

FOR LEASE
Restaurant Space in a Publix Anchored Center

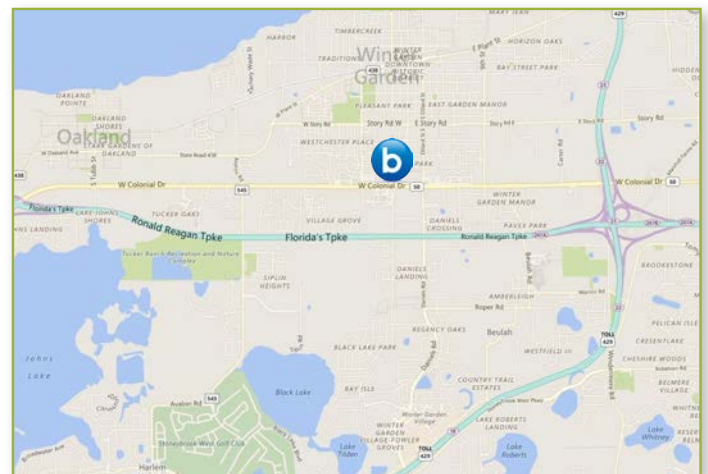

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West Point Commons offers excellent visibility from State Road 50, which has almost 45,000 cars per day, as well as full access to Winter Garden Vineland Road. It is located 1.5 miles North of Winter Garden Village and the new Florida Hospital Emergency Center, and less than 2 Miles west of SR 429. The area's strong demographics and high traffic counts led to Winter Garden being ranked as one of the fastest growing suburbs by Forbes.com.

PROPERTY DETAILS

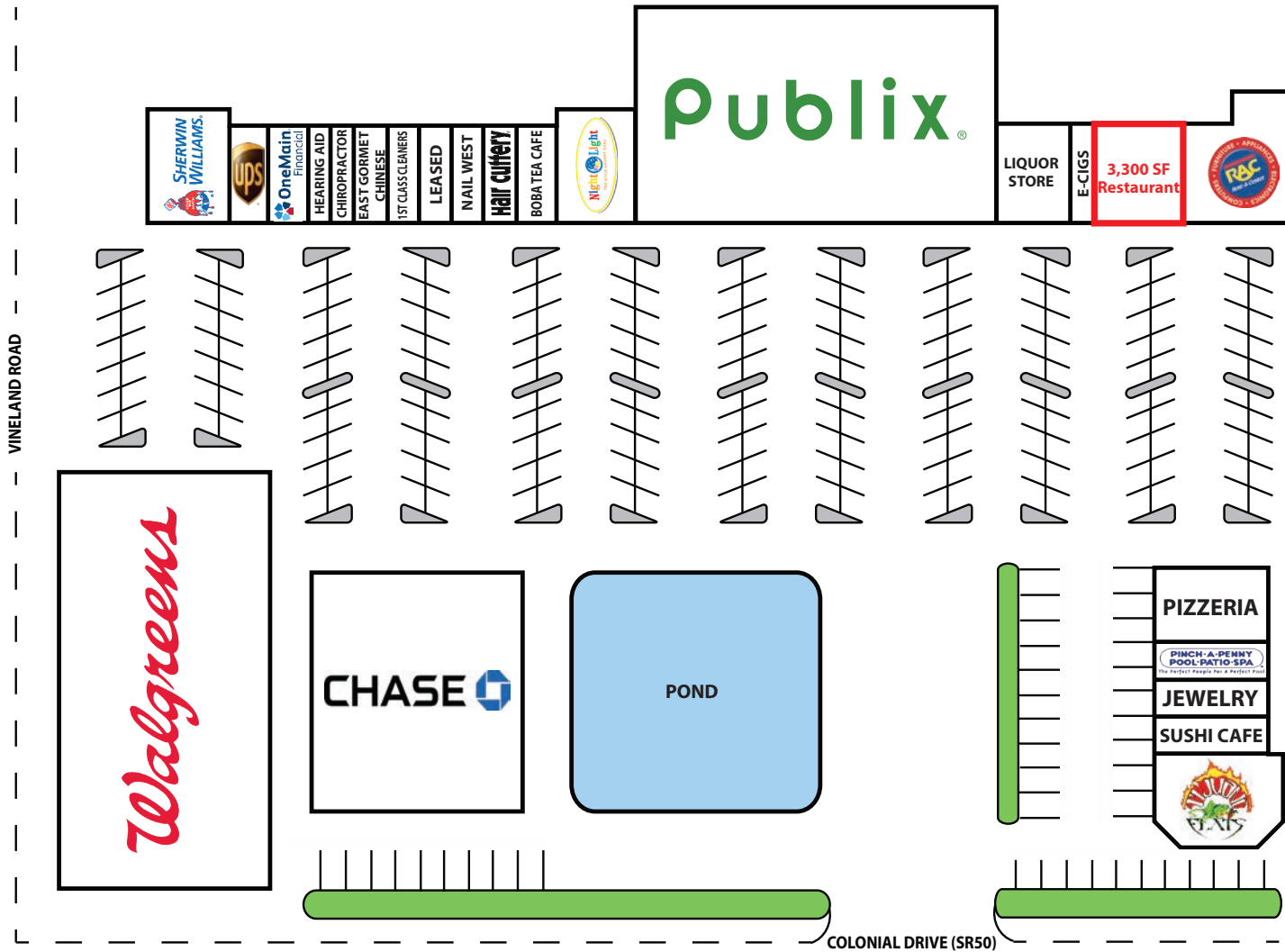
- >> Lease Rate: \$22.00 / SF NNN
- >> Available SF: 3,300± SF (Restaurant Space)
- >> Parking: 5/1,000 SF
- >> Signage: Facade & Monument
- >> Traffic Count: 44,048 AADT

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
POPULATION	11,795	47,543	98,244
MEDIAN INCOME	\$38,730	\$57,735	\$61,150



JEAN-PAUL BEAULIEU, CCIM, CLS:
 (407) 734.7201 | jp@bishopbeale.com

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(All Measurements are Approximate)