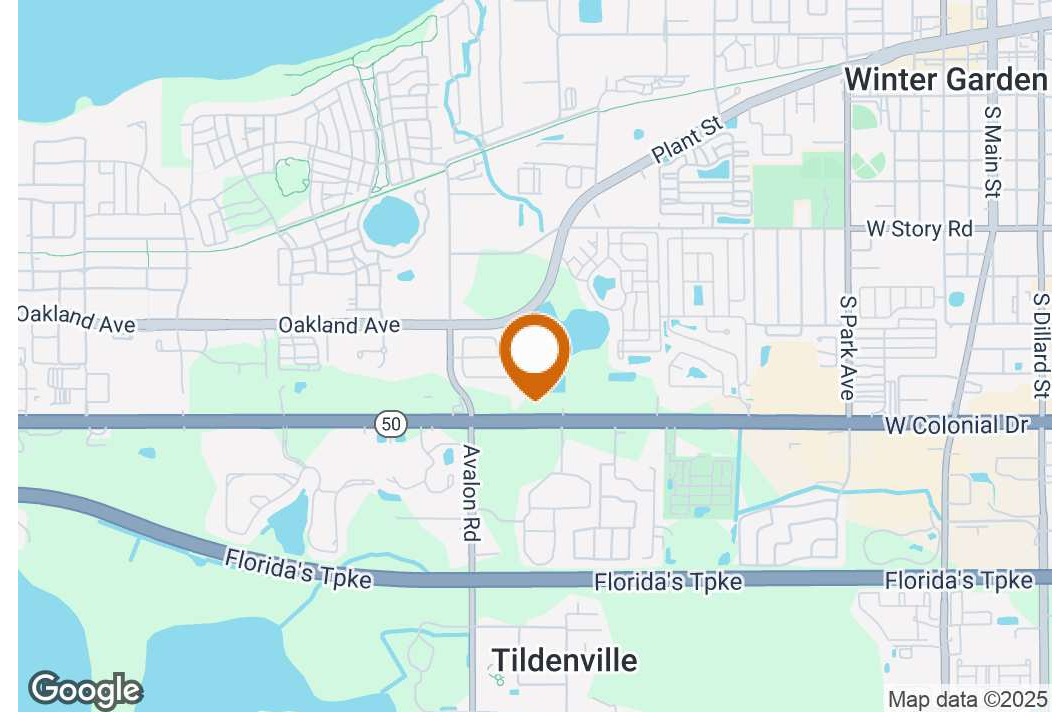


Winter Garden Office/Medical Condo Land

14855 W Colonial Dr, Orlando, Florida 34787

Bill Nguyen
407-304-0553
bill@saundersrealestate.com

PROPERTY SUMMARY



Sale Price

\$649,000

Property Overview

Located along W Colonial Drive in Winter Garden, this shovel-ready development site offers prime visibility and seamless access to major thoroughfares including Florida's Turnpike, SR-429, and SR-408. With utilities in place and site plans prepared, the property is ideal for office or medical office development. Positioned in one of Central Florida's fastest-growing submarkets, the site provides a rare opportunity to establish a presence in a highly accessible, high-traffic corridor surrounded by established residential communities and retail amenities.

Offering Summary

Lot Size:	0.25 Acres
Zoning:	WG-C-2
Submarket:	Orlando-Kissimmee-Sanford
Traffic Count:	46,363 ± Cars/Day

Property Highlights

- Utilities-ready
- High visibility on W Colonial Dr
- Paved parking lot with ample parking
- Monument signage available

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



ADDITIONAL PHOTOS



Lake Apopka

NORTHWESTERN AERIAL



TSC TRACTOR
SUPPLY CO

UNITED STATES
POSTAL SERVICE

7
ELEVEN

K

W Colonial Dr

50

46,363 ±
Cars/Day

RIEGL

NORTHEASTERN AERIAL

Downtown Winter Garden
6 ± Minutes

Downtown Orlando
25 ± Minutes



46,363 ±
Cars/Day



W Colonial Dr



Publix



SOUTHEASTERN AERIAL

120,700 ±
Cars/Day



W Colonial Dr



46,363 ±
Cars/Day

Johns Lake

SOUTHWESTERN AERIAL

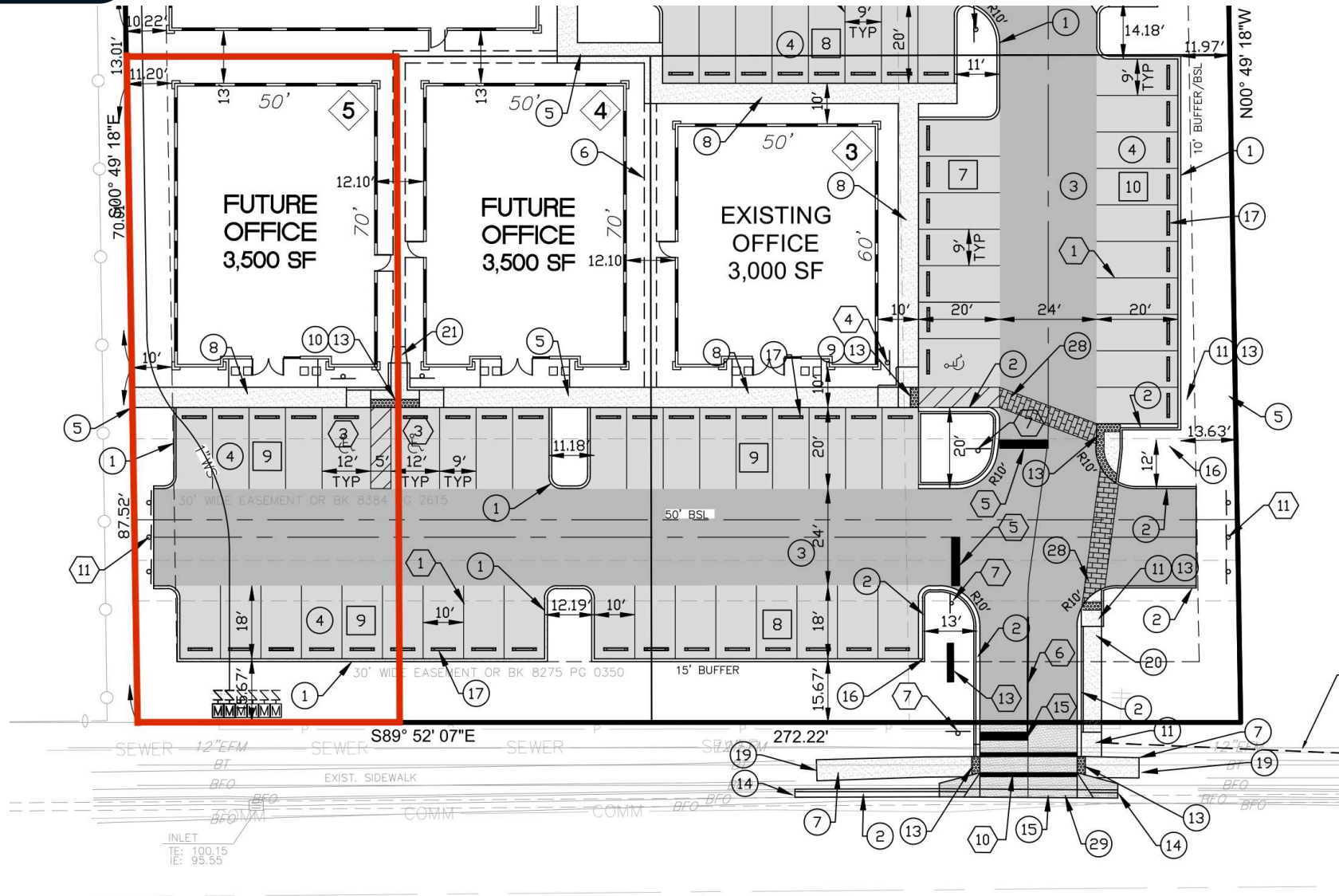


120,700 ±
Cars/Day

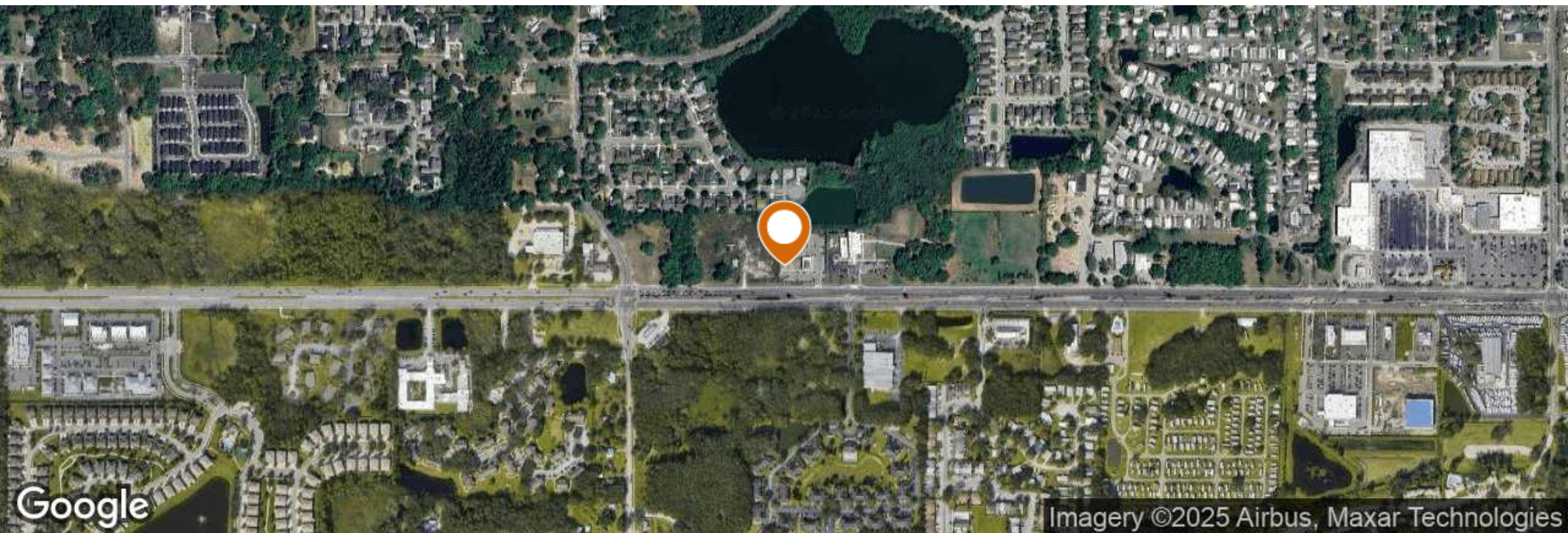
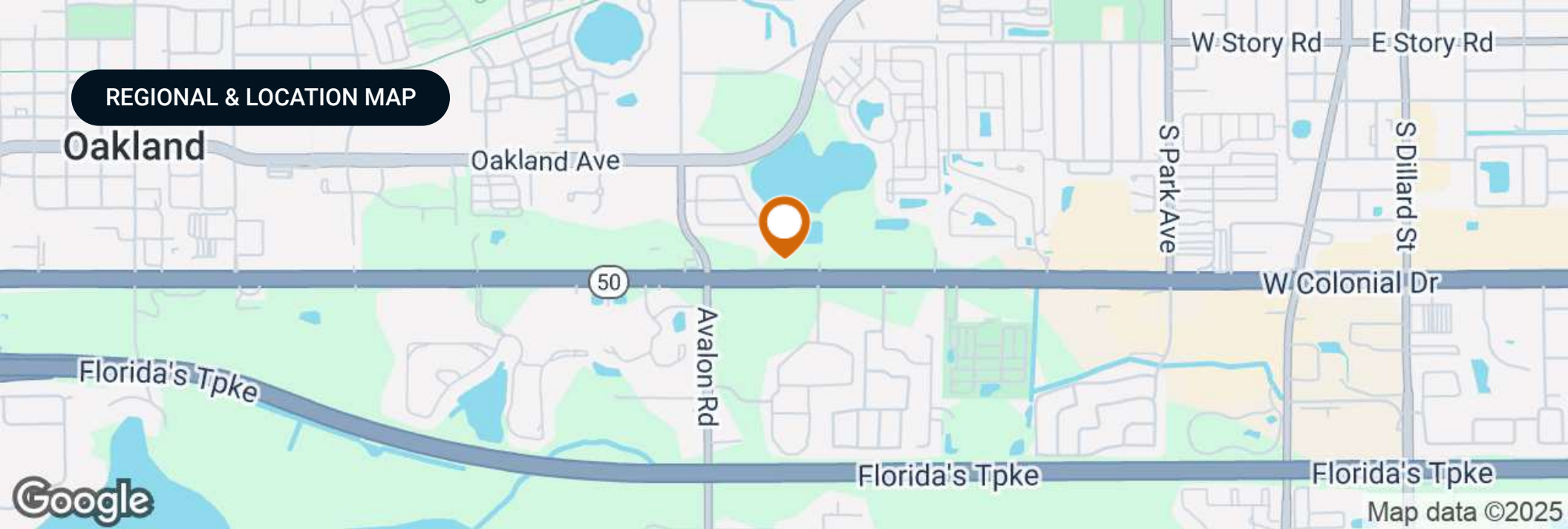


W Colonial Dr 50
46,363 ±
Cars/Day

SITE PLANS



WEST COLONIAL DRIVE (HWY. 50)
(150' WIDE)



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

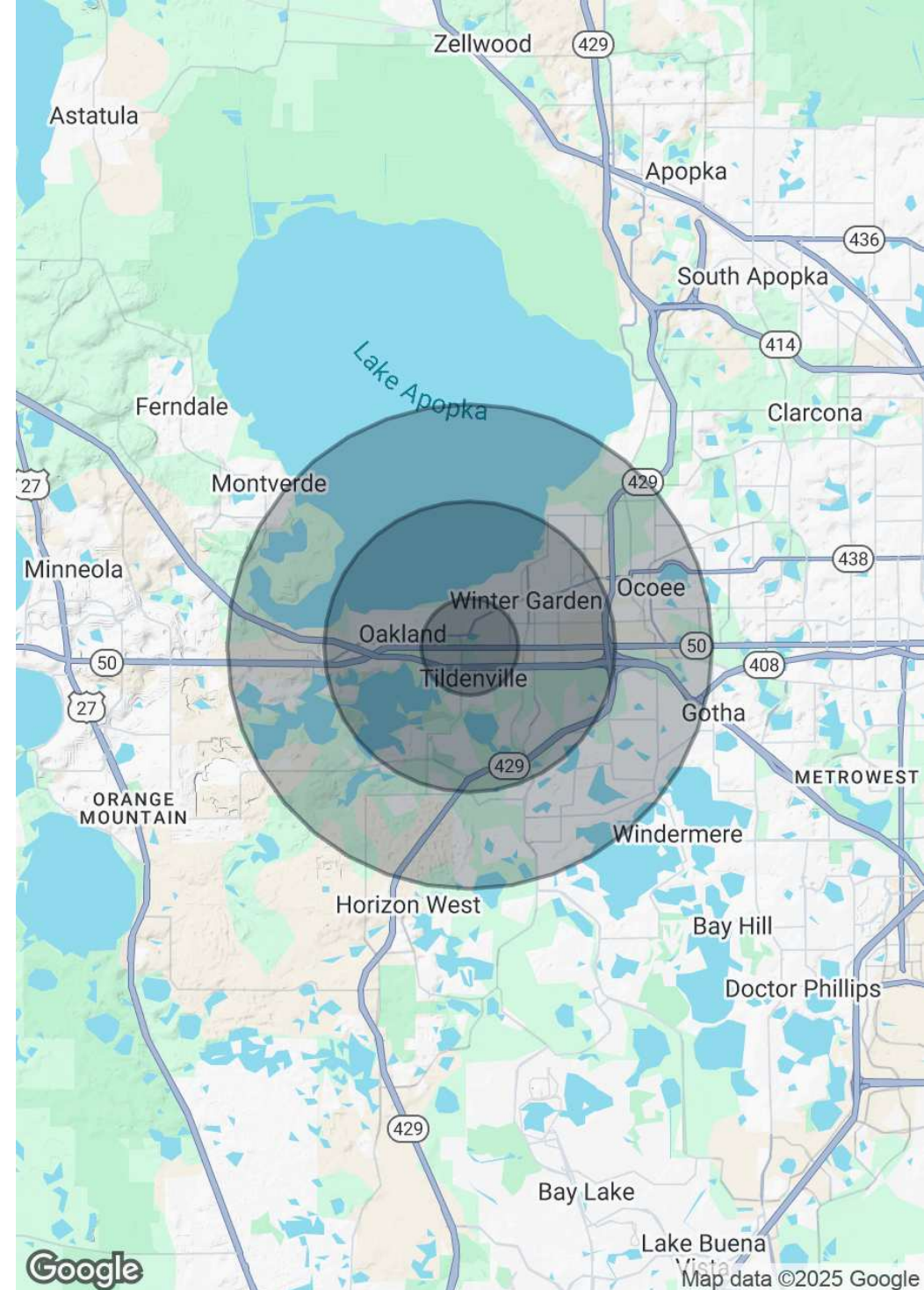
Population

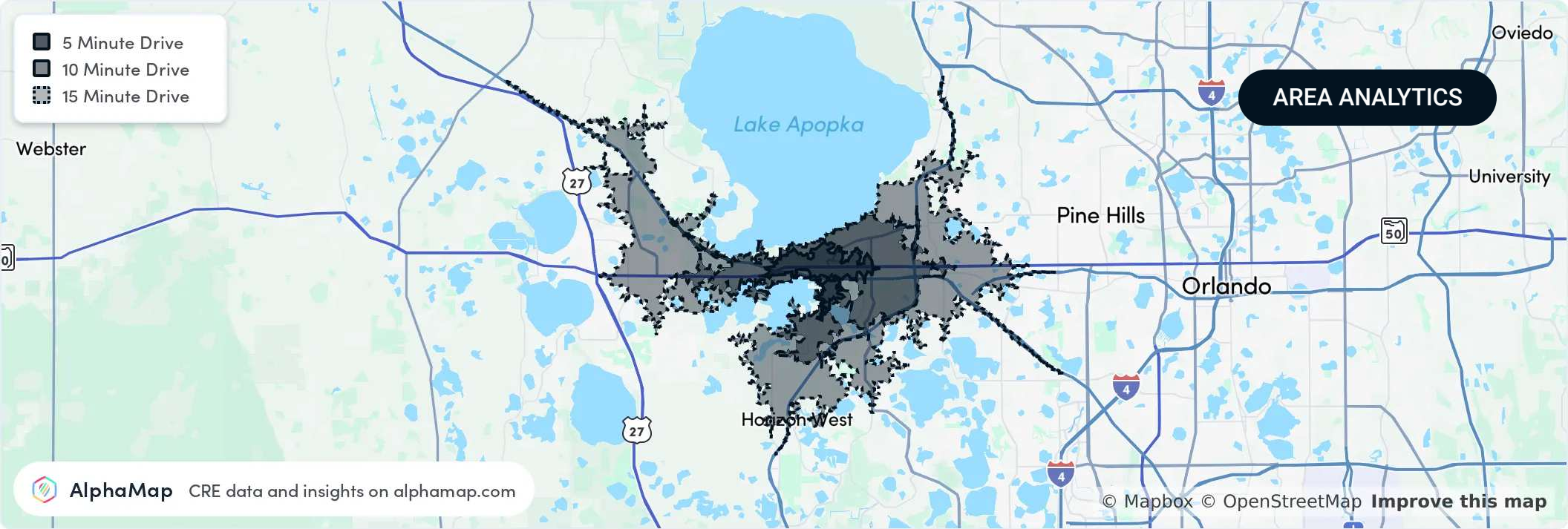
	1 Mile	3 Miles	5 Miles
Total Population	11,114	47,069	103,247
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,184	16,323	35,237
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$122,555	\$135,822	\$137,899
Average House Value	\$496,544	\$507,791	\$535,094

Demographics data derived from AlphaMap





Population

Total Population

5 Minutes

12,007

10 Minutes

45,737

15 Minutes

108,173

Average Age

40

39

40

Average Age (Male)

39

38

39

Average Age (Female)

41

40

41

Household & Income

Total Households

4,501

15,889

38,382

Persons per HH

2.7

2.9

2.8

Average HH Income

\$127,111

\$132,611

\$124,368

Average House Value

\$496,344

\$499,545

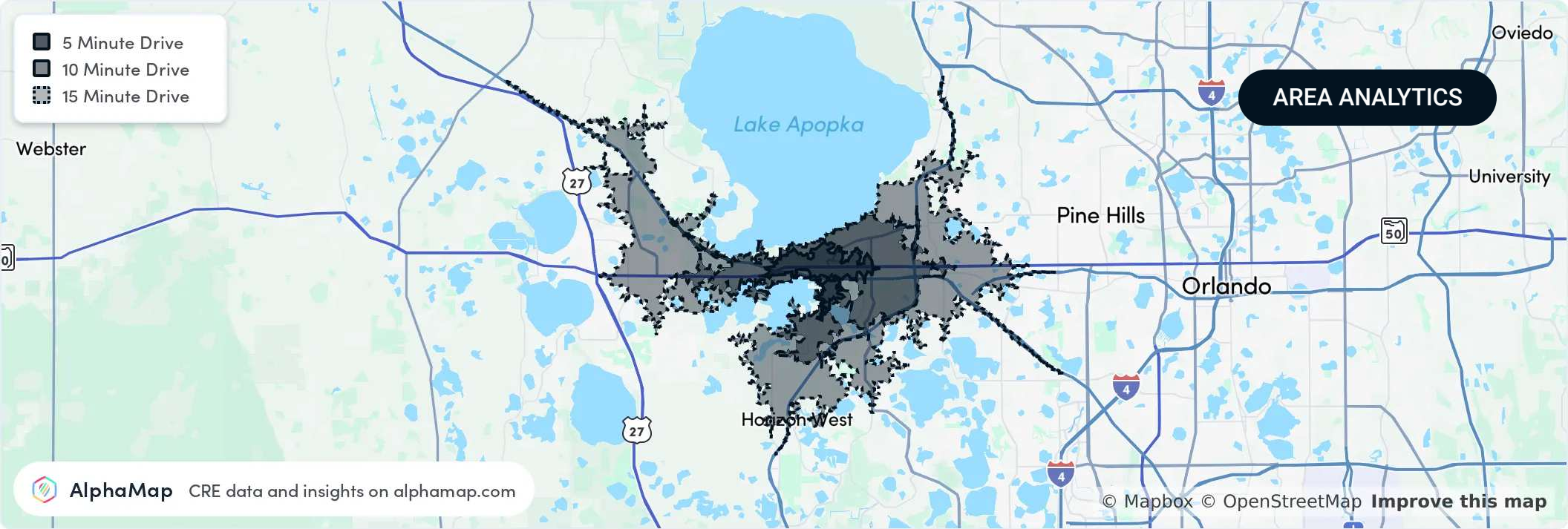
\$487,676

Per Capita Income

\$47,078

\$45,727

\$44,417

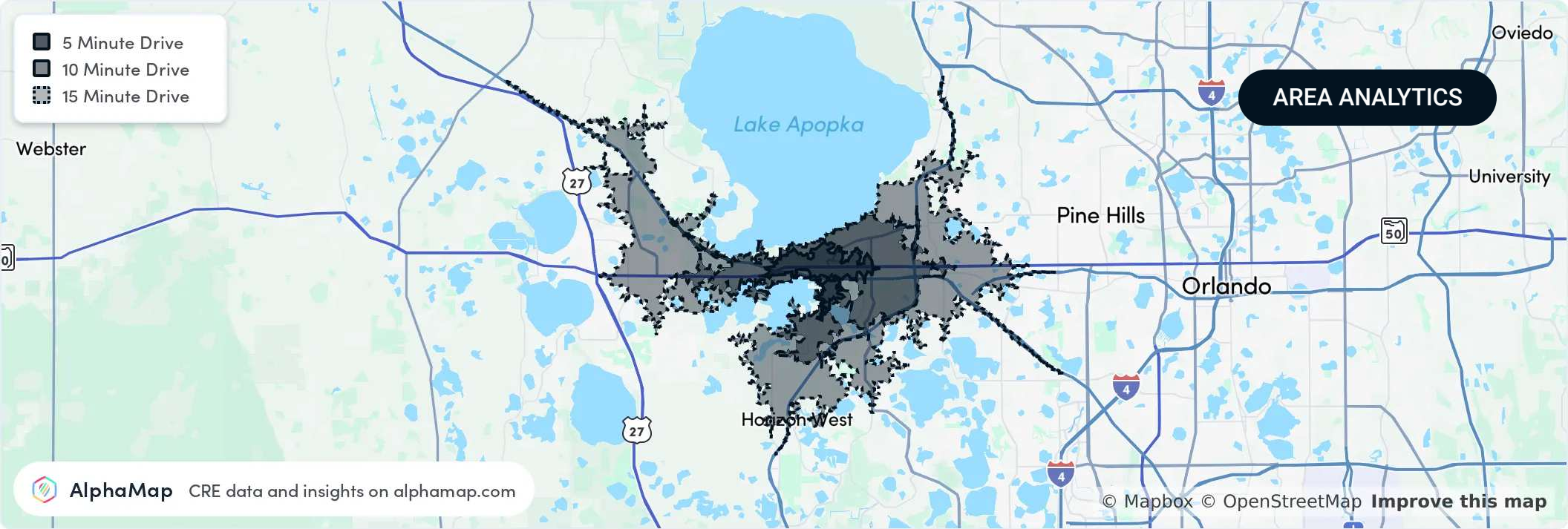


Race

	5 Minutes	10 Minutes	15 Minutes
Population White	6,790	25,116	58,583
Population Black	1,426	6,285	15,822
Population American Indian	38	137	338
Population Asian	350	2,478	6,397
Population Pacific Islander	8	29	77
Population Other	1,311	4,208	9,386

Race (%)

	5 Minutes	10 Minutes	15 Minutes
Population White (%)	56.60%	54.90%	54.20%
Population Black (%)	11.90%	13.70%	14.60%



Population American Indian (%)	0.30%	0.30%	0.30%
Population Asian (%)	2.90%	5.40%	5.90%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	10.90%	9.20%	8.70%

Map and demographics data derived from AlphaMap

ADVISOR BIOGRAPHY



Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

Memberships

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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