

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787

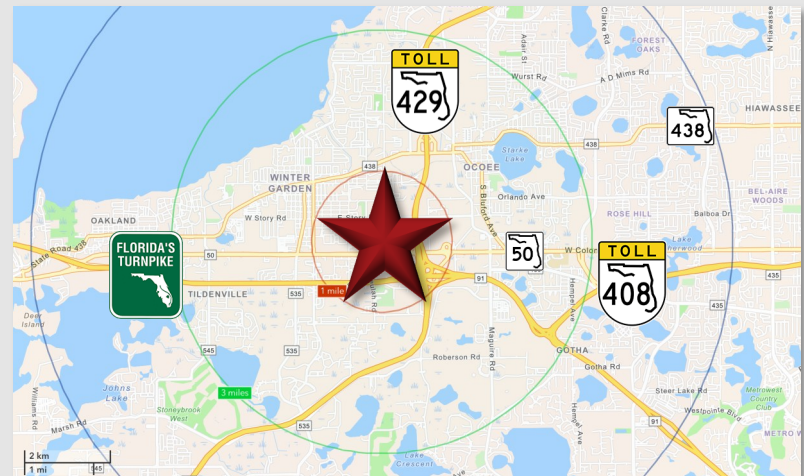
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$34 NNN

LOCATION DETAILS

This space is located in a new building just off of Story Road, north of East Colonial Drive. Surrounded by industrial services and commercial businesses. Less than 1 mile from the State Road 429 / Florida Turnpike interchange, providing easy connectivity to major routes in Central Florida.



LISTING DETAILS

- **±1,401 SF** available for sublease in **excellent condition**
- Built in 2024 with high black exposed ceilings and polished concrete flooring
- **Mostly open layout** accommodates showroom, lounge, client consultation space, and small kitchen
- Includes one private office, restroom, and **warehouse with grade-level roll-up door**
- Ample shared parking

2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	5,234	63,288	148,391
Average HH Income	\$75,660	\$133,596	\$140,638
Median HH Income	\$53,747	\$103,172	\$105,662

CONTACT FOR MORE INFORMATION

Cindy Hall
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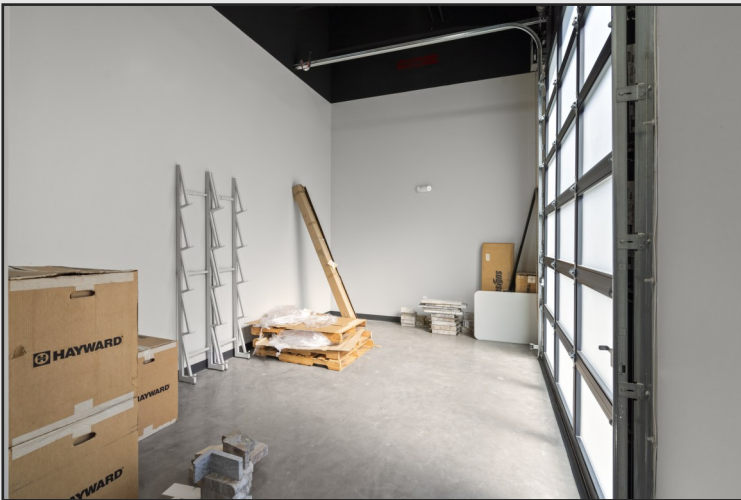
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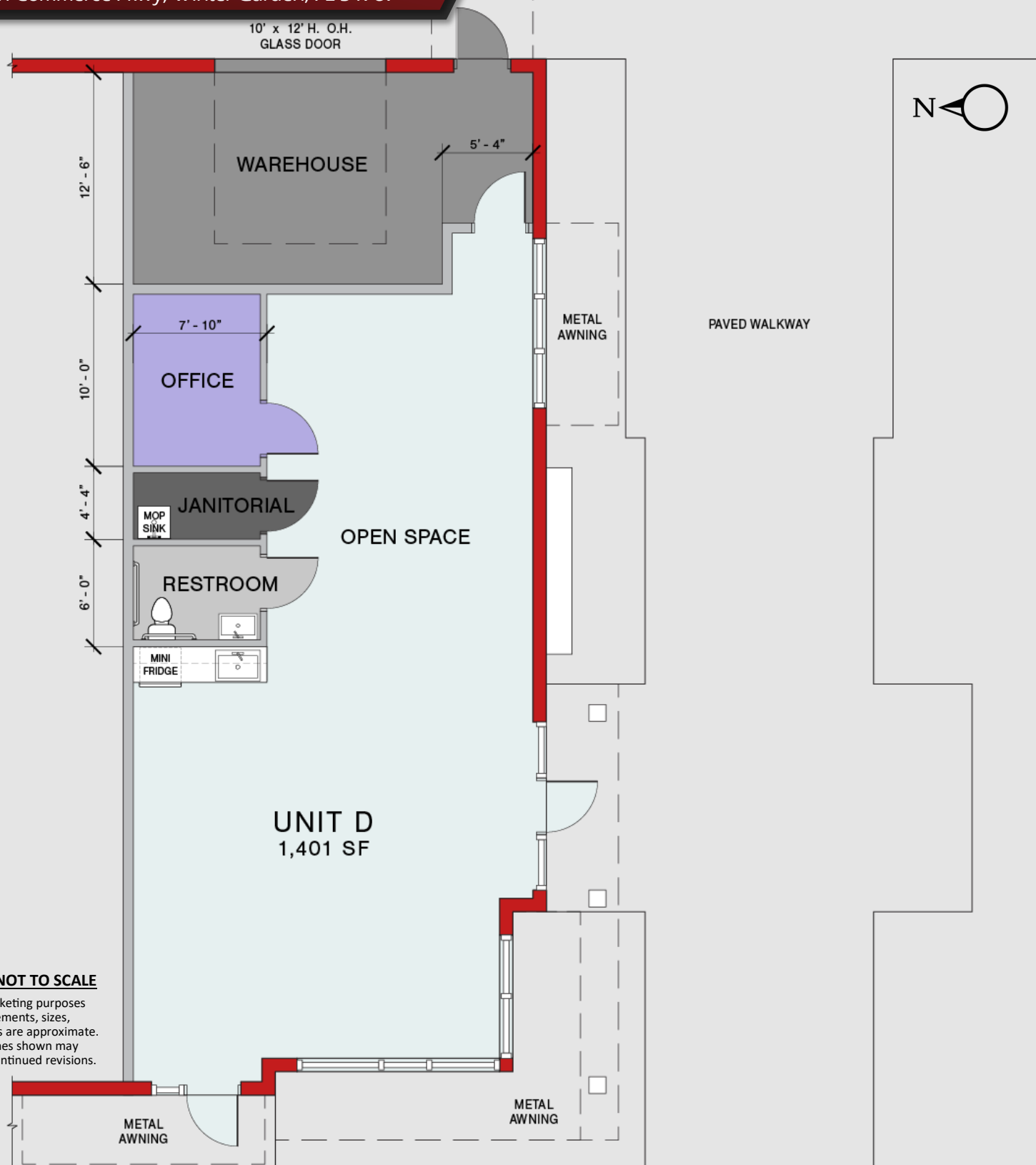
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FLOOR PLAN NOT TO SCALE

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.

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