



TD Bank

12200 W Colonial Dr, Winter Garden, FL 34787

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Located at 12200 W Colonial Drive in Winter Garden, the TD Bank building offers a prominent office setting along one of West Orange County's most traveled corridors. The property includes two available suites: Suite 100, a fully built-out 2,104 SF office suite with private offices, a lobby, conference room, bullpen, and kitchen; and Suite 303G, an efficient 836 SF office suite with reception, conference room, private office, restroom, and team workstations. With strong visibility, direct access, and flexible office layouts, the property is well suited for professional users seeking convenience and a recognizable Winter Garden address.

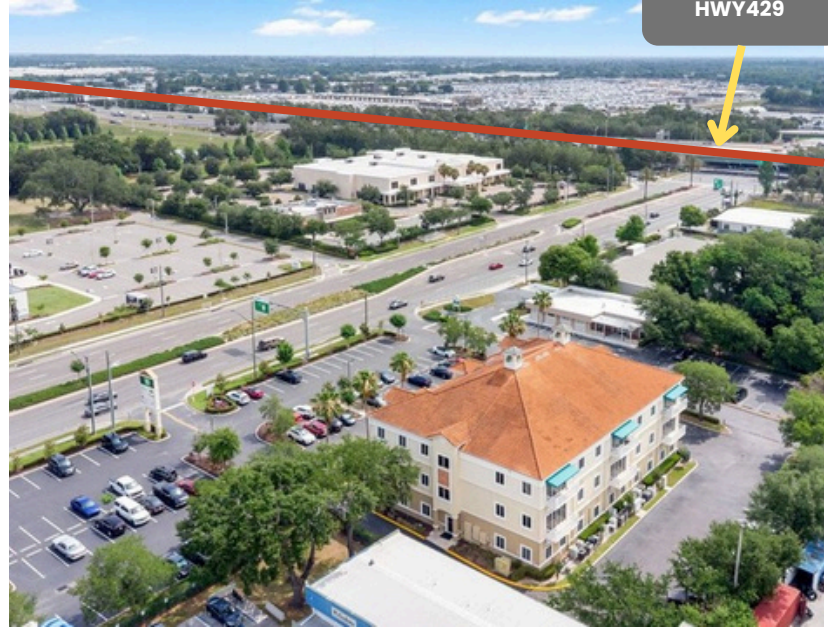




EXECUTIVE SUMMARY

AREA HIGHLIGHTS

- Minutes from Downtown Winter Garden, Plant Street, and the West Orange Trail, placing the property near one of West Orange County's most recognizable destinations.
- Convenient access to Highway 50, State Road 429, the Florida Turnpike, and surrounding Central Florida growth corridors.
- Located within a strong Winter Garden/West Orange County market supported by residential growth and established neighborhood amenities.
- Easy access to surrounding Winter Garden and Horizon West areas, making the location convenient for office users and their clients.



DEMOGRAPHICS

12200 W Colonial Dr, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

153,495

Population

39.0

Median Age



52,009

Households

\$86,344

Median Disposable Income

EDUCATION

9.4%

No High School Diploma



22.6%

High School Graduate



26.0%

Some College/
Associate's Degree



42.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$103,995

Median Household Income



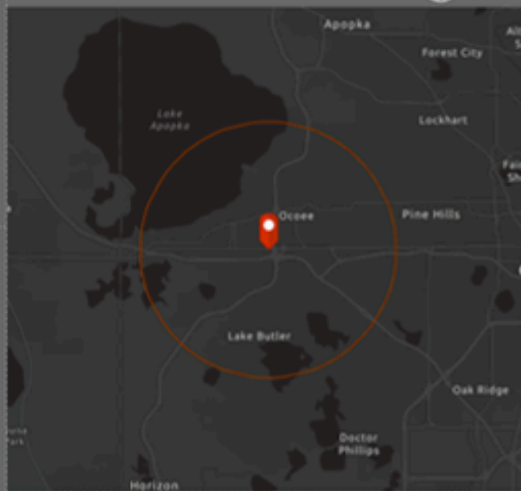
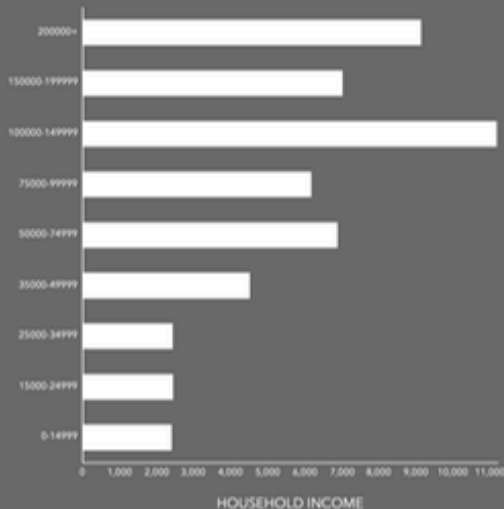
\$47,411

Per Capita Income



\$340,509

Median Net Worth



EMPLOYMENT

69.2%

White Collar

16.2%

Blue Collar

17.1%

Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



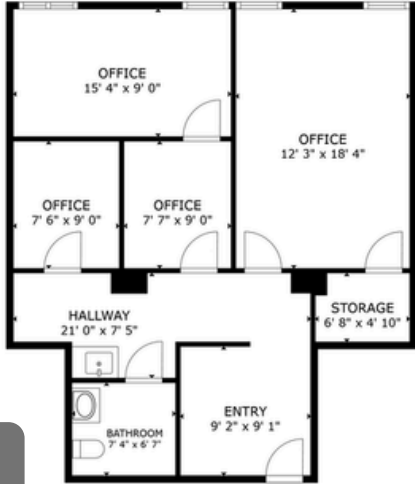


AVAILABLE UNITS



SUITE 100
2,104 SF

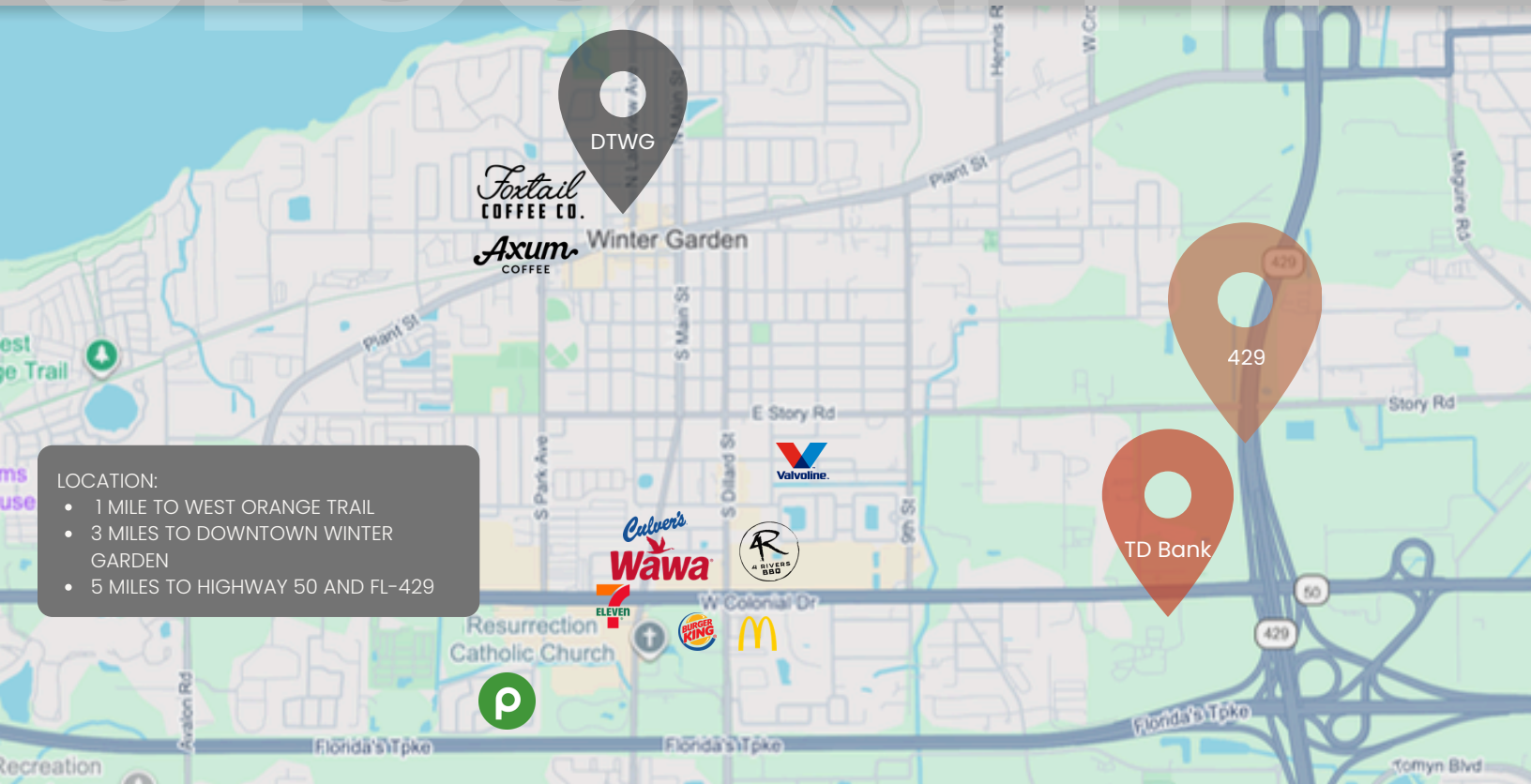
SUITE 303G
836 SF



PROPERTY NAME	TD Bank
PROPERTY ADDRESS	12200 W Colonial St, Winter Garden
YEAR BUILT	2000
BUILDING SIZE (3 STORIES)	31857 SF
AVAILABLE SF	2,940 SF
# OF SUITES AVAILBLE	2
SUITE SQFT	856 & 2,104 SF
PROPERTY TYPE	Medical/Office
ZONING	C-2
MARKET	Winter Garden
SUBMARKET	West Orange
TRAFFIC COUNT (HWY 50)	54,000 +/-
PARKING COUNT	5:1

SUITE	SQ FT	RATE	CAM	AVAILABILITY
100	2,104	\$34 NNN	\$8	Currently Available
303G	836	\$34 NNN	\$8	Currently Available

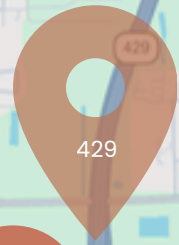
GEOGRAPHY



DTWG

Foxtail
COFFEE CO.
Axum
COFFEE

Winter Garden



429



TD Bank

LOCATION:

- 1 MILE TO WEST ORANGE TRAIL
- 3 MILES TO DOWNTOWN WINTER GARDEN
- 5 MILES TO HIGHWAY 50 AND FL-429

TD Bank

12200 W Colonial Dr, Winter Garden, FL 34787


SHARON WILLIAMS | BROKER

 [c. 689.407.5818](tel:689.407.5818) | [o. 407.347.4247](tel:407.347.4247)

 Sharon@exchangeplace.net

 www.exchangeplace.net

NICHOLAS ALIX | BROKER ASSOCIATE

 [c. 407.574.9455](tel:407.574.9455)

 NicholasAlix@exchangeplace.net

 www.exchangeplace.net

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT