

FOR SALE

GARITO  CO

\$3,500,000 | 57,884 SF | ±1.32 ACRES



*Westmore Square*  
Mixed-Use Development Opportunity

Conceptual rendering.

## Property Overview

Westmoreland Square offers a rare opportunity to acquire a mixed-use development site in one of Orlando's fastest-growing urban corridors, positioned between Downtown Orlando, Creative Village, and the Parramore redevelopment district.

## Highlights

- Advanced entitlement process with development plans in place.
- Planned 115-unit multifamily + retail mixed-use development.
- Total building size ±102,497 SF on ±57,884 SF lot.
- 6,790 SF of ground-floor retail and restaurant space.
- Structured parking with 150 spaces across 3 levels.
- Located within Creative Village / Parramore redevelopment corridor.
- Price repositioned to \$2.8M offering strong entry basis.
- Urban infill location with limited supply and increasing demand.
- Mixed-use product providing diversified income potential.

## For lease

### SPACE AVAILABLE

ACRES	LOT SIZE	BUILDING AREA
±1,32	±57,884 SF	±102,497 SF

## Demographics

### TRAFFIC AADT

 ±33,667 COLONIAL DR

RADIUS	3 MILE	5 MILE
Population	82,547	301,854
Households	37,725	116,323
Average Income	\$114,356	\$91,101

 Orange County projects sustained employment and population growth through 2040.

**MONICA SAN PEDRO**  
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## Offering Snapshot

Development Status      Advanced entitlement process with development plans in place

### RESIDENTIAL PROGRAM

Total Units      115 Residential Units

Total Residential Area      95,657 SF

Residential Mix      36 Studios (333–412 SF)  
50 One-Bed (678 SF)  
29 Two-Bed (850–1,071 SF)

### COMMERCIAL COMPONENT

Total Commercial      6,790 SF

Total Area      Retail 4,422 SF  
Restaurant 2,368 SF

### PARKING SUMMARY

Parking Provided      150 Spaces (132.73 Required)

Parking Configuration      3-Level Structured Garage (141 Spaces) + 9 Surface Spaces



## Project details

The approved 6-story building features high-density residential units and ground-floor commercial activation designed to maximize asset value and street-level engagement.

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# Executive Summary



## DOWNTOWN GROWTH OPPORTUNITY

N Westmoreland represents an **opportunity to invest within one of Orlando's most actively evolving urban corridors**. The property benefits from strong rental demand, sustained population growth, and continued urban revitalization within the Creative Village / Parramore District.

This corridor has experienced substantial public and private investment over the past decade and is **recognized as one of Orlando's most dynamic submarkets**. Demand fundamentals are supported by employment expansion, academic presence, and **long-term demographic stability**.



## STRATEGIC LOCATION & CONNECTIVITY

Situated along the W Colonial Drive corridor with **immediate access to I-4 and minutes from Downtown Orlando**, the site benefits from **proximity to Creative Village's 68-acre technology and academic hub**, UCF Downtown Campus, Valencia College Downtown Campus, the Kia Center, and the Orlando Magic training facility. Proximity to employment centers, education institutions, and entertainment destinations **enhances the project's positioning within a rapidly evolving urban** environment.



## BUSINESS OPPORTUNITY

This offering stands out as an opportunity with an **advanced entitlement process and development plans in place**, in a market with high barriers to entry for entitled sites. By **leveraging the progress made through the entitlement process**, a developer can capitalize on rising land values and an institutional-quality scale. With a program that exceeds parking requirements and integrates mixed-use flexibility, N Westmoreland is a strategic investment positioned to capitalize on Orlando's rapid expansion across the technology, healthcare, and education sectors.

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N WESTMORELAND DR, ORLANDO, FL 32804

★ **PROPERTY LOCATION**

**CREATIVE VILLAGE**



INTERSTATE-4  
INTERSTATE  
4

**DOWNTOWN ORLANDO**

**CAMPING WORLD STADIUM**

**EXPLORIA STADIUM**

**Advent Health**

**KN CENTER**

TOLL  
408

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