Bishop Beale Duncan
COMMERCIAL REAL ESTATE

48 North Woodland Street
Winter Garden, FL 34787

WINTER GARDEN OFFICE BUILDING + FLEX

NEW PRICE

FOR SALE

- **Sale Price:** $965,000
- **Building Size:** 4,963 SF
- **Land Size:** 16,425 SF
- **Zoning:** C-1

200' from Plant Street

Highlights

- Rare Opportunity to Own a Building in One of the Fastest Growing Suburbs in the Country, as Ranked by Forbes
- Located 200' (Walking Distance) from Plant Street and Historic Downtown Winter Garden Attractions, Restaurants and Shops
- Under 8 Minutes from The Florida Turnpike, 429 Expressway and Highway 50
- Approximately 2,481 SF of Office and 2,481 SF of ±20' Ceiling Height Warehouse Space
- Two 12' x 12' Grade Level Garage Doors
- 12,000 AADT on Plant Street
- 130' of Frontage on Woodland Street

JONATHAN CLAYTON
Associate
(407) 734.7212
Jonathan@BBDRE.com

MICHAEL F. BEALE, CCIM
Principal
(407) 734.7208
Mike@BBDRE.com

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

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

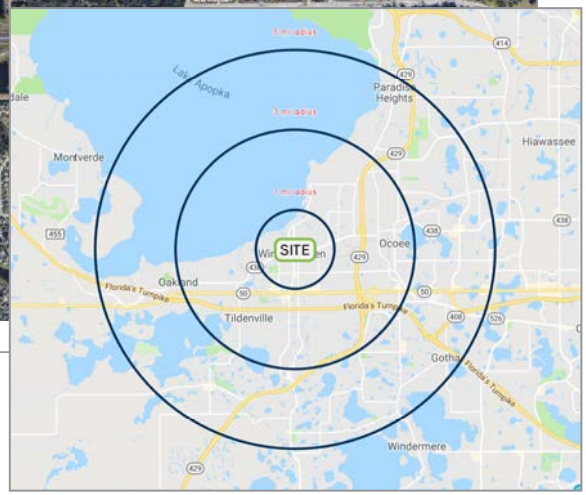
Aerial & Interior Images

Location Aerial & Demographics

3 MINUTES
Downtown Winter Garden

4 MINUTES
Highway 50

4 MINUTES
429 Expressway

8 MINUTES
The Florida Turnpike

Radius	Population	HH Income	Businesses	Employees
1-Mile	11,686	$68,162	521	3,975
3-Mile	42,414	$87,756	1,950	21,431
5-Mile	112,836	$96,109	3,453	37,539