Timothy Garito
Principal
D: 407.777.9660 ext. 100
tim@garitoco.com

Cheyenne Matos
Senior Associate
D: 407-227-9009
cheyenne@garitoco.com

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DEVELOPMENT LAND FOR SALE

Four Corners Retail Pad Sites

14285 Avalon Road,
Winter Garden FL, 34787

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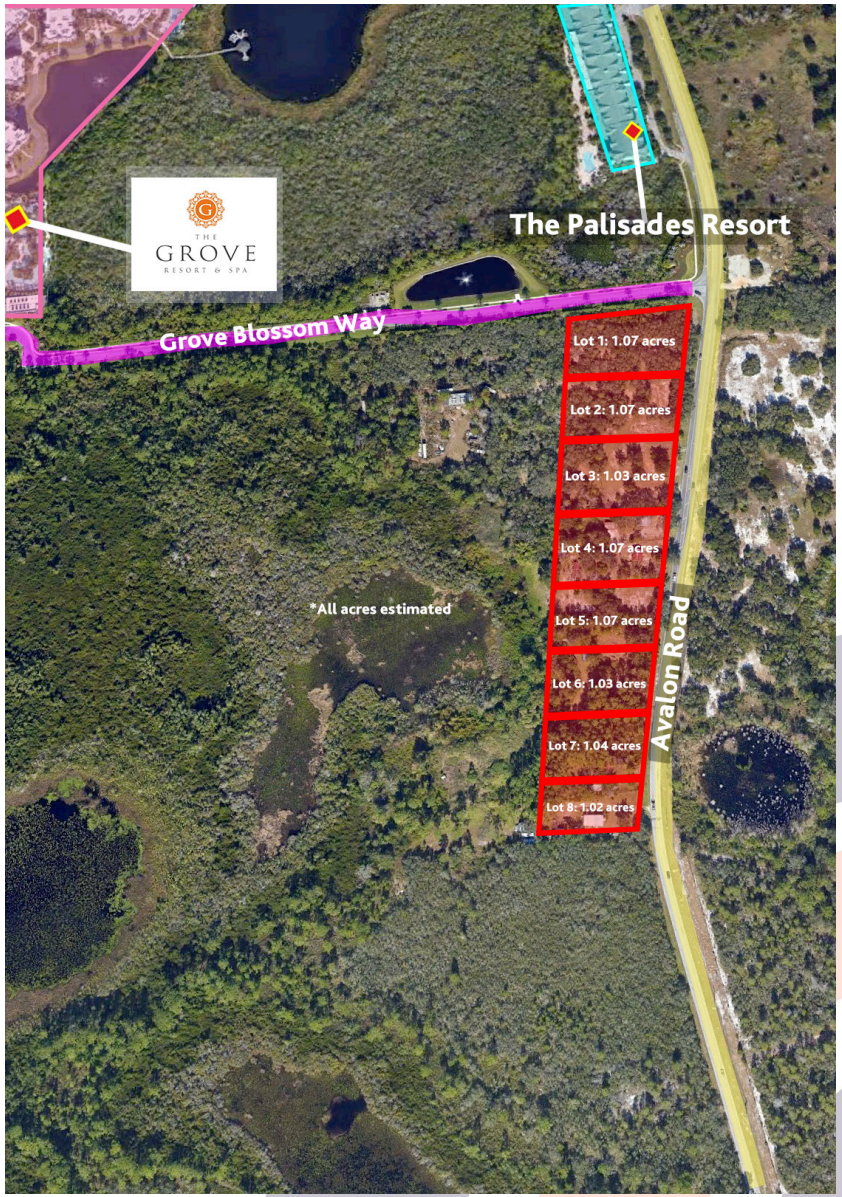
SUMMARY

PRIME RETAIL PAD SITES | FOUR CORNERS DEVELOPMENT OFFERING

14285 Avalon Road Winter Garden, FL 34787

Garito & Company is pleased to offer for sale prime retail pad sites. This is an excellent opportunity to develop a resort near Disney World in the blossoming Four Corners district. Near Flamingo Crossings, posed to house Disney College Program students, as well as the brand new Margaritaville Resort.



LOTS AVAILABLE

Lot Number	Acreage	Price
Lot 1	1.07	$802,500
Lot 2	1.07	$802,500
Lot 3	1.03	$772,500
Lot 4	1.07	$802,500
Lot 5	1.07	$802,500
Lot 6	1.03	$772,500
Lot 7	1.04	$780,000
Lot 8	1.02	$765,000

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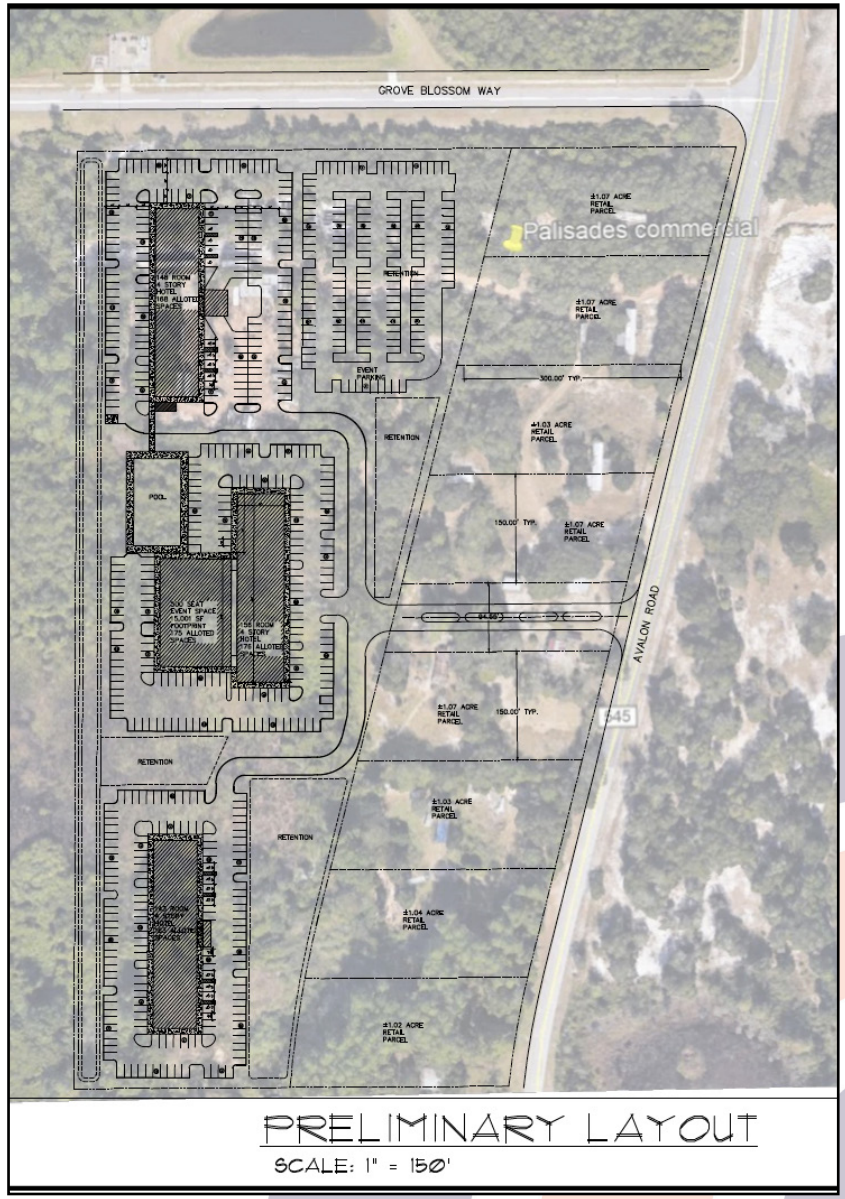
SITE PLAN

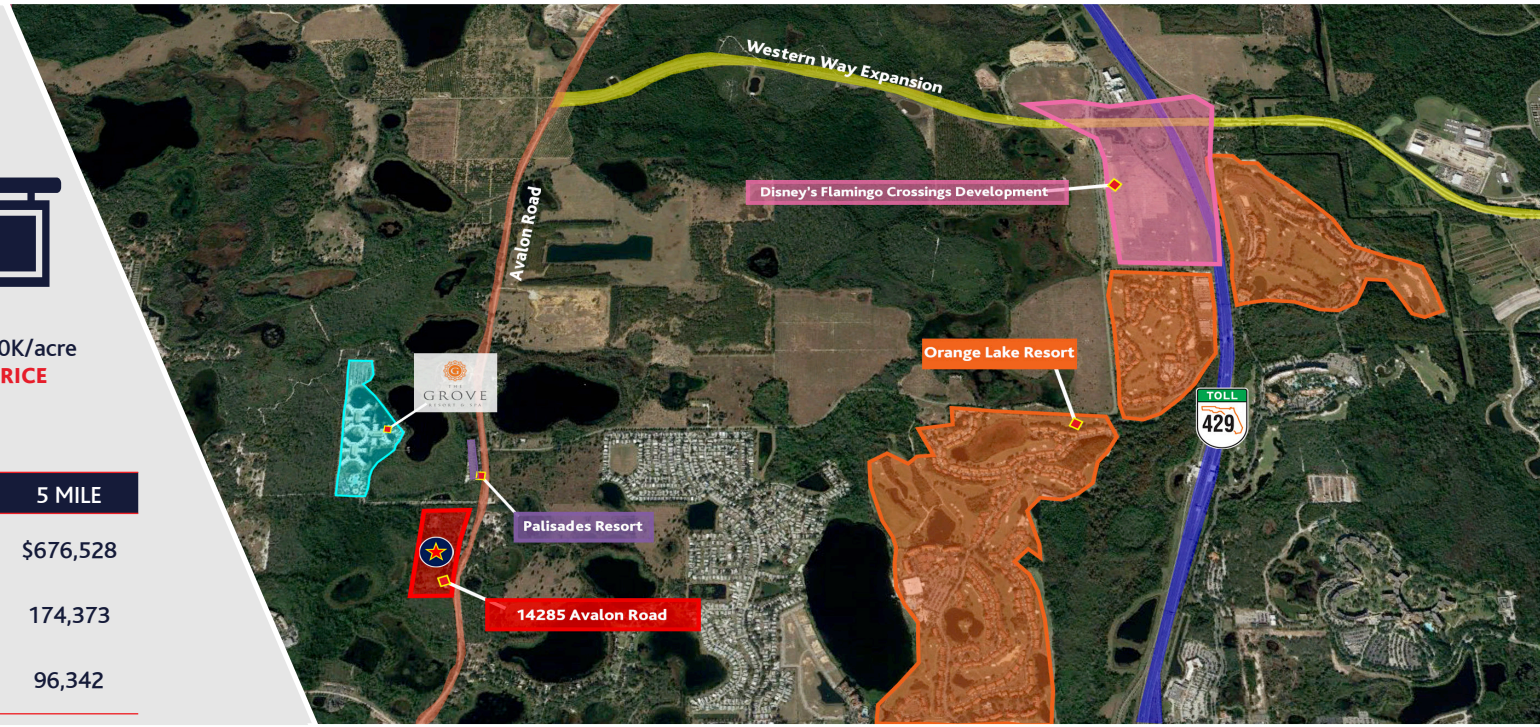
PRIME RETAIL PAD SITES | SITE PLAN



SITE SPECIFICATIONS

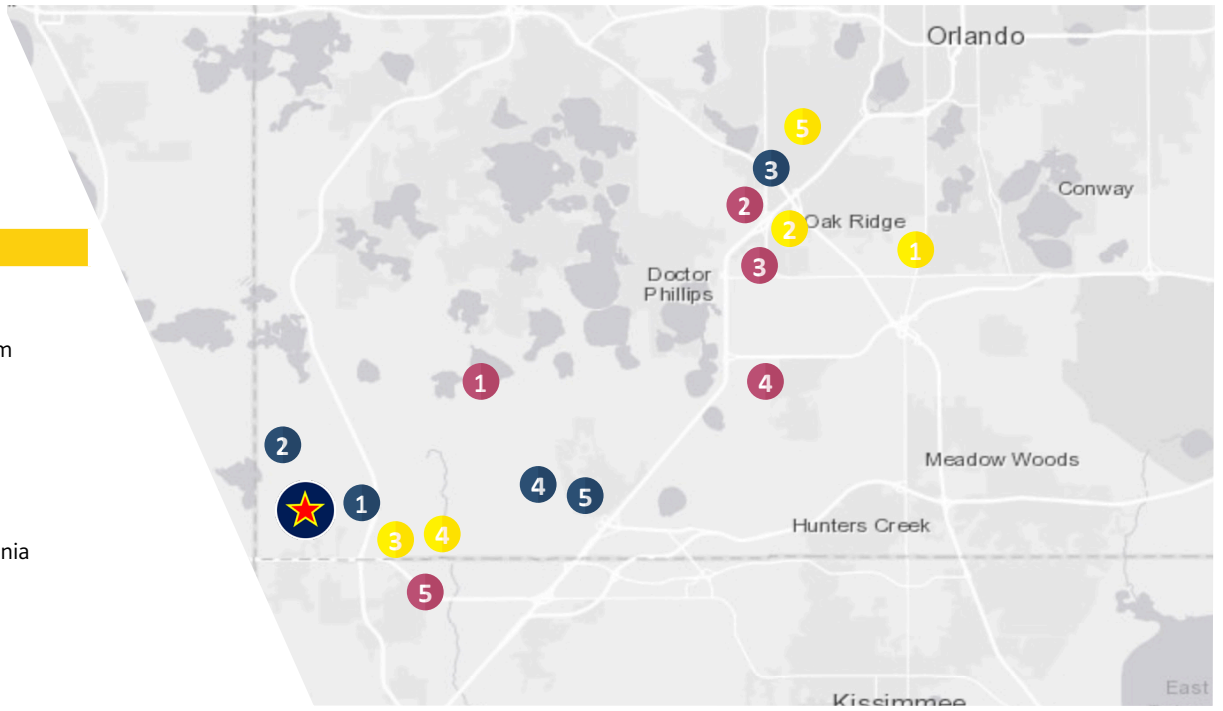
+/- 8.4 ACRES	RETAIL/HOSPITALITY	$750K/acre
TOTAL ACREAGE	PROPERTY TYPE	PRICE

DEMOGRAPHICS 2019	1 MILE	3 MILE	5 MILE
Total Specified Consumer Spending	$34,296	$403,753	$676,528
Daytime Population	18,998	68,622	174,373
Population (2024 Projection)	5,324	58,185	96,342



NEIGHBORHOOD AMENITIES

RESORTS & HOTELS	ATTRACTIONS	SHOPPING
1 Orange Lake Resort	1 Walt Disney World	1 Florida Mall
2 The Grove Resort	2 Universal Studios	2 Orlando Premium Outlets
3 Portofino Bay Hotel	3 Fun Spot Attractions	3 TJ Maxx
4 The Boardwalk Resort	4 SeaWorld Parks	4 Target
5 Waldorf Astoria	5 Margaritaville Resort	5 The Mall at Millenia



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Garito & Company LLC, a licensed real estate broker.

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PEOPLE & DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	FLORIDA
Est. Population (2018)	18,901	39,778	20,600,000
Proj. Population (2023)	58,185	96,342	22,600,000
Proj. Annual Population Growth (2018-2023)	21.05%	20.22%	1,988,319 (1.9%)
Est. Households (2018)	6,912	13,476	8,216,632
Average Home Value	$174,948	$171,529	452,452 (1.1%)
Median Age	37.8	36.9	41.0

HOUSEHOLD INCOME			
Est. Avg. Household Income (2018)	$66,223	$65,541	$72,504
Est. Median Household Income (2018)	$61,032	$54,116	$52,516

EDUCATION			
Some College	2,934	8,451	58.5%
College Degree + (Bachelor Degree or Higher)	2,832	5,503	28.4%

WORKFORCE			
Civilian Employed	10,446	21,587	n/a
Civilian Unemployed	9,902	2,240	n/a
Civilian Not In Labor Force	4,886	10,233	n/a
Armed Forces	4	4	92,249

HOUSING			
Owner-Occupied Median Home Value	$160,237	$158,053	$180,290
Housing Units Owner-Occupied	3,505	14,383	66.6%
Housing Units Renter-Occupied	3,690	6,032	33.4%

* Source: 2018 US Census Report

WINTER GARDEN, FLORIDA (ORANGE COUNTY)

Winter Garden was established in 1903 and officially incorporated as a City in 1908. It's part of the Orange County district of Florida. Winter Garden is part of the Orlando–Kissimmee–Sanford, Florida Metropolitan Statistical Area. The city's population was 43,536 as of the 2017 United States Census. Winter Garden is located North of popular tourist attractions like Walt Disney Resort, and just East of Universal, Seaworld, Fun Spot, and many other desirable destinations. Winter Garden has benefited tremendously from the tourism associated with local attractions. The city is characterized by its medium size and its close proximity to several cities. It's thirty minutes from Orlando proper, an hour and a half from Tampa, and three and a half hours from Miami.

ARTERIAL ROADS AND HIGHWAYS

State Road 50 (W. Colonial Dr) bisects the city into northern and southern sections. The toll road Western Beltway (SR 429) links I-4 near mile marker 58 in Osceola County with Florida's Turnpike at Winter Garden. Other major roads through Winter Garden include County Road 535 and County Road 545. CR 535 (also called Winter Garden - Vineland Road) begins at SR 50 and bisects the southern half of the city, proceeding south to Windermere, Lake Buena Vista and Walt Disney World, where it becomes State Road 535. CR 545 (also called Avalon Road) begins at SR 50 and proceeds south along the western edge of Winter Garden and along the border between Orange and Lake counties.

IMMEDIATE TRADE AREA

Winter Garden and the property listed boasts excellent and easy access to several area attractions including Walt Disney World Resort (which is less than 3 miles away), Universal Studios, the brand new Margaritaville Resort, Winter Garden Village, and the new Flamingo Crossings expansion (Disney's latest College Program student housing project).

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MAP

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