retail outparcel
for
GROUND LEASE

# 1 acre

# call for details

located at the entrance of flamingo crossings - 450 acre new development near Disney World Parks & Resorts

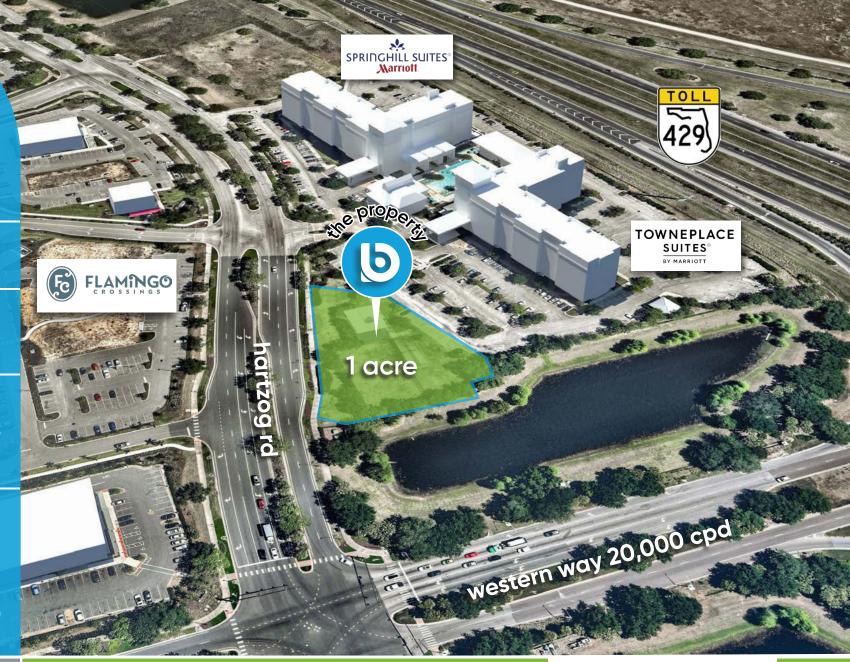
+ access: easy ingress/egress

+ Primary: retail

**+ traffic:** 44k CDP (FL-429)

20k CDP (west. way)

FL 429 & hartzog rd winter garden fl 34787



#### primary

buffy gillette broker associate (407) 734.7205 buffy@BBDRE.com michael f. beale principal (407) 734.7208 mike@BBDRE.com





## highlights

incredible retail ground lease opportunity

- 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



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### points of interest

#### food & beverage

- domino's pizza
- 2 sonic drive-in
- 3 skyline chili
- 4 firehouse subs
- dunkin'
- 6 wendy's
- 7 pdq
- token ramen & tea\*
- 9 starbucks
- pieology pizzeria
- simply capri
- flatlands bar & grill\*
- pita mediterranean street food
- lime fresh mexican grill
- white rabbit dessert experience
- ben & jerry's
- 17) ellie lou's brews & bbq
- 18 gyu-kaku japanese bbq
- five guys
- 🙍 hash house a go go

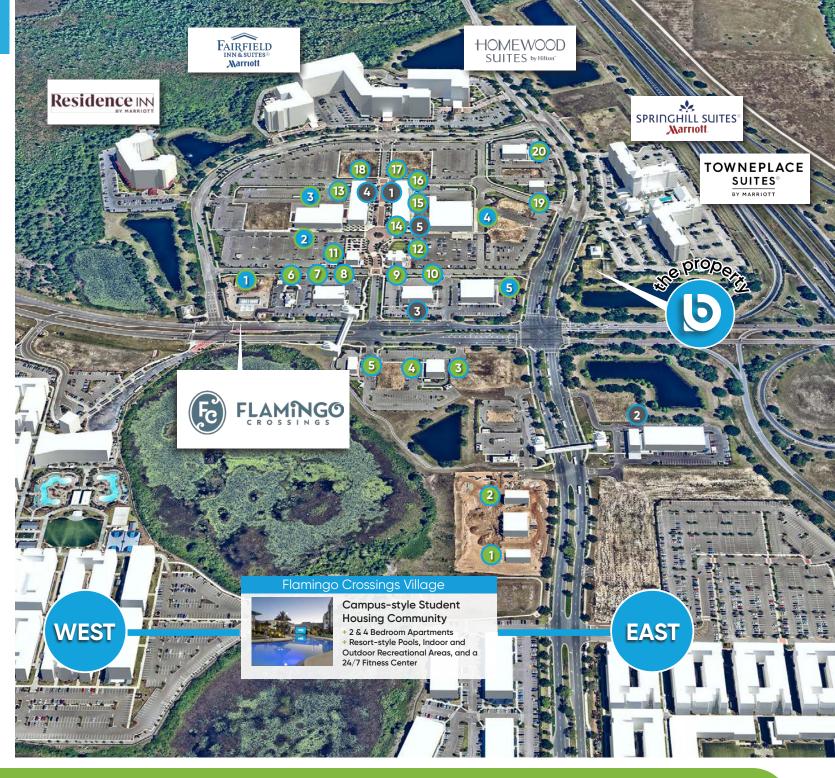
#### retail & shops

- 1 7-eleven\*
- 2 fit2run, the runner's superstore
- 3 five below
- 4 target
- 5 walgreens

#### services

- adventhealth primary care
- 2 adventhealth er
- 3 at&t\*
- Iuxor nail & spa
- 5 the ups store

\*coming soon



### property photos







