



Dillard Street Elementary
498 Students

Vida Winter Garden
250 MF Units

Lakeview Middle
843 Students

Tildenville Elementary
535 Students

17,507 VPD

81,500 VPD

Ocoee Middle
1,192 Students
Ocoee Elementary
670 Students

Checkers SUBWAY
TACO BELL Aarons
bealls FAMILY DOLLAR Save

Maxey Elementary
468 Students

7 ELEVEN

50

53,000 VPD West Colonial Dr

Winter Woods
101 MF Units

118,700 VPD

SITE
CRUNCH DQ
Firestone
VyStar
DD

700 MF Units

58,000 VPD

West Orange High School
2,816 Students

SunRidge Middle
1,178 Students

The Summit
113 MF Units

Arya
148 MF Units

171,000 VPD

FOR LEASE

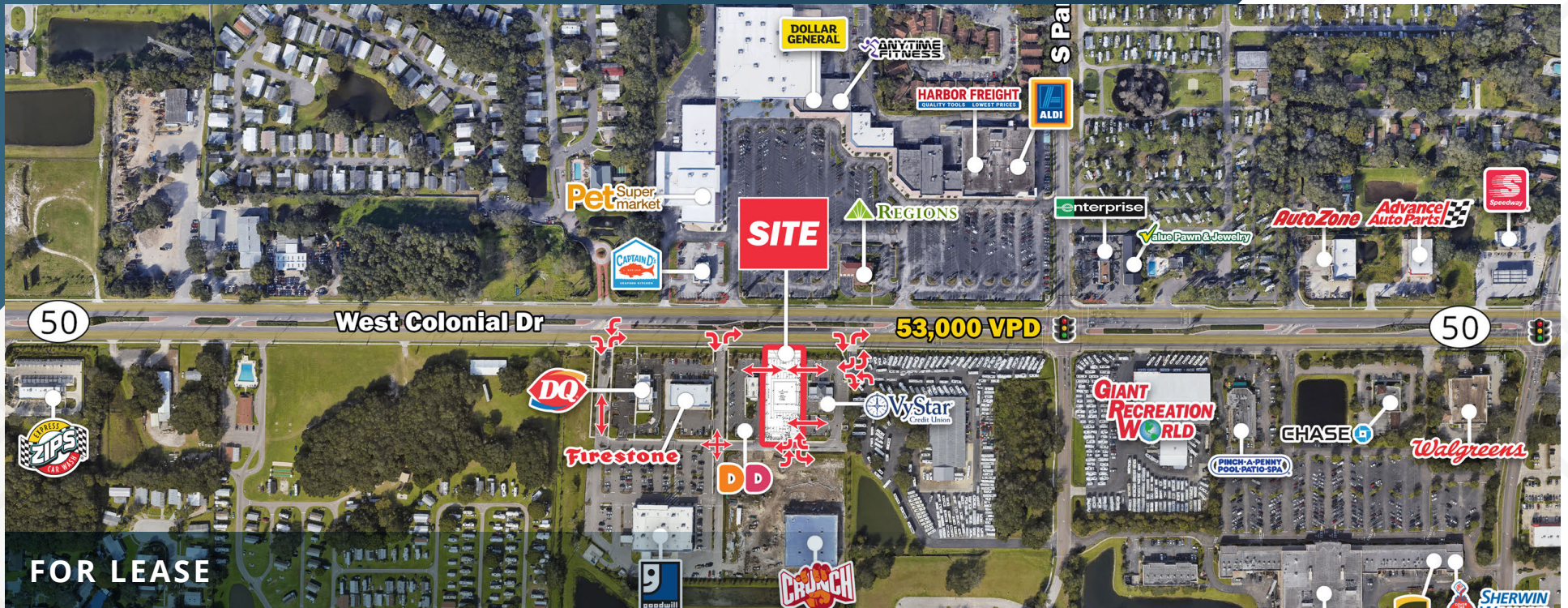
Prime Outparcel Opportunity

14134 West Colonial Dr | Winter Garden, FL

SRS

Prime Outparcel Opportunity

14134 West Colonial Dr | Winter Garden, FL 34787



1,800 SF

Available

Contact
Broker

Rate



ABOUT THE PROPERTY

- **Prime Retail Location:** Positioned on West Colonial Drive (SR 50), a major retail and commuter corridor with high daily traffic counts and excellent accessibility.
- **Explosive Trade Area Growth:** Winter Garden is experiencing rapid population and commercial expansion, attracting national retailers and a growing consumer base.
- **Strong Household Incomes & Consumer Demand:** Affluent surrounding neighborhoods support a thriving retail environment with high discretionary spending.
- **Ideal for a Variety of Retail & Service Uses:** Perfect for restaurants, medical, and retail businesses looking to capitalize on Winter Garden's dynamic market.

NEARBY RETAILERS

Publix



DUNKIN'



TRAFFIC COUNTS

West Colonial Dr
Florida's Turnpike
SR-429

Year: 2024 | Source: FDOT

53,000 VPD
118,700 VPD
81,500 VPD

Winter Garden, FL

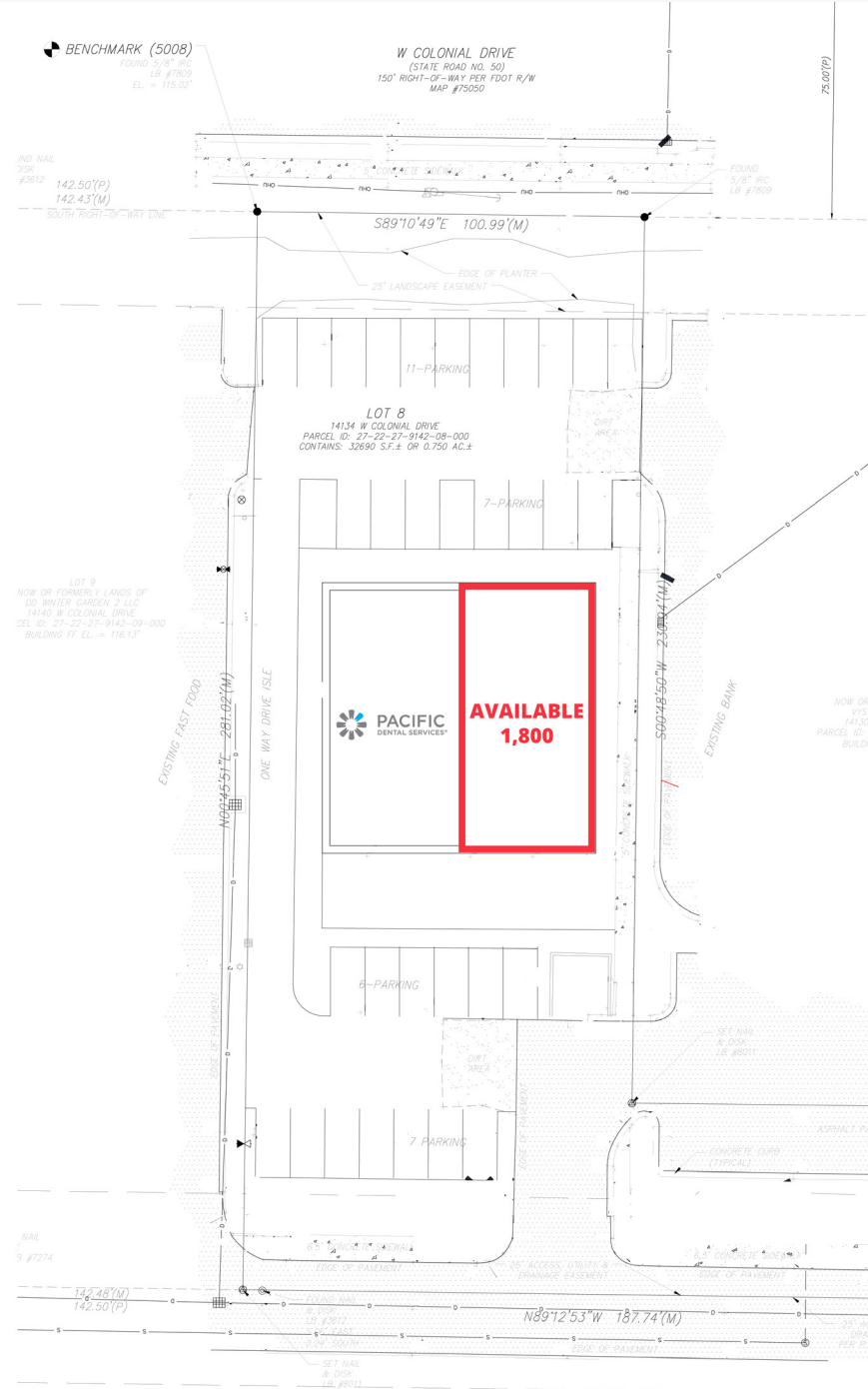


14134 W Colonial Dr

Winter Garden, FL



14134 West Colonial Dr | Winter Garden, FL 34787



Prime Outparcel Opportunity

14134 West Colonial Dr | Winter Garden, FL 34787



713 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
PH: (352) 874-2340
FAX: (877) 680-7183
www.powellstudioarch.com
AA26002236

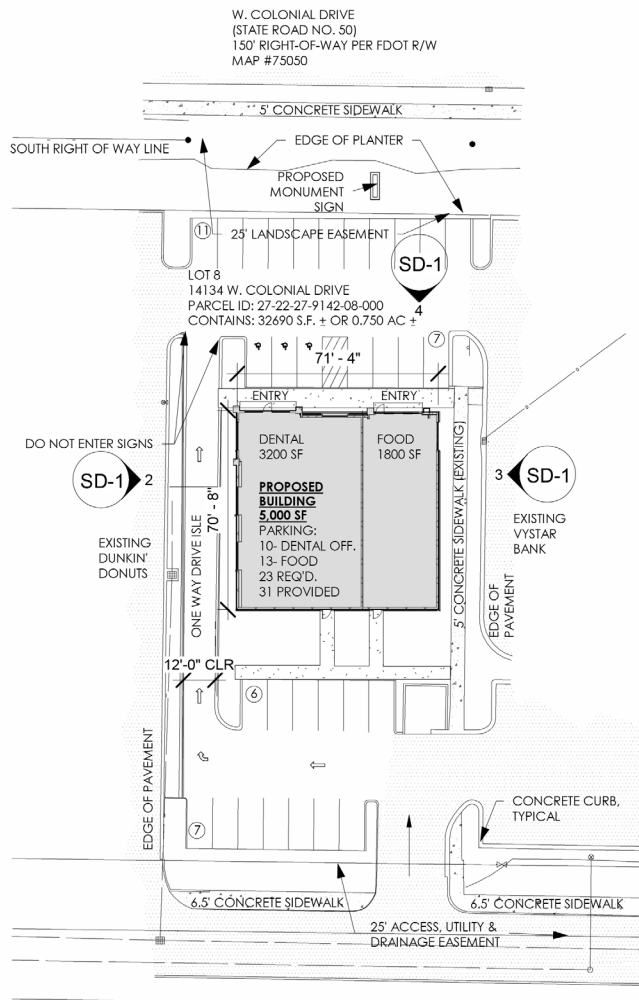
PROJECT NAME:
COVENANT- WINTER GARDEN
WINTER GARDEN, FL

DRAWING TITLE:
PRELIMINARY CONCEPTS

DATE:
05/12/25

SHEET NO.:

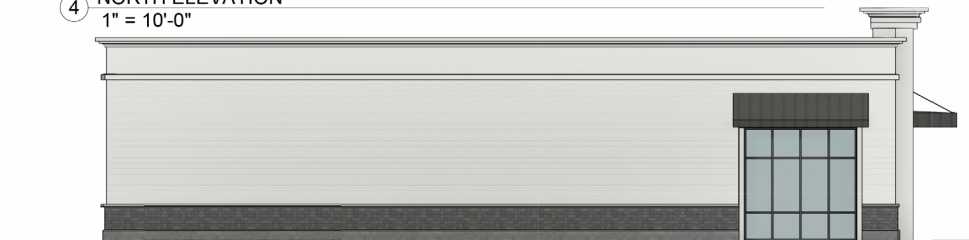
SD-1



5 PRELIMINARY SITE PLAN AND BUILDING FOOTPRINT
1" = 40'-0"



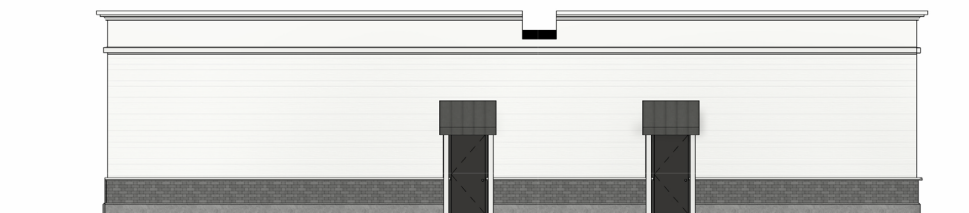
4 NORTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"



1 SOUTH ELEVATION
1" = 10'-0"

Prime Outparcel Opportunity

14134 West Colonial Dr | Winter Garden, FL 34787



DEMOGRAPHIC HIGHLIGHTS

1 MILE

10,838	9,576	\$93,725	4,200
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

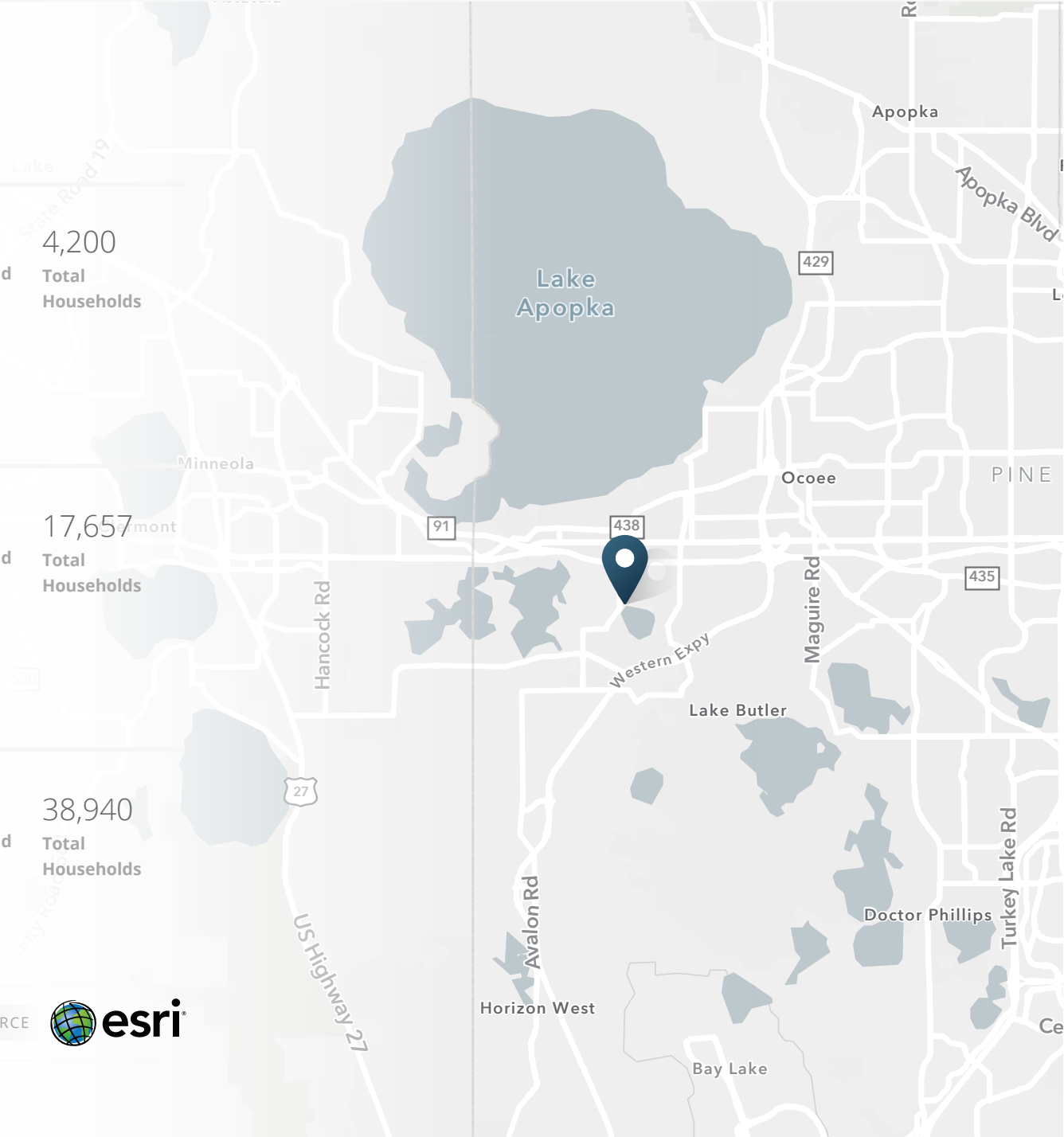
51,028	50,271	\$135,541	17,657
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

115,792	105,584	\$142,553	38,940
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

KC Herbert
407.757.1629
kc.herbert@srsre.com

Blake Hunter
407.455.5025
blake.hunter@srsre.com

SRSRE.COM

©2024 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.