

# Downtown Winter Garden Loft Style Office

646 E Plant St. Winter Garden, FL 34787



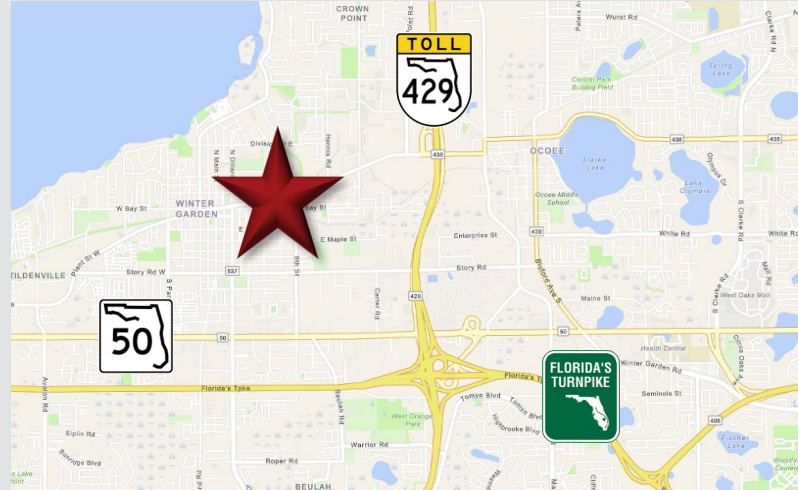
Lease Rate: \$20psf NNN

## LOCATION DETAILS

Located on the corner of Plant Street and 6th Street, with traffic counts over 17,000 CPD. Less than 1.5 miles from the 429/Plant Street interchange and Florida's Turnpike. Nearby a variety of restaurants and shops in historic downtown Winter Garden, providing excellent walkability and high foot traffic.

## PROPERTY DETAILS

- ±5,800 SF Available
- For lease or build to suit
- Renovation beginning later this year will include an outside patio, roll-up door, and new façade with an industrial-chic exterior
- CAPUD Zoning
- 14 Parking spaces
- Surrounded by new upscale apartments and homes in Downtown Winter Garden



2021 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,162	50,462	121,565
Average HH Income	\$79,341	\$98,656	\$103,135
Median HH Income	\$56,075	\$69,565	\$75,732

## CONTACT FOR MORE INFORMATION

**Blake Hattaway**  
(407) 616-0382

[bhattaway@palkiper.com](mailto:bhattaway@palkiper.com)

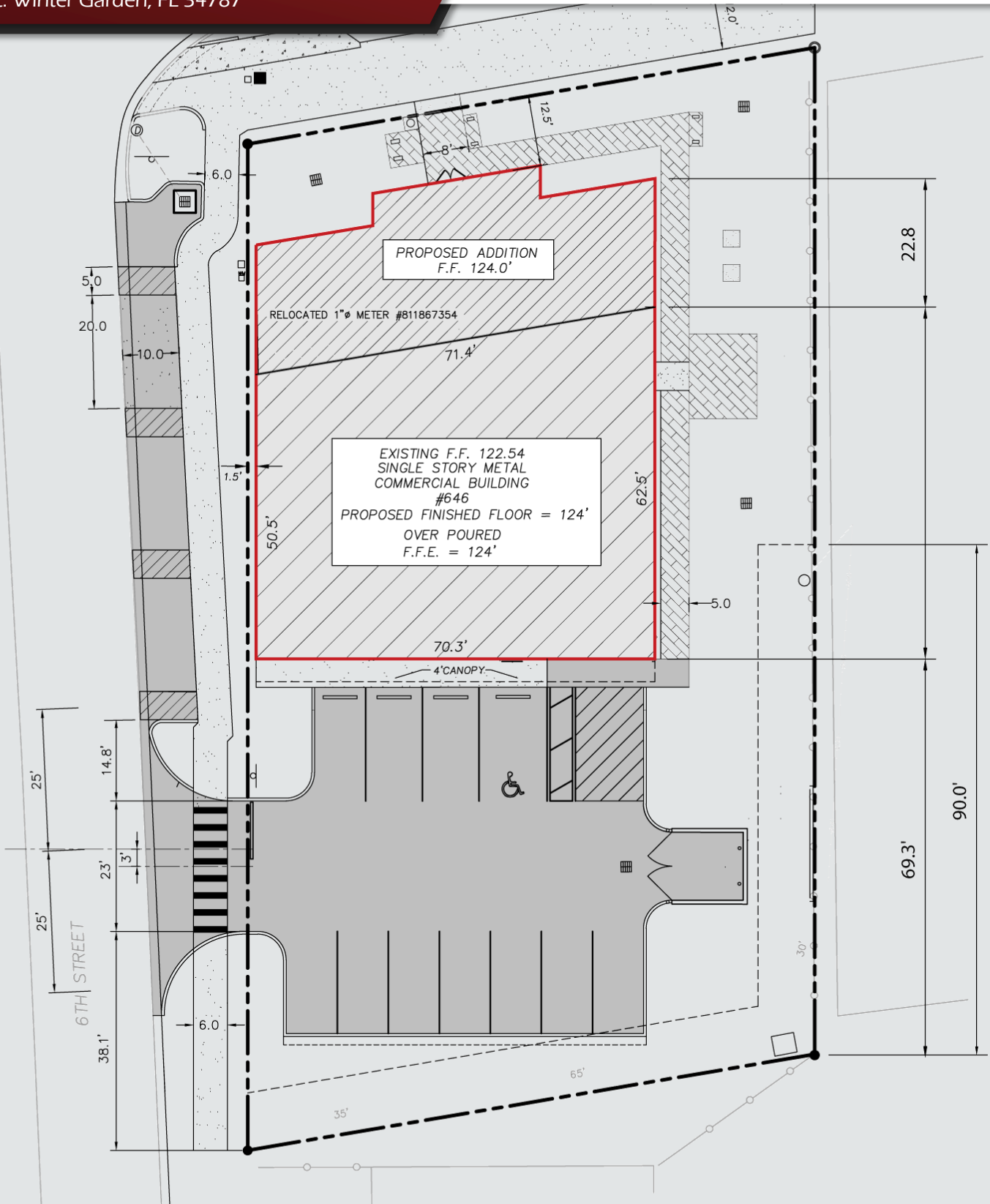
**Marie Shorey, CCIM**  
(407) 383-8142

[marie@palkiper.com](mailto:marie@palkiper.com)

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 **Palkiper**  
Commercial Real Estate Services



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Licensed Real Estate Broker.

04/14/22



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marie@palkiper.com

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