

# Ground Lease or BTS

## Winter Garden, FL

REAL PROPERTY SPECIALISTS, INC.  
Appraisers • Brokers • Consultants



**4008 Winter Garden Vineland Rd. Winter Garden, FL 34787**

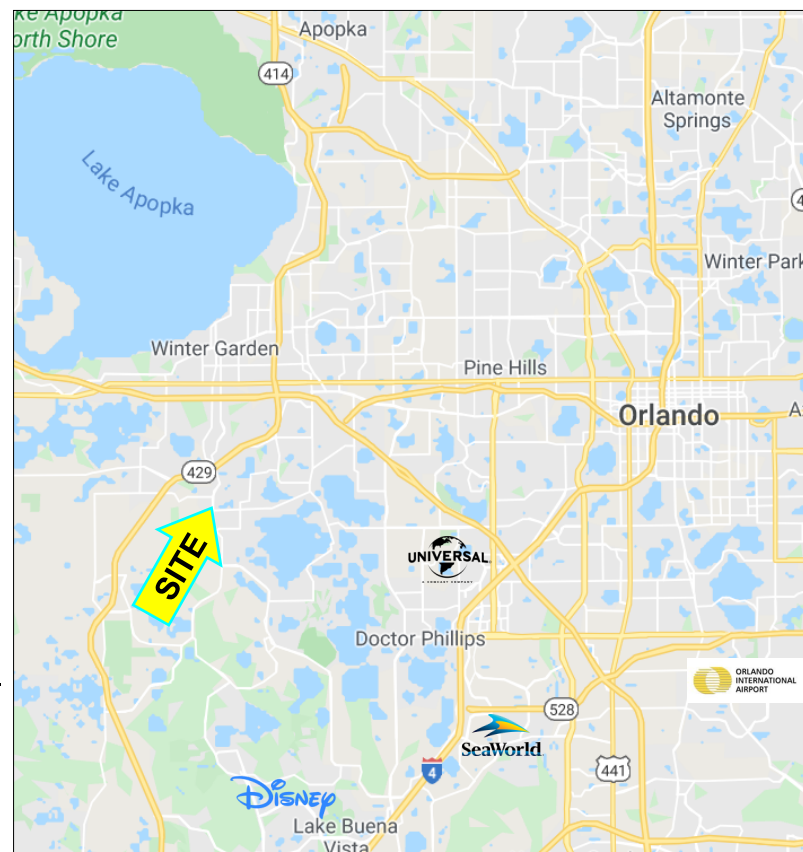
### Property Highlights

- Pre Approved for a 3,300sf free standing building in front of the 44,000sf Lake Butler shopping center
- Located in West Windermere, FL just off Lake Butler Blvd. amidst Orlando's most affluent subdivisions
- Key access road to Disney World
- Close proximity to Brand New Florida Hospital & Winter Garden Village the home of Super Target, Best Buy, and many other national retailers
- 45 total subdivisions in the trade area completed by the end of 2014 and many more since

**Available Spaces: 3,300 sf ± Free Standing Bldg w/drive thru**

**Traffic Count: 38,500 AADT ±**

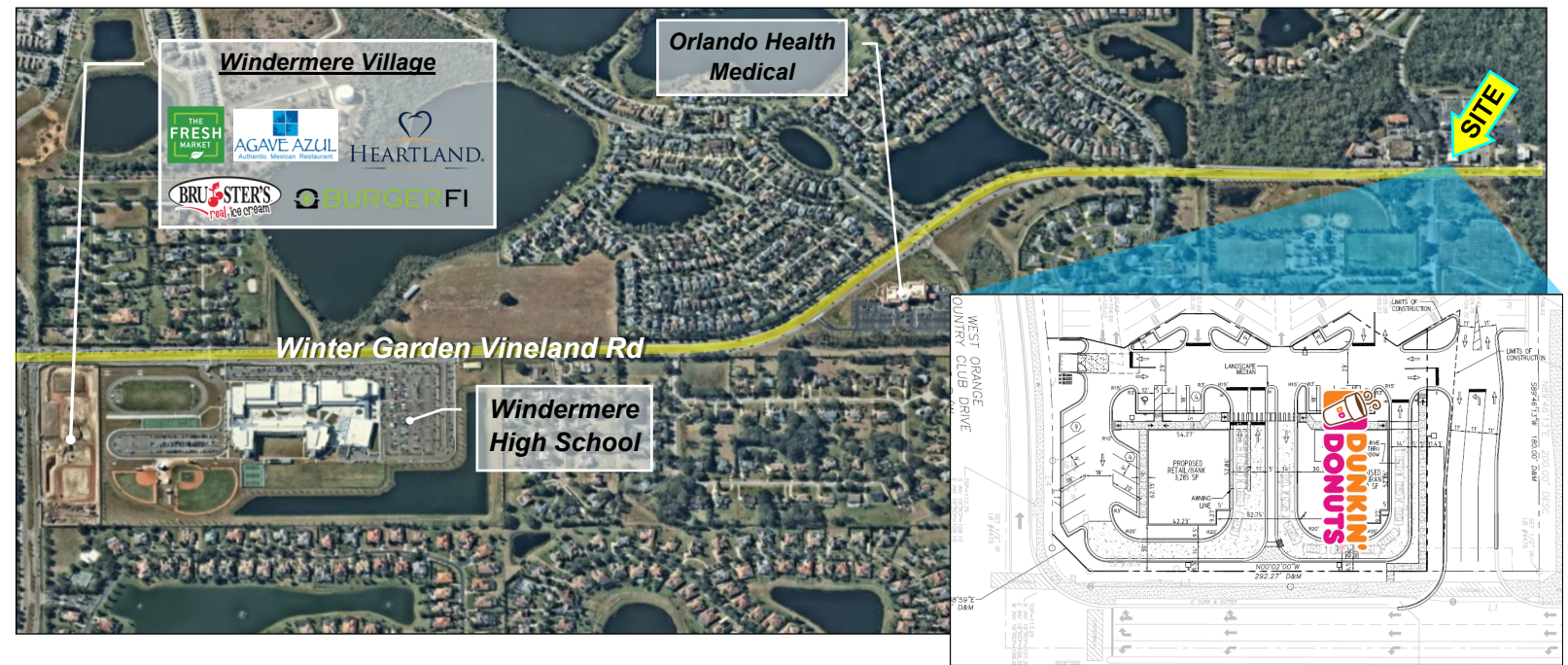
<b>Demographics</b>	<b>1mile</b>	<b>3mile</b>	<b>5mile</b>
Population (2020)	5,163	49,260	124,695
Population (2025)	5,864	55,850	140,092
Average HH Income	\$140,006	\$138,680	\$120,803



# Pre Leasing - Endcap Coming Soon

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