

# The District

405 S Dillard St, Winter Garden, FL 34787

Betty J's Florist

State Farm  
Blake Price, Agent

DISTRICT

**EXCHANGE PLACE**  
REAL ESTATE & DEVELOPMENT

# PROPERTY OVERVIEW

Professionally built-out office space offered at an attractive market rate, ideally suited for a wide range of professional and business users. The property benefits from exceptional visibility and accessibility along Dillard Street, which experiences traffic counts exceeding 50,500 vehicles per day (AADT, two-way).

Strategically positioned within the highly desirable Dillard corridor, the location provides direct access to some of Central Florida's strongest demographics and daytime population drivers, supporting sustained commercial activity and business growth.

The surrounding trade area features an average household income exceeding \$110,000 within a five-mile radius, creating a highly desirable environment supported by a strong and affluent residential base.



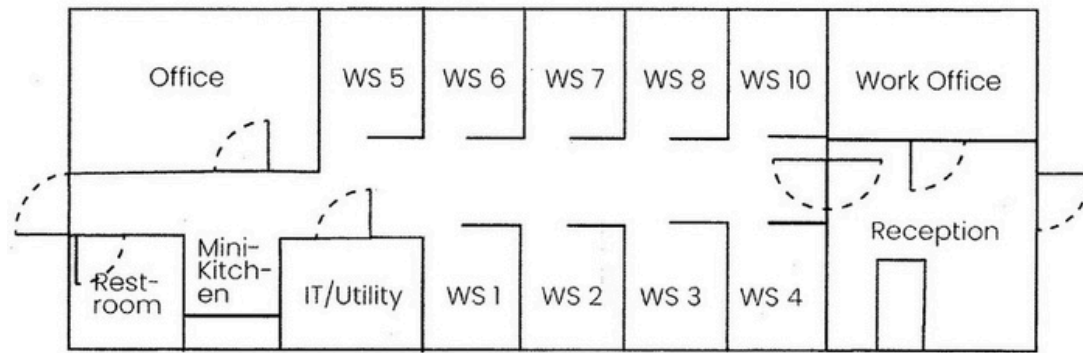
## PROPERTY DETAILS



PROPERTY NAME	403 DILLARD LLC
PROPERTY ADDRESS	405 S Dillard Winter Garden
YEAR BUILT	Varies
TOTAL AVAILABLE SQ	7,448
LAND AREA	Needed
ZONING	C3

# SPACE HIGHLIGHTS

Custom Built In Executive Office , Private offices,  
Glass Partitions, Mini Kitchen, Outdoor Space



\*Workstations are representational and not actual.







# AERIAL OVERVIEW

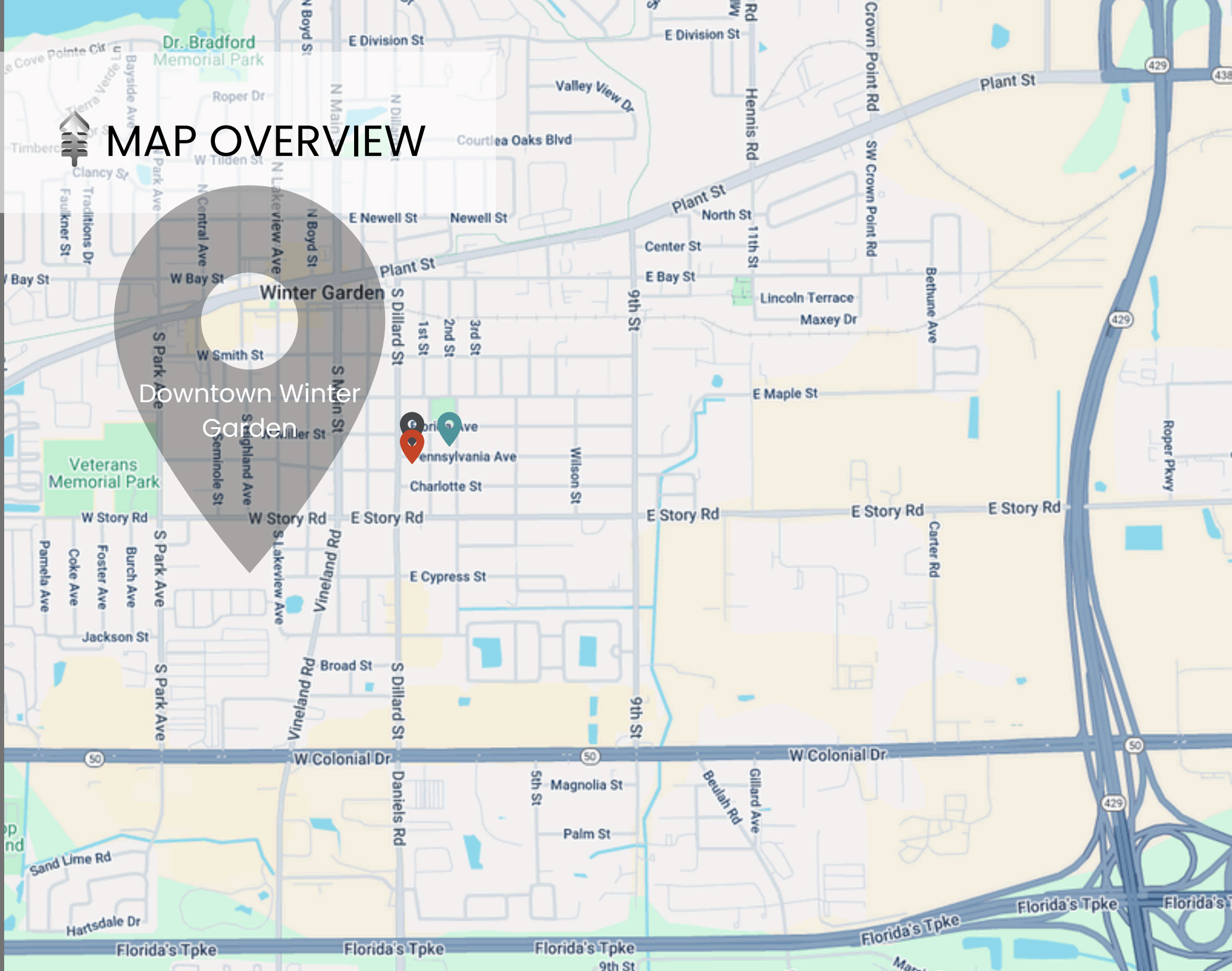




# MAP OVERVIEW



Downtown Winter Garden



# The District

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