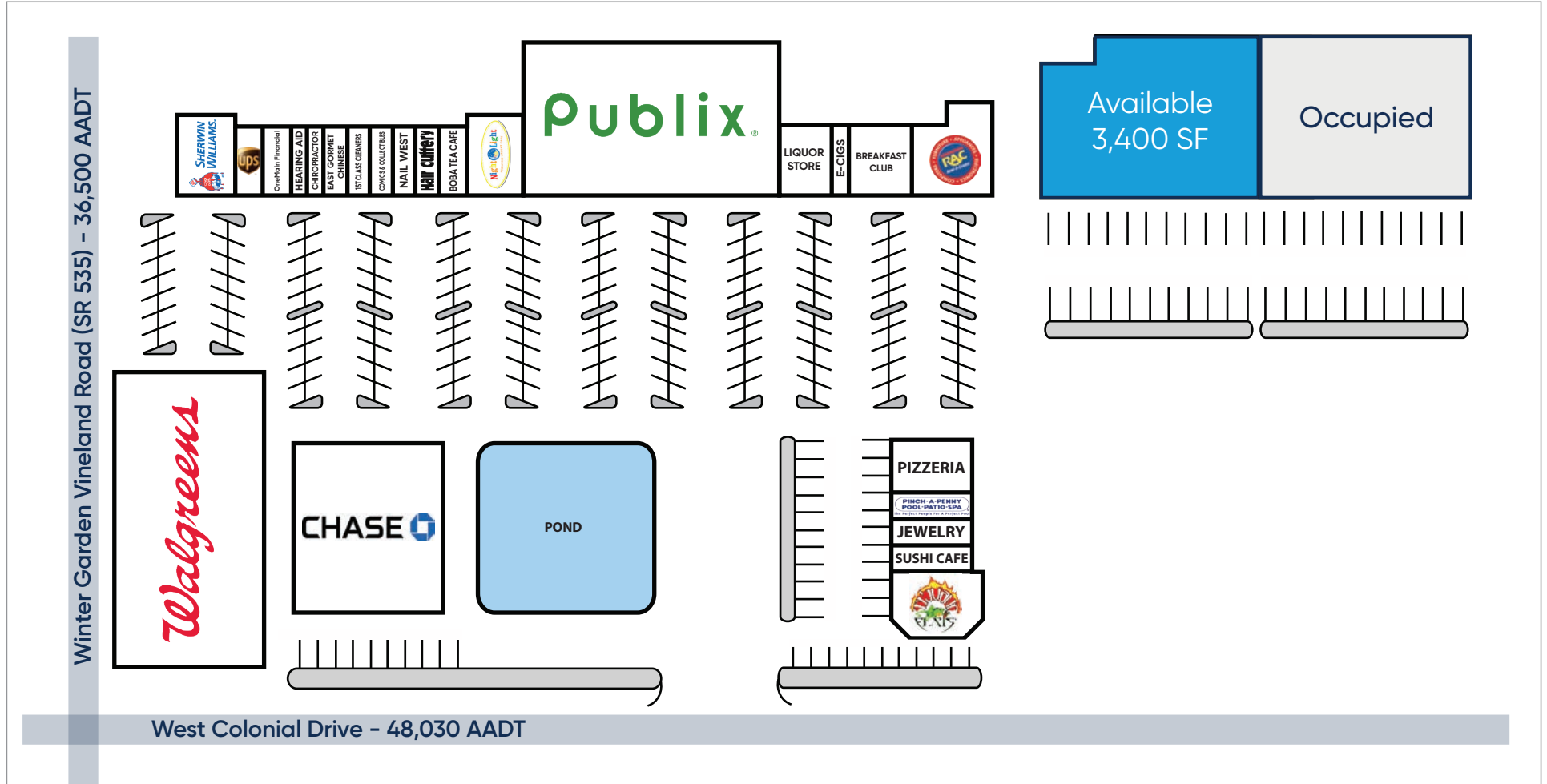
JP BEAULIEU, CCIM, CLS
Director of Retail Services
(407) 734.7201
JP@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

Site Plan & Demographics



Radius	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
1-Mile	13,109	4,868	34.9	\$53,711	\$67,877	398	3,005
3-Mile	50,244	17,486	35.8	\$77,422	\$97,748	1,943	19,821
5-Mile	110,318	38,109	36.2	\$83,117	\$102,246	3,619	38,645



Fitness Competition Map

