



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

TREMAINE BOYD

113 South Boyd Street
Winter Garden, Florida 34787

CLASS A RETAIL/OFFICE SPACE

END CAP UNIT



FOR LEASE

- + **Size:** 4,130 SF
- + **Availability:** Immediate Occupancy
- + **Lease Rate:** \$40/SF + NNN
- + **Parking:** Parking Garage Adjacent
- + **Furniture:** Existing Furniture can be Utilized



Highlights

- Currently laid out as a Class A office space; conversion to retail/commercial is possible
- One Block from Historic Plant Street
- Historic Downtown Winter Garden is listed on the National Registry of Historic Places
- Winter Garden's proximity to Orlando and the theme parks has made it an ideal spot for growth
- Tremaine Boyd is a three-story mixed-use urban infill project
- Located at the Southeast corner of Tremaine Street and South Boyd Street
- More information is available at www.tremaineboyd.com

JP BEAULIEU, CCIM, CLS

Vice President
(407) 734.7201
JP@BBDRE.com

REBEKAH MARRERO

Associate
(407) 734.7220
Rebekah@BBDRE.com



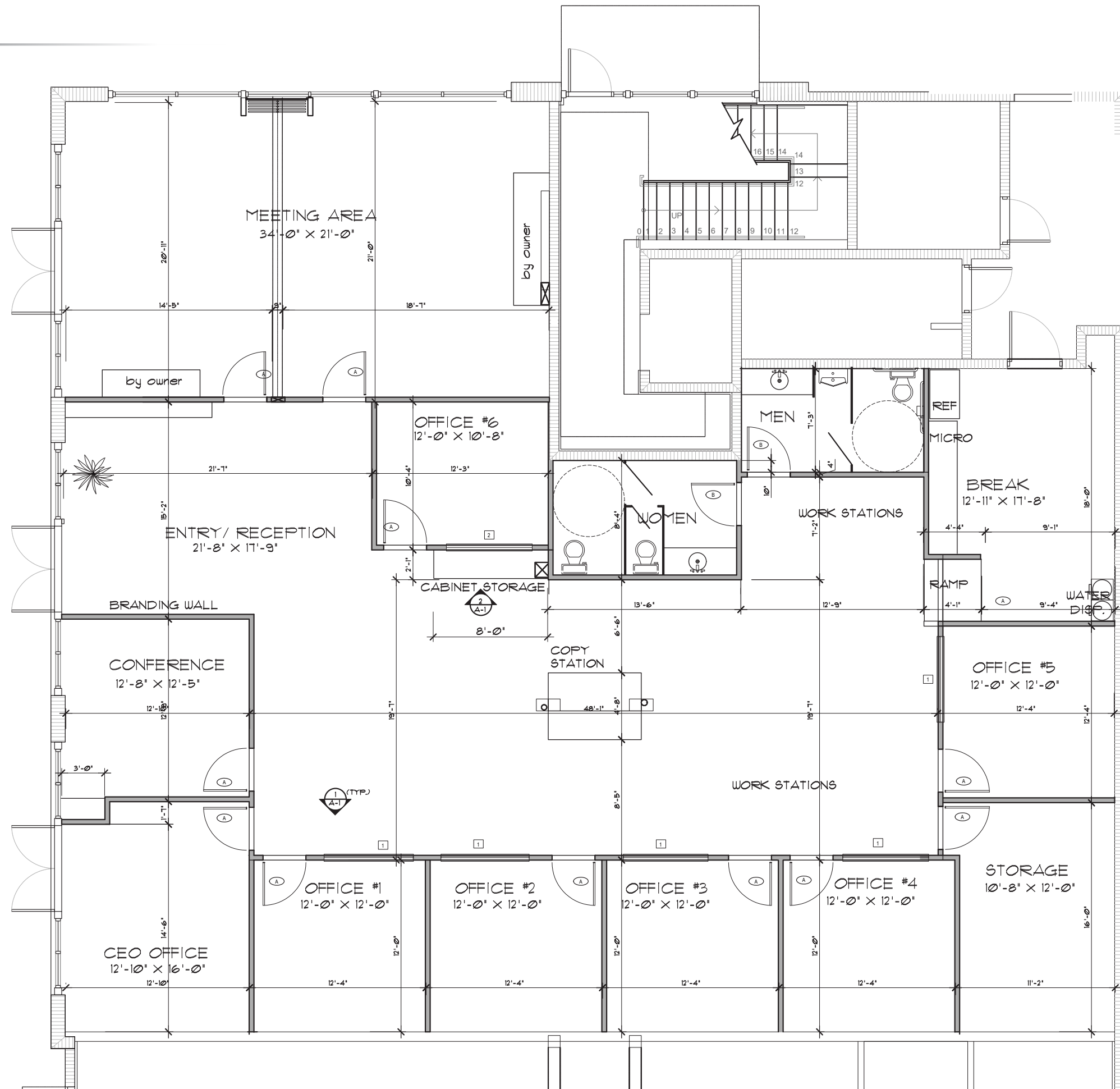
BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

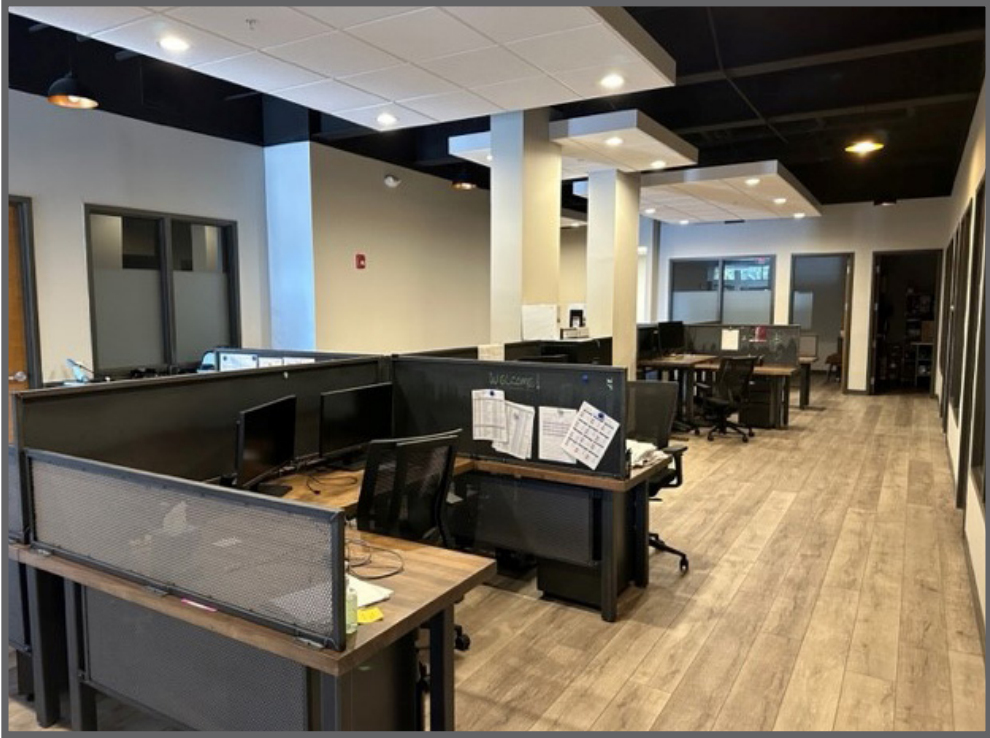
www.BBDRE.com

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

Floor Plan



Interior Images



Site Plan



Building Details



AVAILABILITY
4,130 SF

LEASE RATE
\$40/SF + NNN

PARKING
527 Adjacent Garage
Spaces + Street Parking



PROPERTY DETAILS

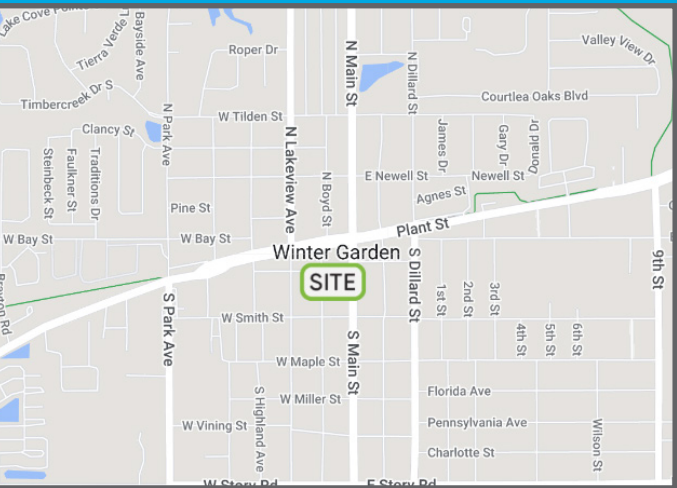
- The ground floor has flexibility to be divided as needed by individual office and/or retail tenants
- Beautiful street side dining, abundant parking and proximity to City Hall, Downtown Splashpad, West Orange Trail, the Farmer's Market and numerous City Events
- The second and third floor include 22 residential apartments

PROPERTY DESCRIPTION

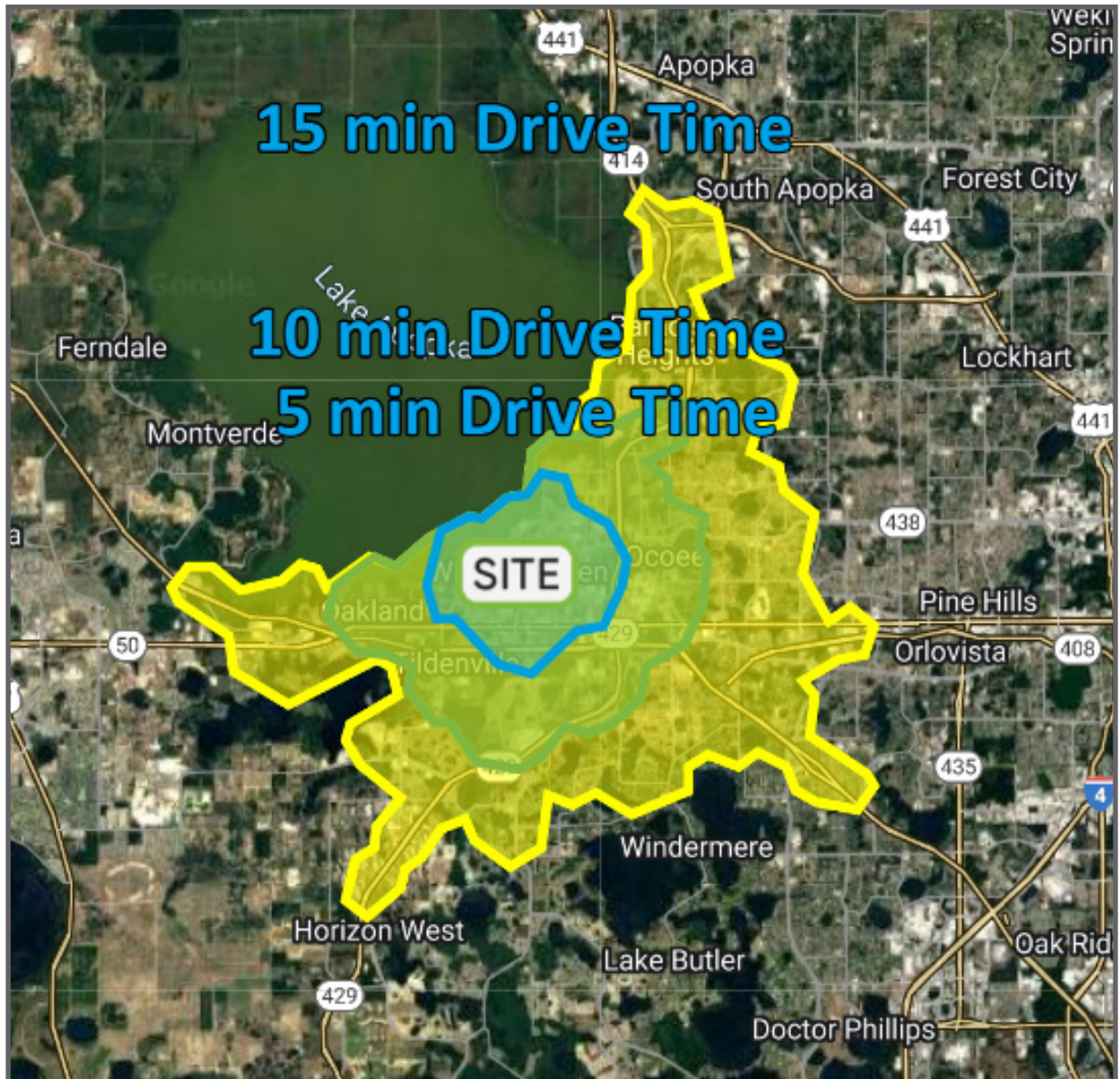
The TREMAINE BOYD development is a three-story mixed use urban infill project that has been transformative for downtown Winter Garden, Florida. Tremaine Boyd introduced more than 8,000 square feet of new restaurant/office/retail space and 22 residential units into the core of the City.

The development is located at the South-east corner of Tremaine Street and South Boyd Street; neighboring the Sobo Art Gallery and adjacent to the 527 space, free public parking garage.

More information is available at www.tremaineboyd.com.



Demographics



| Drive Times | Population | HH Income | Businesses | Employees |
|-------------|------------|-----------|------------|-----------|
| 5 Minutes | 21,586 | \$85,254 | 1,699 | 11,736 |
| 10 Minutes | 48,194 | \$107,632 | 3,679 | 24,817 |
| 15 Minutes | 128,100 | \$118,899 | 8,320 | 45,189 |