

The District | End Cap | For Lease

403 S DILLARD ST, WINTER GARDEN, FL 34787



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

JOSIAH MOORE

407.304.8485

jmoore@millenia-partners.com

EXECUTIVE LEASE SUMMARY

403 S DILLARD ST, WINTER GARDEN, FL 34787

The District



OFFERING SUMMARY

Lease Rate:	Contact Broker For Rate
Building Size:	5,038 SF
Available SF:	1,145 - 1,430 SF
Location:	Hard Corner End Cap
Use:	Retail/Office
Renovated:	2021
Zoning:	C-3
Market:	Winter Garden
Traffic Count:	21,500 ADT

LOCATION OVERVIEW

Nestled in the heart of Winter Garden, seconds from Plant St, this 1,430 SF space at The District offers a vibrant and dynamic backdrop for quality retail/professional ventures. Surrounding the location, historic downtown Winter Garden is a hub of shopping, dining, and entertainment, drawing a steady clientele stream. Just a few minutes, the Winter Garden Village presents a major retail destination, hosting an array of popular brands and enticing dining options. The area's strong community spirit and regular calendar of events contribute to a lively and engaging atmosphere, fostering prime conditions for retail success. With its strategic position within this bustling retail/office sub-market, The District presents an outstanding opportunity to become part of Winter Garden's thriving retail landscape.

PROPERTY HIGHLIGHTS

- 1430 SF of Retail/Professional Space
- Minutes from Plant St in Downtown Winter Garden
- Expansive floor plan with high ceilings
- Storefront Glass with ample natural light
- Versatile layout options

PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

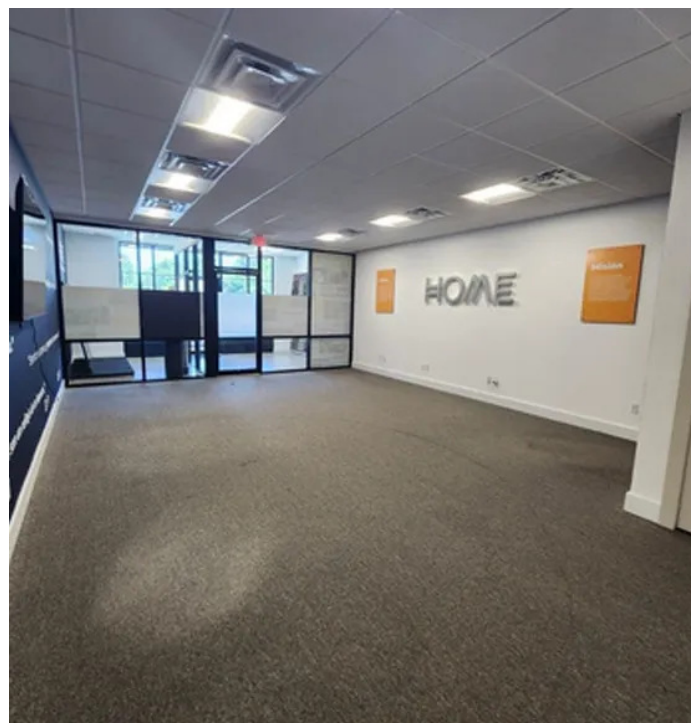
RETAIL PROPERTY

For Lease

INTERIOR PHOTOS

403 S DILLARD ST, WINTER GARDEN, FL 34787

The District



PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

RETAIL PROPERTY

For Lease

CURRENT FLOOR PLAN (HOME IMPROVEMENT SOLAR)

403 S DILLARD ST, WINTER GARDEN, FL 34787

The District



PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

RETAIL PROPERTY

For Lease

RETAIL MAP | DOWNTOWN WINTER GARDEN

403 S DILLARD ST, WINTER GARDEN, FL 34787

The District



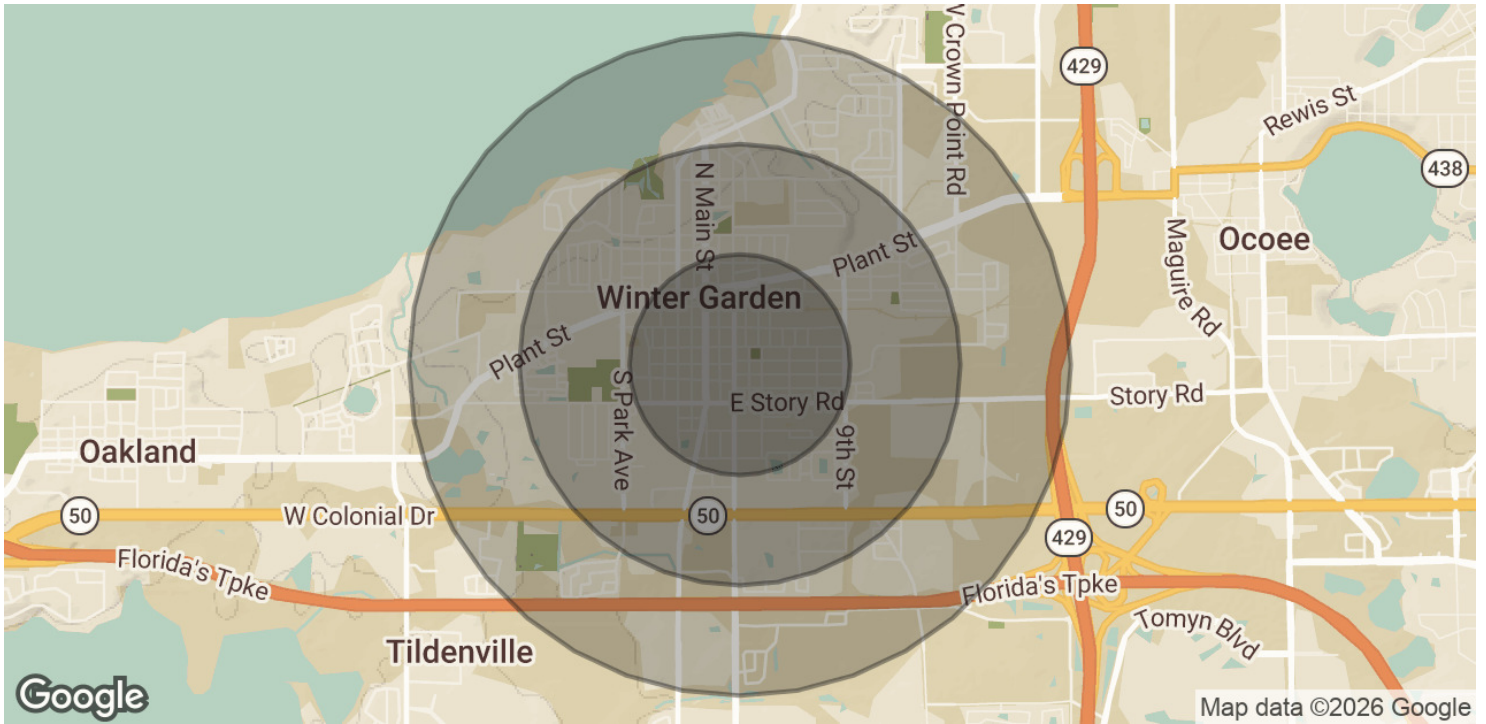
PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

RETAIL PROPERTY
For Lease

DEMOGRAPHICS MAP & REPORT

403 S DILLARD ST, WINTER GARDEN, FL 34787

The District



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	3,381	9,544	19,208
Average Age	33.5	38.7	39.8
Average Age (Male)	34.4	38.1	37.9
Average Age (Female)	34.7	39.8	41.8

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	919	3,042	6,329
# of Persons per HH	3.7	3.1	3.0
Average HH Income	\$88,120	\$85,820	\$89,326
Average House Value	\$296,270	\$254,715	\$281,427

TRAFFIC COUNTS

S Dillard St and Florida Avenue 21,500/day

2023 American Community Survey (ACS)

PRESENTED BY
JOSIAH MOORE
407.304.8485
jmoore@millenia-partners.com

RETAIL PROPERTY

For Lease