



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

# WEST POINT COMMONS

13750 West Colonial Drive  
Winter Garden, Florida 34787

## PUBLIX-ANCHORED END-CAP UNIT



### FOR LEASE

- + Lease Rate: Call for Pricing
- + NNN: \$5.25 / SF
- + Available SF: 5,000 SF
- + Parking: 5 / 1,000 SF



### Highlights

- **\*\*CONFIDENTIAL LISTING\*\***
- **\*\*PLEASE DO NOT DISTURB TENANT\*\***
- Located 1.5 miles North of Winter Garden Village, the new AdventHealth Winter Garden Hospital 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
- 48,030 AADT on Colonial Drive
- 23,730 AADT on Dillard Street
- 36,500 AADT on SR 535

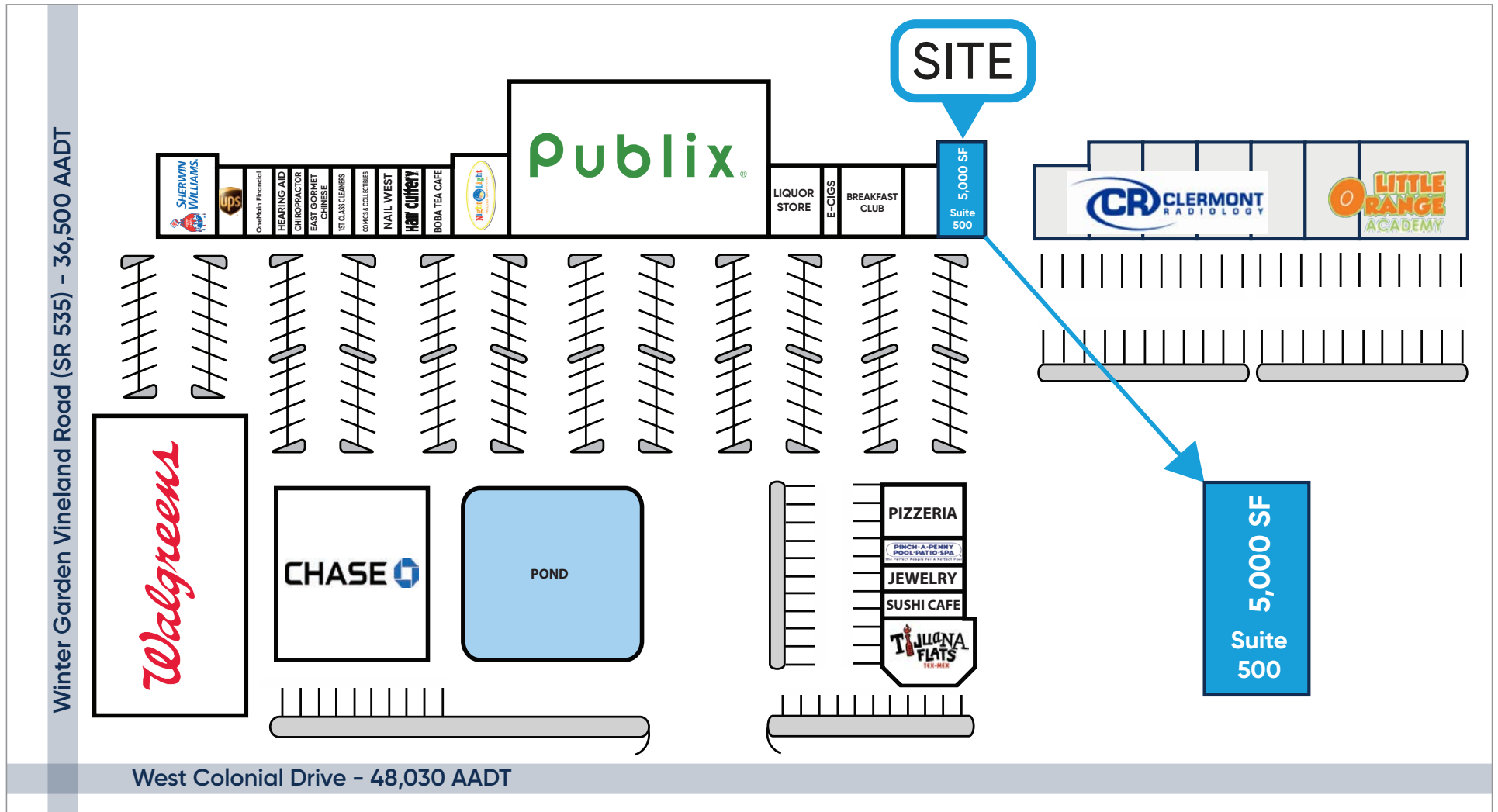
**JP BEAULIEU, CCIM, CLS**  
Director of Retail Services  
(407) 734.7201  
JP@BBDRE.com



**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

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

# 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

