



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

## FLAMINGO CROSSINGS

FL-429 & Hartzog Road  
Winter Garden, FL 34787

**1-ACRE RETAIL PAD**



## GROUND LEASE

- + **Lease Rate:** Call For Details
- + **Parcel Size:** 1 Acre
- + **Access:** Easy Ingress/Egress
- + **Location:** Directly off FL-429  
Minutes to Disney Parks
- + **Traffic Count:** 44,000 CDP (FL-429)  
20,000 CDP (Western Way)

## Highlights

- Located at the entrance to 450+ acres of new development in Winter Garden, FL at the intersection of the Western Way and the FL-429 toll way (Orlando's Western Beltway)
- Adjacent to Flamingo Crossings, a 200,000 SF open-air pedestrian friendly retail-hub with 40 familiar brands of retailers and restaurants
- Directly in front of TownePlace Suites by Marriott, and next to SpringHill Suites, Homewood Suites, Fairfield Inn & Suites and Residence Inn

**Neighboring Brands:**  
many more retailers on location



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# Retail Map

**FL-429 - 44,000 CDP**

Walt Disney World Parks & Resorts →

**FAIRFIELD INN & SUITES**

**HOMESWOOD SUITES BY HILTON**

**Residence Inn Marriott**

**SPRINGHILL SUITES Marriott**

**TOWNEPLACE SUITES MARRIOTT**

**SITE**

**Western Way - 20,000 CDP**

**Advent Health**

**Flamingo Crossings**

[CLICK HERE for more on Flamingo Crossings](#)

**Flamingo Crossings Village**

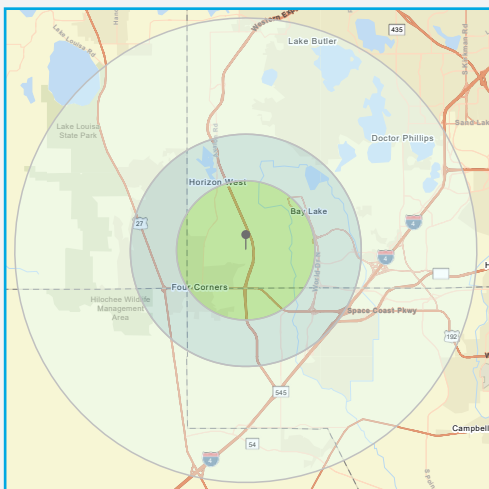
**Campus-style Student Housing Community**

- + 2 & 4 Bedroom Apartments
- + Resort-style Pools, Indoor and Outdoor Recreational Areas, and a 24/7 Fitness Center

[CLICK HERE for more on Flamingo Crossings Village](#)

**TOLL 429**

# Points of Interest



## 3 MILE RADIUS

	<b>13,769</b> RESIDENTIAL POPULATION
	<b>673</b> TOTAL BUSINESSES
	<b>16,182</b> TOTAL EMPLOYEES

## 5 MILE RADIUS

	<b>76,757</b> ESTIMATED POPULATION
	<b>1,920</b> TOTAL BUSINESSES
	<b>45,093</b> TOTAL EMPLOYEES

## 10 MILE RADIUS

	<b>298,915</b> ESTIMATED POPULATION
	<b>10,123</b> TOTAL BUSINESSES
	<b>170,811</b> TOTAL EMPLOYEES