

Shoppes at Lake Butler - 3,500sf ± Coming Available

Winter Garden, FL

REAL PROPERTY SPECIALISTS, INC.
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4028 Winter Garden Vineland Rd. Winter Garden, FL 34787

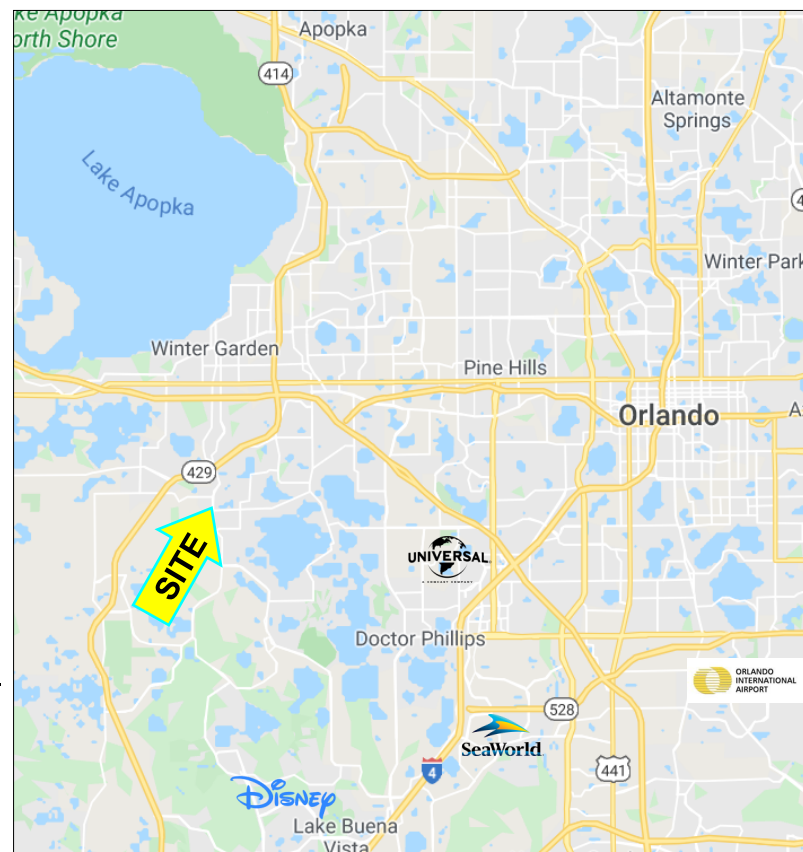
Property Highlights

- **Confidential - Tenant Still Operating (Do Not Disturb)**
- 44,000sf **Shoppes at Lake Butler** shopping center located in West Windermere, FL just off Lake Butler Blvd. amidst Orlando's most affluent subdivisions
- Situated on Key access road to Disney World
- Close proximity to New Florida Hospital & Winter Garden Village the home of Super Target, Best Buy, and many other national retailers
- Easy access with ample parking
- Space coming available (formerly built out for school use)

Available Spaces: 3,500 sf ± Former Gym

Traffic Count: 38,500 AADT ±

Demographics	1mile	3mile	5mile
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



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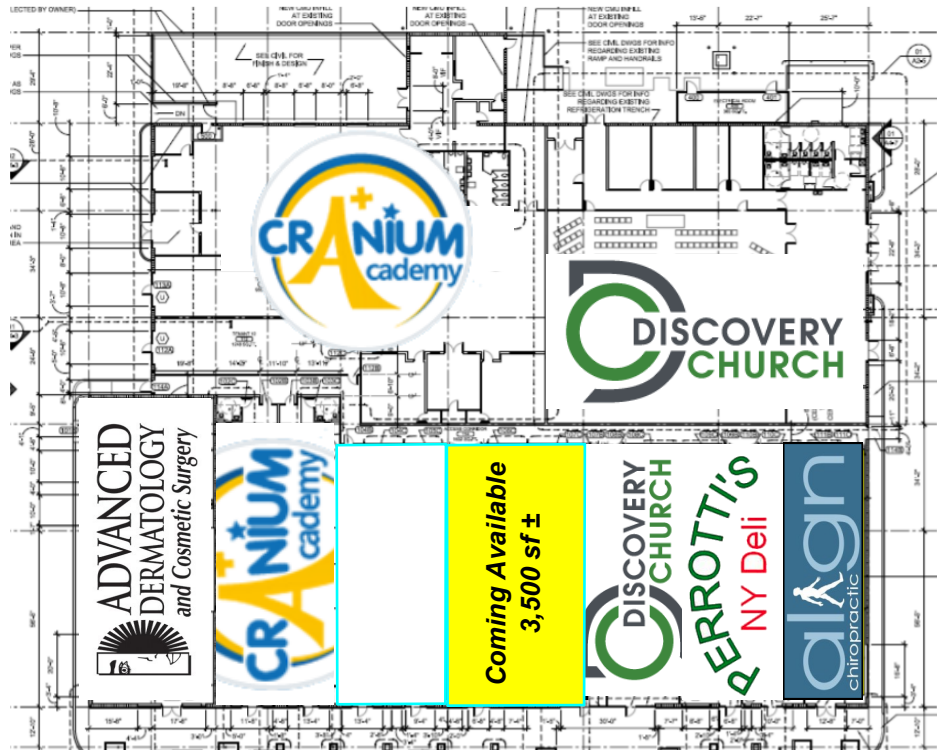
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For More Information Call 407.812.8000
www.realpropertyspecialists.com

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