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& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER



WINDERMERE RETAIL DEVELOPMENT OPPORTUNITY

Big Fish Court, Windermere, FL, 34786

PROPERTY DETAILS

Size:

- ± 0.54 acres total
- $\pm 9,600$ sf between two buildings - see next page

Parcels:

- 27-23-15-8446-03-004
- 27-23-15-8446-03-005

• Zoning: P-D

• FLU: Village

• Utilities: Water & Sewer

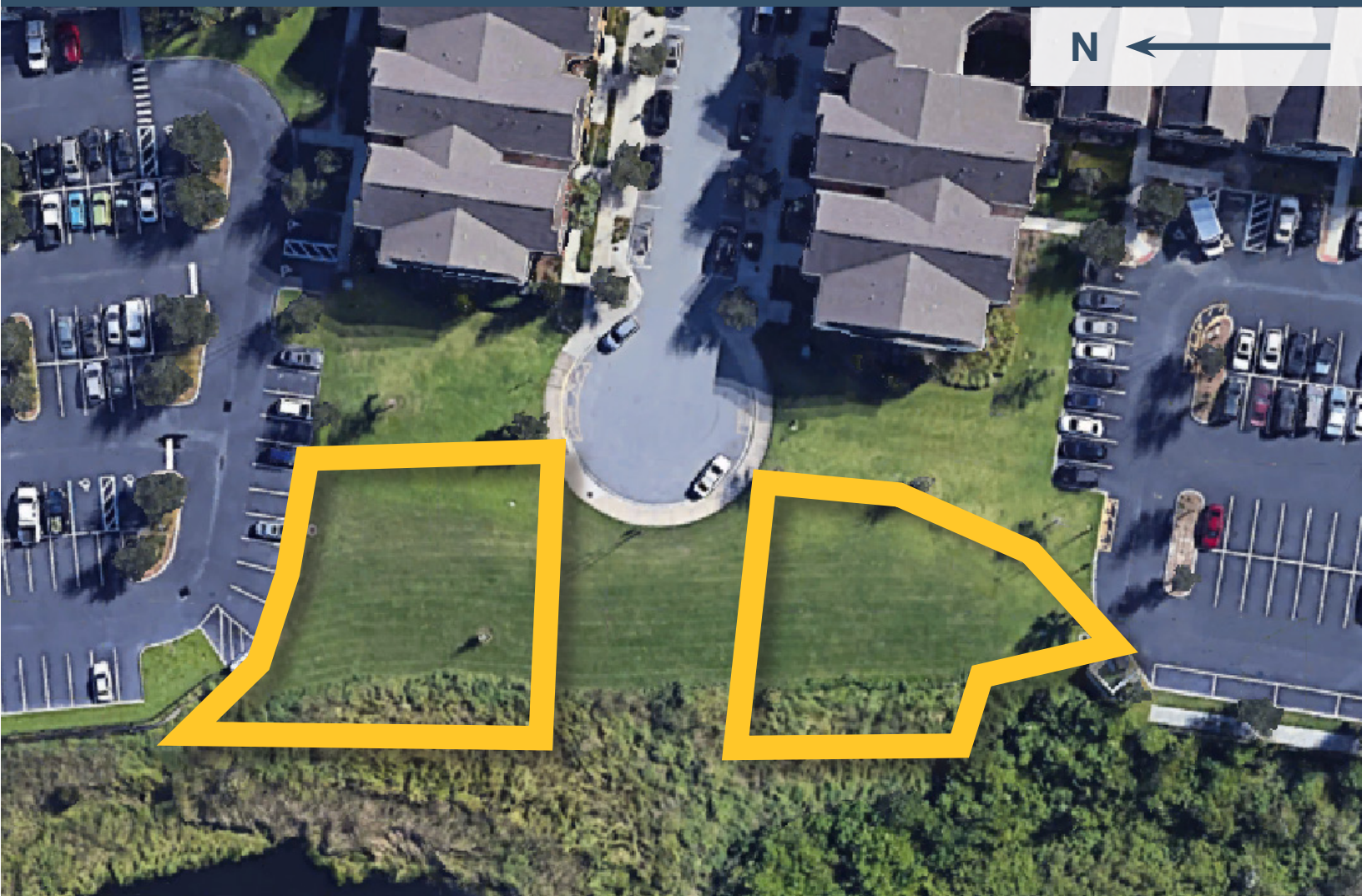
BULK PRICE: \$800,000

PARCELS ALSO AVAILABLE FOR SALE SEPARATELY

PROPERTY HIGHLIGHTS

Rare opportunity to acquire two retail out parcels totaling 0.54 acres within the established Summerport Village Development in Windermere. A conceptual site plan illustrates twin 4,800 SF retail buildings (9,600 SF total), demonstrating the site's capacity for efficient, high visibility retail development adjacent to the Summerport Multifamily Development.

Positioned in the heart of one of Central Florida's most affluent retail sub-markets, the parcels draw from Summerport's 1,200+ home community and the broader Windermere/ Horizon West trade area. This is a true infill opportunity in a market where new retail sites don't exist.



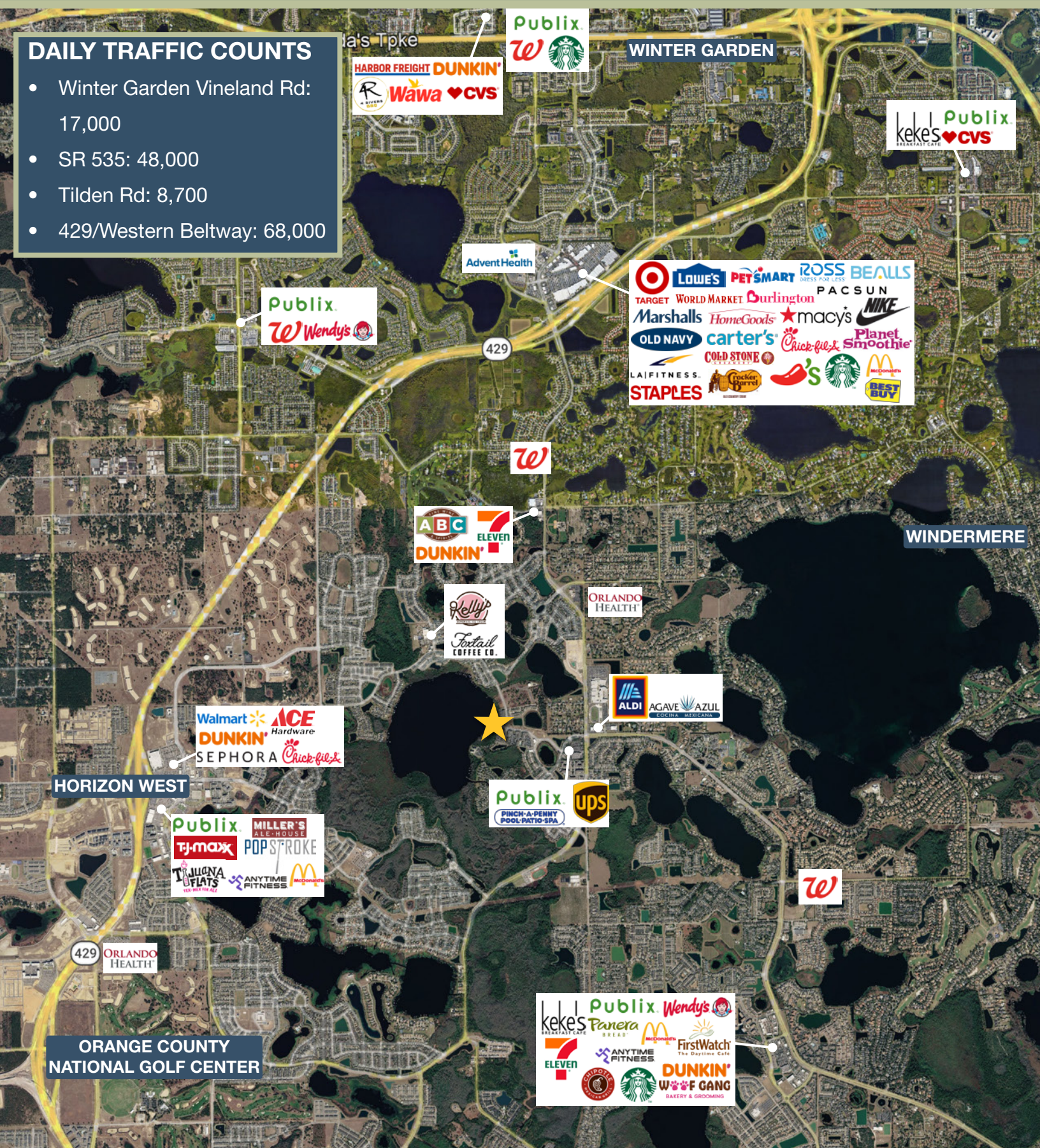
CONCEPTUAL PLAN



GEOGRAPHICAL DETAILS

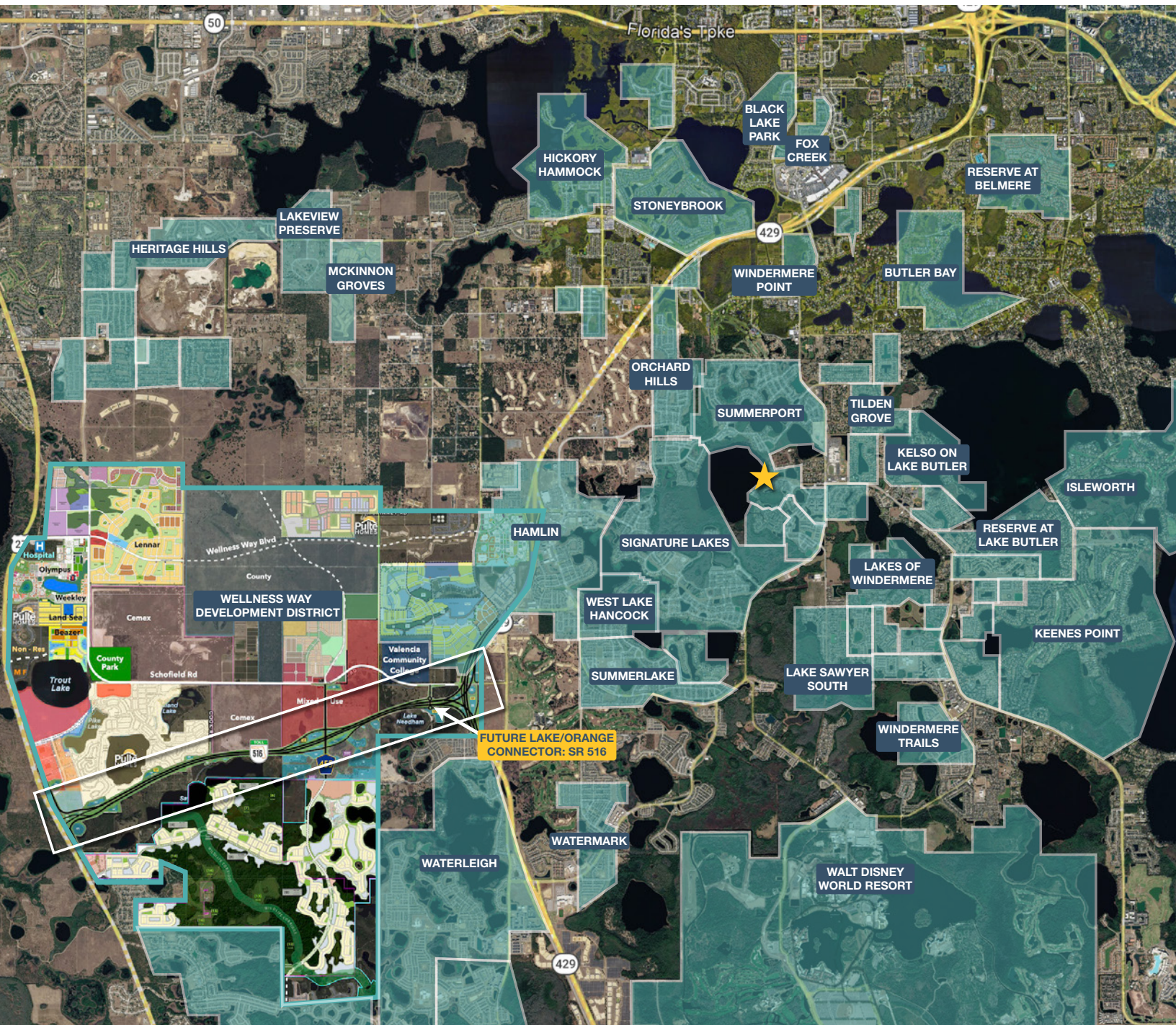
DAILY TRAFFIC COUNTS

- Winter Garden Vineland Rd: 17,000
- SR 535: 48,000
- Tilden Rd: 8,700
- 429/Western Beltway: 68,000



LOCAL DEVELOPMENTS

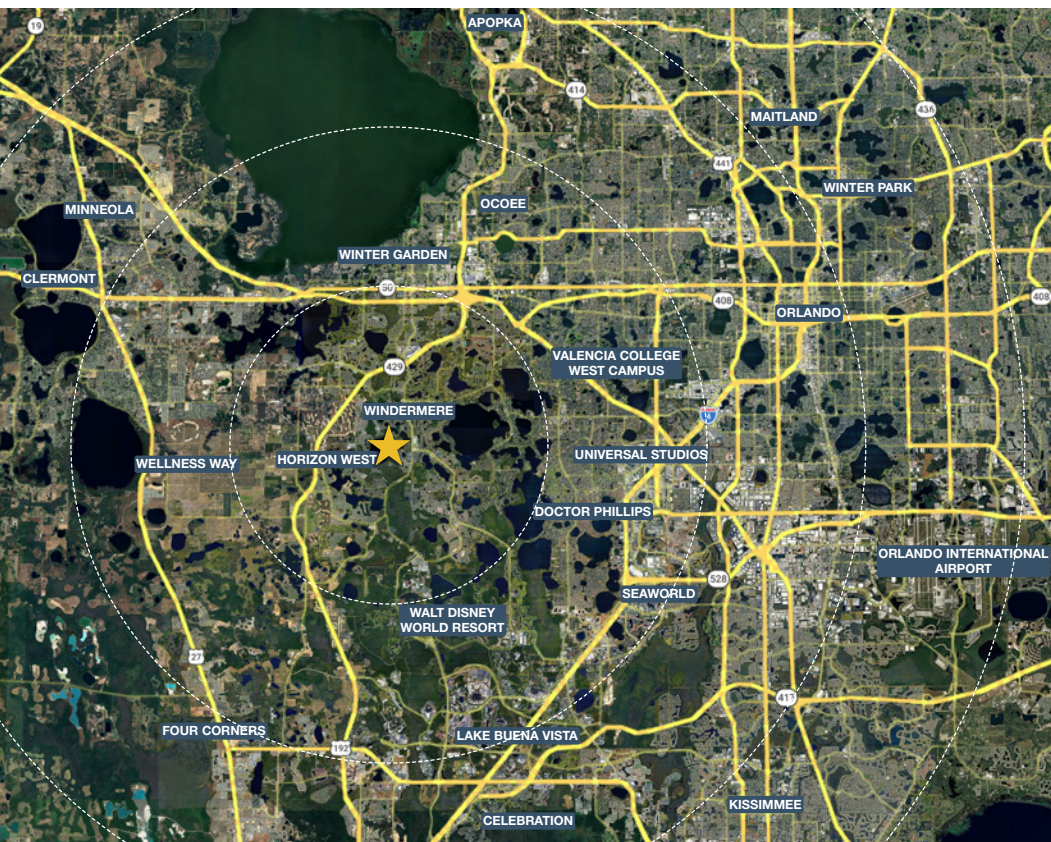
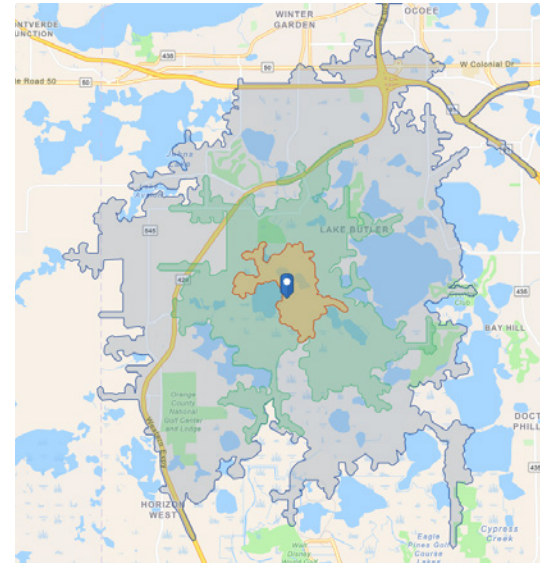
This property is located within Summerport, a community of over 1,200 housing units. Within a 5-mile radius of the property, approximately 17,800 housing units currently exist. Horizon West, the broader planned community encompassing the Wellness Way area to the west of the property, is entitled for more than 40,000 units. Additionally, over 2,000 housing units are currently under construction or in the permitting process nearby.



REGIONAL INFORMATION

DEMOGRAPHICS

	Total Population	Median HH Income	Median Home Value
5 min drive	8,159	\$122,359	\$554,115
10 min drive	38,937	\$134,434	\$578,663
15 min drive	109,241	\$140,887	\$610,430



DRIVE TIMES

- Downtown Windermere: 15 min
- Walt Disney World: 15 min
- Winter Garden: 20 min
- Lake Buena Vista: 20 min
- Orlando: 25 min
- Clermont: 30 min
- Apopka: 30 min
- Orlando Internat'l Airport: 40 min
- Winter Park: 45 min
- Kissimmee: 45 min