



STONEBROOK EXCHANGE



STONEBROOK Exchange



Pricing is subject to change. Inquire for details.

RETAIL / MEDICAL / OFFICE FOR LEASE

Stoneybrook W PKWY & Windermere RD, Winter Garden, FL 34787

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services

E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Lease: 1,500 - 4,376 SF

1st Floor Retail: \$42.00 / SF, NNN

2nd Floor Office: \$35.00 / RSF, NNN



FOR MORE INFO VISIT
FCPG.COM/STONEBROOK-EXCHANGE

Premier Mixed-use Development situated at the intersection of Winter Garden and Windermere, directly on the roundabout serving as gateway to the Windermere Chain of Lakes

Anchor building situated along the roundabout for maximum visibility, with parking situated in the rear

Development includes 1,600 ft of frontage on either side of roundabout with access on both Stoneybrook West Parkway and Windermere Road

Located just up the street from Winter Garden Village, the dominant power center of the W. Orlando Retail Market, with over 1.1 million square feet of retail and restaurant users

Situated along SR429 / Western Expressway (75,500 AADT) for additional highway visibility and market presence

Exclusive Monument and Façade signage along both Stoneybrook West Parkway and Windermere Road

Ideal for local and regional restaurant, retail, and office users wanting to be in the center of Orlando's most affluent residential community

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SITE MAP



STONEY BROOK Exchange

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

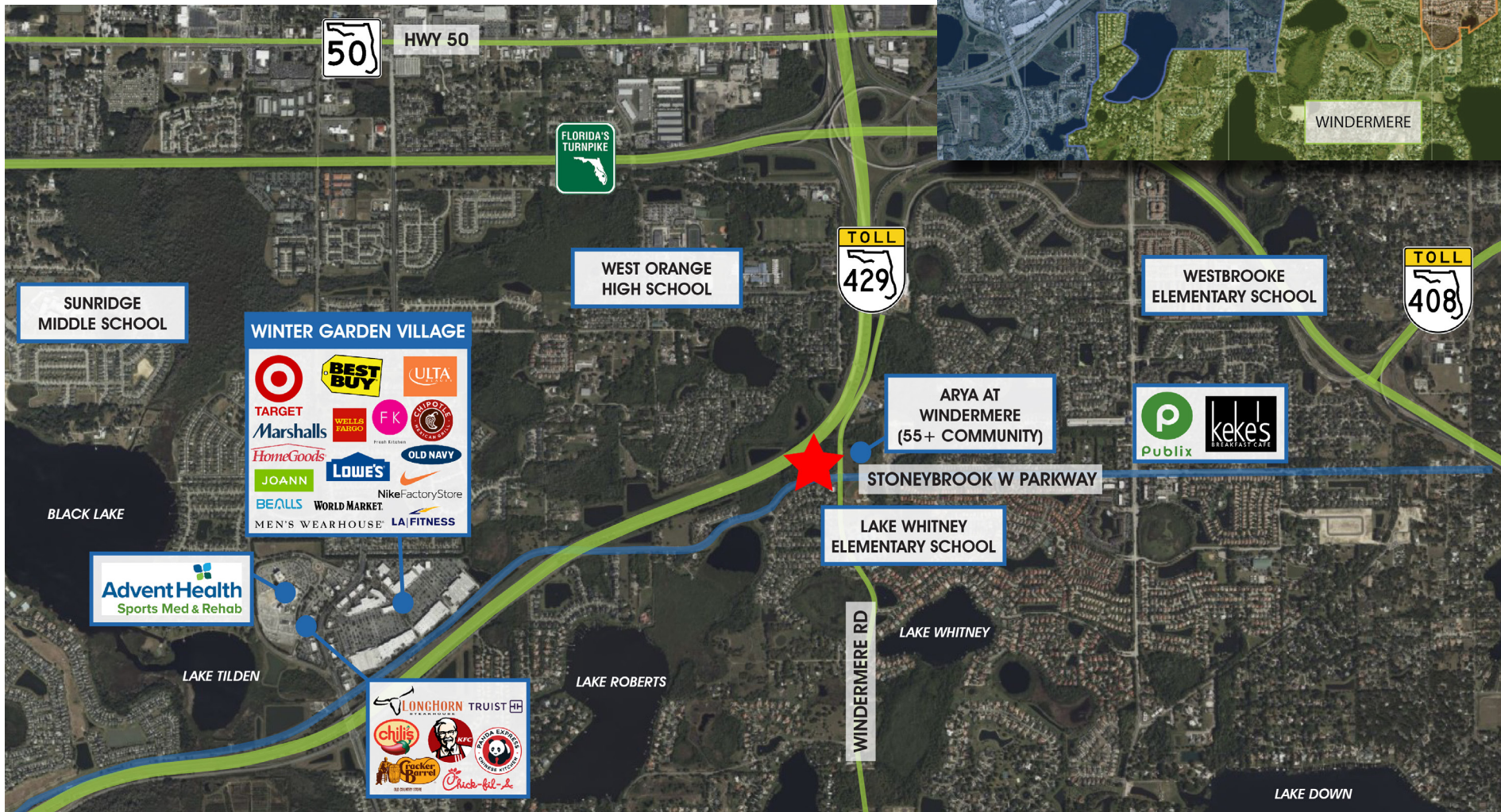
F C **FP** **CG** **FCPG**

FIRST CAPITAL Property Group

Commercial Real Estate Services

THE NEIGHBORHOOD

Strategically situated between affluent neighborhoods of Winter Garden and Windermere on main thoroughfare for Windermere community to access major roadways 429, Florida's Turnpike, 408 and Highway 50 (Colonial Drive).



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.



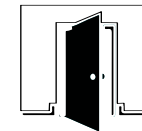
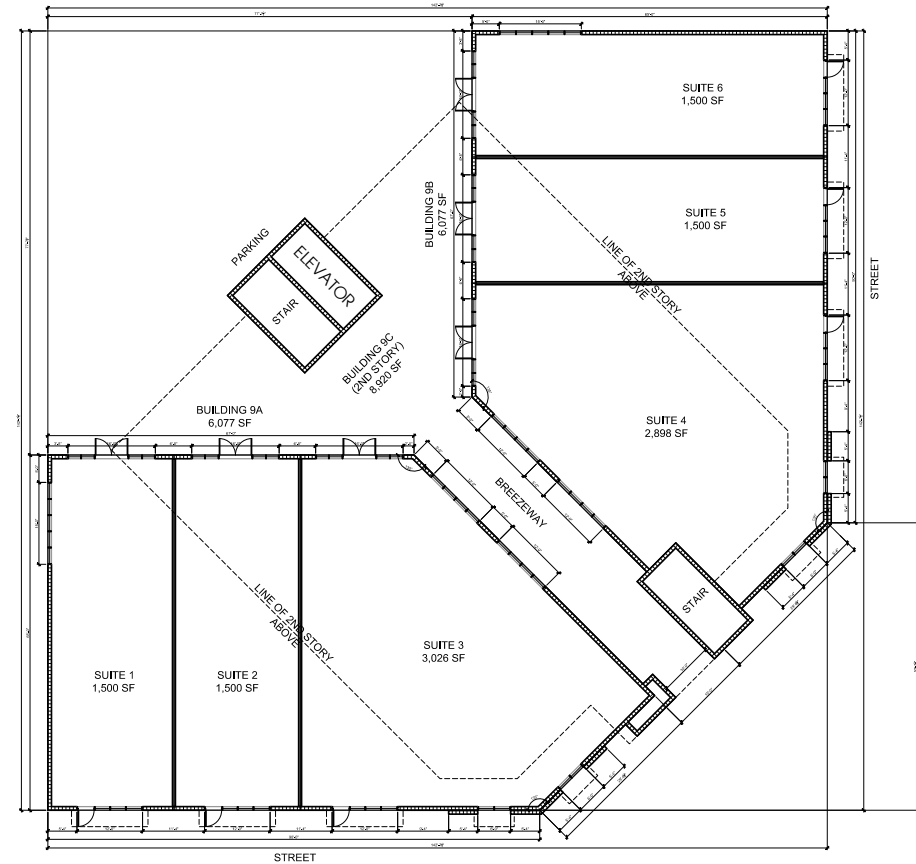
LEASE AVAILABILITY

OFFICE / MEDICAL / RETAIL / RESTAURANT

| Suite Number | Square Footage | Building Level | Use |
|--------------|----------------|------------------------------|--------|
| Suite 101 | | CFS Coffee | |
| Suite 102 | | Oasis Nail Spa Winter Garden | |
| Suite 103A | | Oxygen Yoga | |
| Suite 103B | | Coastal Florals | |
| Suite 104 | | Playstreet Museum | |
| Suite 105 | | Brazilian Pizza SEO Basilico | |
| Suite 106 | 1,500 SF | 1st | Retail |

OFFICE

| | | | |
|-----------|-----------|--------------|--------|
| Suite 201 | | Edward Jones | |
| Suite 202 | 1,784 RSF | 2nd | Office |
| Suite 203 | 2,810 RSF | 2nd | Office |
| Suite 204 | 2,376 RSF | 2nd | Office |
| Suite 205 | 2,000 RSF | 2nd | Office |
| Combined | 4,376 RSF | | |



GREY SHELL DELIVERY



MEDICAL & OFFICE USERS WELCOMED



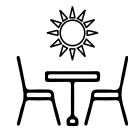
\$50 / SF T.I. ALLOWANCE AVAILABLE



MONUMENT & BUILDING SIGNAGE AVAILABLE



END-CAP SUITES AVAILABLE



PATIO SPACE AVAILABLE

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

DEMOGRAPHICS



AVERAGE INCOME
\$173,337
(5 min drive time)



MEDIAN AGE
40.4
(5 min drive time)



AVERAGE VALUE OF HOUSEHOLDS
\$692,295
(5 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

| | | Total Population | Total Families | Total Households | Average Income | Total \$ Spent on Medical Care |
|---------|------|------------------|----------------|------------------|----------------|--------------------------------|
| 5 mins | 2025 | 7,211 | 2,047 | 2,557 | \$173,337 | \$9,685,669 |
| | 2030 | 7,247 | 2,067 | 2,585 | \$191,055 | |
| 10 mins | 2025 | 48,458 | 12,730 | 16,144 | \$170,689 | \$60,747,259 |
| | 2030 | 49,238 | 12,939 | 16,456 | \$188,343 | |
| 15 mins | 2025 | 178,440 | 45,567 | 60,265 | \$149,202 | \$201,139,273 |
| | 2030 | 185,855 | 47,358 | 62,753 | \$166,869 | |



STONEYBROOK
Exchange



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

F C **FIRST CAPITAL**
P G **Property Group**
Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



2 minutes
(1.8 miles)



7 minutes
(3.0 miles)



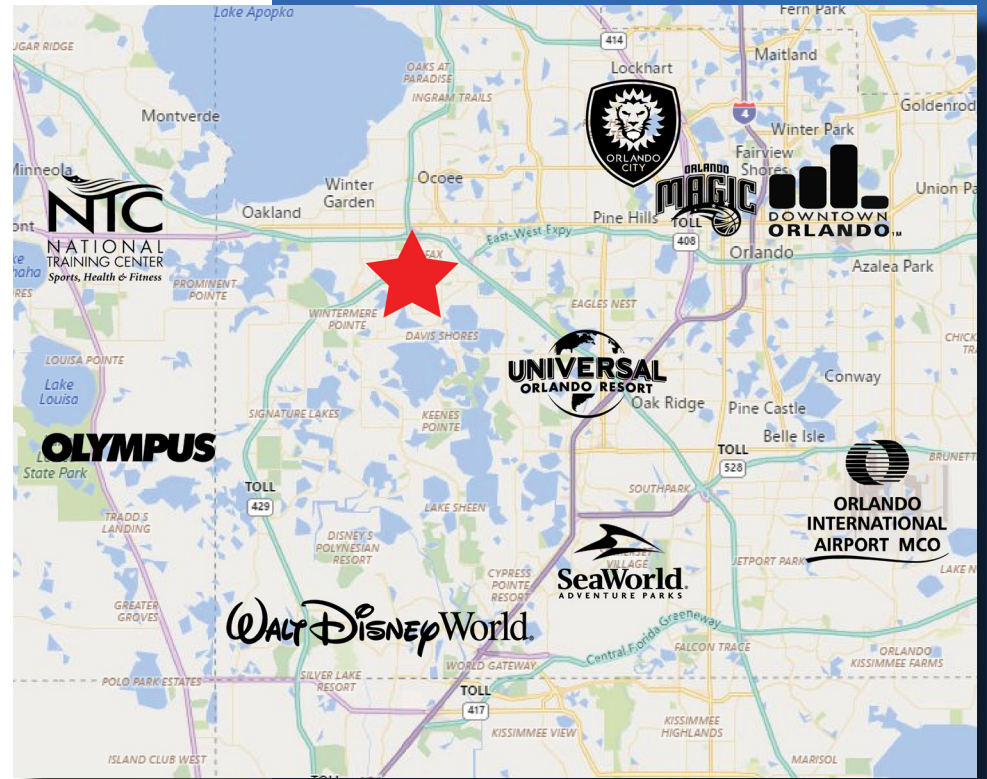
7 minutes
(4.6 miles)



13 minutes
(14.1 miles)



18 minutes
(16.6 miles)



Average Annual Daily Trips

2024

| | |
|--------------------------|--------|
| SR 429 | 75,500 |
| Stoneybrook West Parkway | 17,000 |

Surrounding Businesses

| 2025 | 5 Mins | 10 Mins | 15 Mins |
|-------------------------|--------|---------|---------|
| Retail Businesses | 80 | 480 | 1,324 |
| Food & Drink Businesses | 30 | 174 | 455 |



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.



MARKET HIGHLIGHTS: WINDERMERE

RICH HISTORY

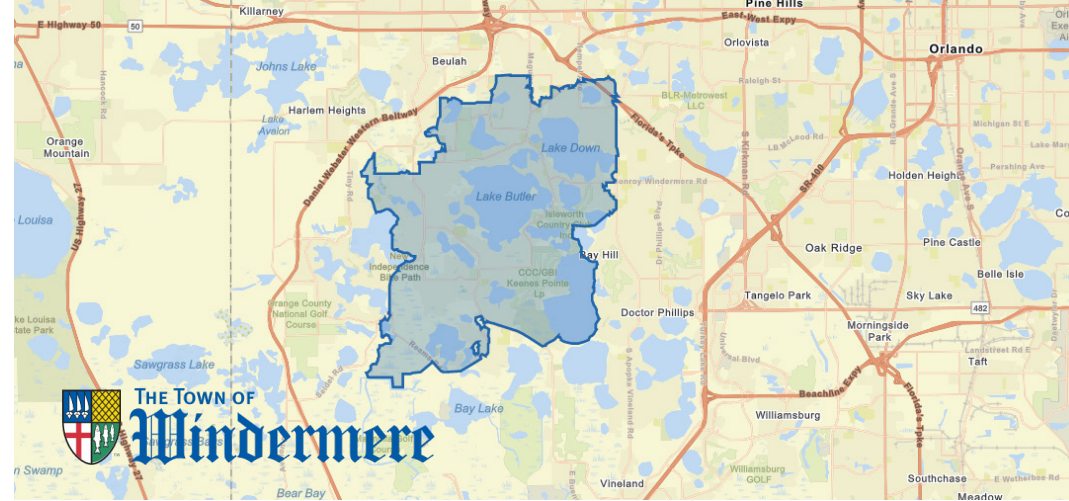
Windermere, Florida is a **prestigious oasis nestled among the lakes** with small town charm, tree canopies lining the streets and a rich history. Incorporated in 1925, Windermere quickly became known for its quality of living standards. The 1970's brought an influx of Disney executives from California further propelling the high status of the area.

The town is dedicated to the upkeep of the infrastructure and maintaining the standards set years ago. Within the past year, numerous storm water projects have been completed; 2024 brought a **\$10.3 million investment** into public works, parks, & recreation.

ISLEWORTH

Within the Windermere, FL zip code lies the famed **Isleworth Country Club**, with its unique mix of architecture, amenities, service, security, and family-friendly lifestyle. Home to one of the most esteemed golf club communities in the world, Isleworth features one of the **longest and most challenging rounds in the country**. With its course winding through grand cypress and oak trees, seven miles of pristine freshwater lake shoreline and rolling hills, players are treated to an experience unlike any other.

The course was originally designed by Arnold Palmer and was home to the Tavistock Cup matches for 10 years. Between the first and tenth tees sits the iconic sculpture of the **Wall Street Charging Bull** symbolizing the strength and power of the community.



DEMOGRAPHICS

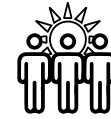
Population



POPULATION
± 46,382



PROJECTED ANNUAL GROWTH
0.24%



DAYTIME POPULATION
± 32,932



MEDIAN AGE
± 38.1

Income



AVERAGE HOUSEHOLD INCOME
\$196,152



AVERAGE DISPOSABLE INCOME
\$146,507



AVERAGE NET WORTH
\$2,167,168

Employment



EMPLOYEES
7,043



BACHELOR'S/GRAD./ PROF. DEGREE
61.2%



WHITE COLLAR WORKERS
82.2%



UNEMPLOYMENT RATE
1.9%

Housing



HOUSEHOLDS
15,511



AVERAGE HOME VALUE
\$813,864



MARKET HIGHLIGHTS: WINTER GARDEN

WHERE GOOD THINGS GROW

The City of Winter Garden is located on **Lake Apopka** just 20 minutes West of Orlando. Established as a citrus town in 1908, Winter Garden now has over **118,000 residents in its city limits** and is rich with history and culture. The Downtown area is listed on the **National Registry of Historic Places** and is frequented by both residents and visitors alike.

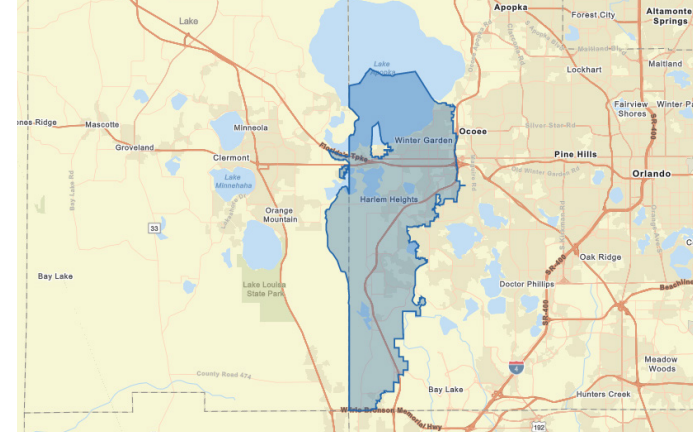
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

CULTURE, NATURE, HISTORY

Repetitively ranked as one of the **best places to raise a family, and start a business** by WalletHub, NerdWallet, Niche and more, Winter Garden is "Where Good Things Grow." Known as the **culture capital of West Orange County**, there is an abundance of live performances, live music, visual arts displays and entertainment options throughout the city.

It's 13 parks, including numerous dog parks, location on Lake Apopka, **200 acre Tusker Ranch and Nature Preserve**, and 22.6 mile long paved bike/walk **West Orange Trail** are only a few of the outdoor recreation opportunities available.

Winter Garden Village at Fowler Green features over 1 million SF of shopping drawing in visitors from neighboring communities.



DEMOGRAPHICS

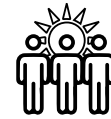
Population



POPULATION
± 118,002



PROJECTED ANNUAL GROWTH
2.08%



DAYTIME POPULATION
± 98,677

MEDIAN AGE
± 37.0

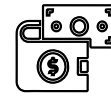
Income



AVERAGE HOUSEHOLD INCOME
\$166,543



AVERAGE DISPOSABLE INCOME
\$126,251



AVERAGE NET WORTH
\$1,689,823

COMMUNITY GROWTH

The rich historic downtown is home to restaurants, bars, small businesses, museums, and entertainment establishments with the old-town, boutique-y feel. The City of Winter Garden is planned to invest **\$3.2 million in capital improvement projects** in 2025 to continue to improve the infrastructure in place and accommodate the influx in people moving to the area while staying true to the culture and history of the region.

The demand for homes in the area continues to rise as more people move to this high sought-after area, driving new home developments and existing home sales. In June 2025, there were 153 home sales in the 34787, Winter Garden, zip code with an **average price of \$557,970**. The average home price in Orange County for the same time period was substantially lower at \$430,093.

