



# NEW BUILT PROPERTY FOR LEASE

LEASE  
PER MONTH

**\$4,500**

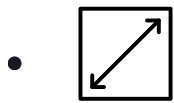
\*\*MONTHLY INCLUDES NNN



## ABOUT PROPERTY

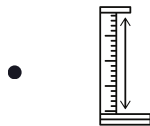
PRIME commercial real estate “END UNIT SPACE AVAILABLE” opportunity in the heart of Winter Garden! , just moments away from the picturesque charm of downtown Wintergarden. This BRAND NEW!! Newly Developed space boasts a modern design and is perfectly suited for retail or office use. This space features high ceilings, providing a spacious and contemporary ambiance. And here's the bonus: this is NOT a bare shell space – it's fully finished, allowing you to hit the ground running and start your business immediately.

## PROPERTY DETAIL



### SQUARE FEET

1000 SQ FEET OF BRAND NEW  
SQUARE FEET WITH ITS OWN  
BATHROOM



### CEILING HEIGHT

30 PLUS FOOT CEILINGS



### LOCATION

WITHIN THE CITY OF  
WINTERGARDEN

12324 W COLONIAL  
WINTERGARDEN  
FLORIDA 34787

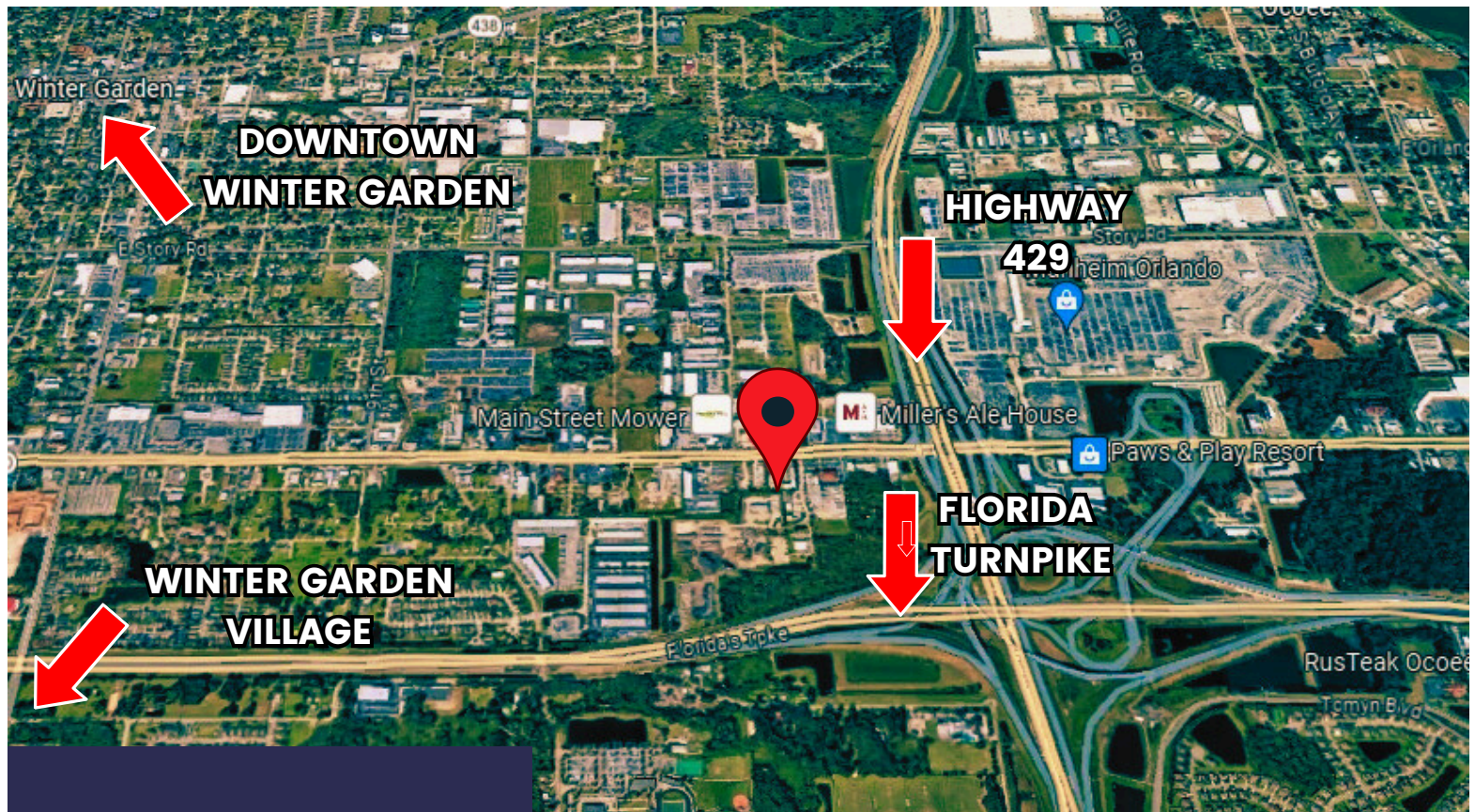
# WEST COLONIAL FRONTAGE



W. COLONIAL/  
HIGHWAY 50

## 12324 W COLONIAL WINTER GARDEN

Strategically positioned with direct frontage along HWY 50, with an estimated 44,000 vehicles passing thru HWY 50 this property offers unparalleled visibility, ensuring your business captures the attention it deserves. LOCATED near downtown Winter Garden and the 429, but it's also just a stone's throw away from the upscale community of Windermere.



DOWNTOWN  
WINTER GARDEN

HIGHWAY  
429

WINTER GARDEN  
VILLAGE

FLORIDA  
TURNPIKE

12324 W COLONIAL  
WINTERGARDEN  
FLORIDA 34787