



Colliers

The Promenade at Horizon West

10958 Avalon Road | Winter Garden, FL 34787

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Property Highlights

- Shadow-anchored by Publix Supermarket
- Up to 63,000 SF of retail space available
- Up to 2.67 AC outparcels, with drive-thru and food/beverage potential, available for ground lease or build to suit
- Located in the center of Horizon West, one of the fastest growing, affluent master-planned communities in the nation
- Easy access to SR-429 & Florida's Turnpike
- Hyper residential growth area with limited retail opportunities
- Unique retail site within Horizon West Village "H"
- Delivered in gray shell condition
- TI package available

Area Demographics



Population

3-Mile: 15,297
5-Mile: 61,350
7-Mile: 111,857



Daytime Population

3-Mile: 12,425
5-Mile: 57,348
7-Mile: 115,828



Households

3-Mile: 6,039
5-Mile: 22,899
7-Mile: 40,648



Average HH Income

3-Mile: \$92,861
5-Mile: \$91,858
7-Mile: \$101,832



Proximity to Disney

2.5 miles



Disney Annual Visitors

58 Million

Brewery



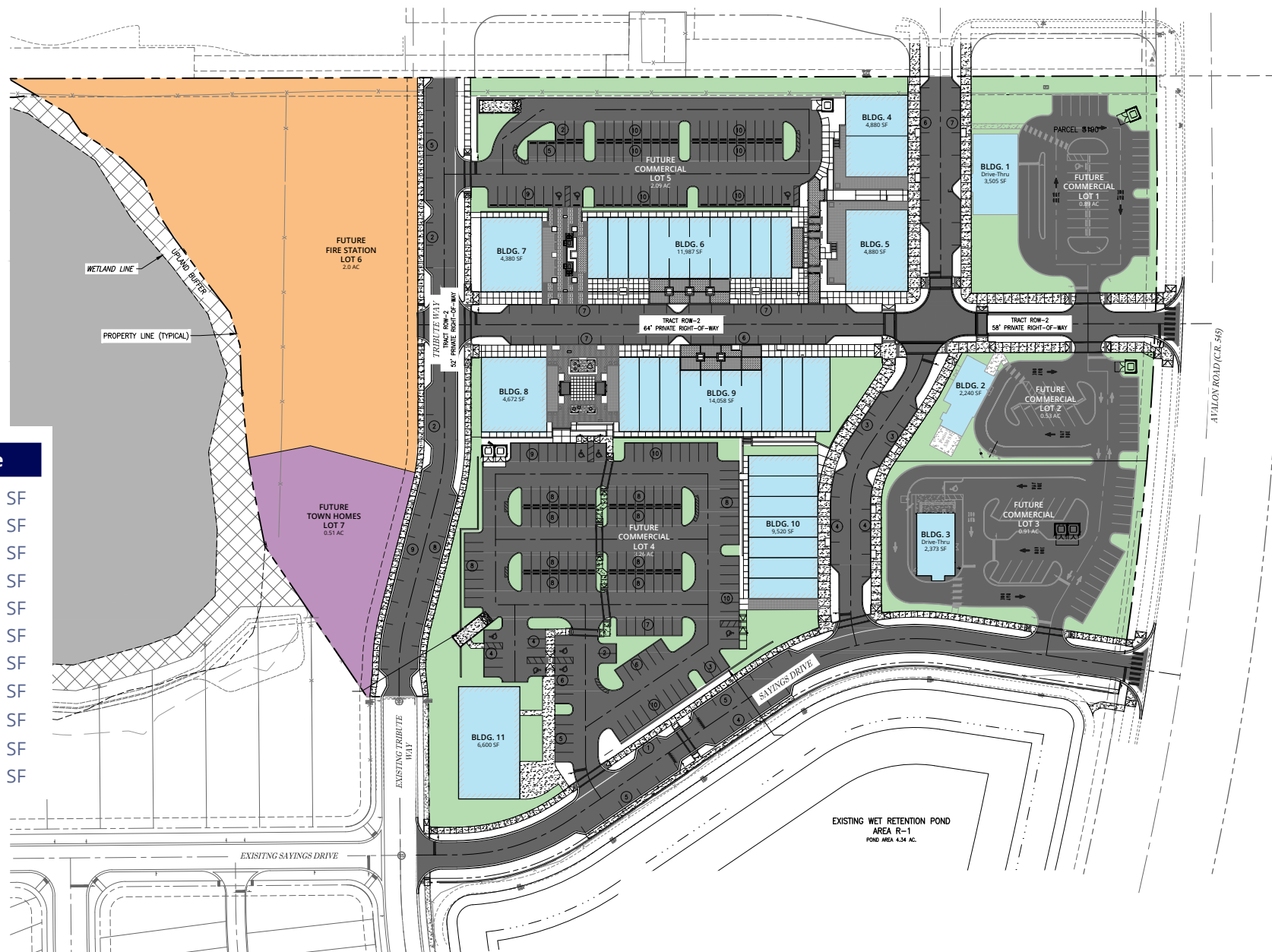
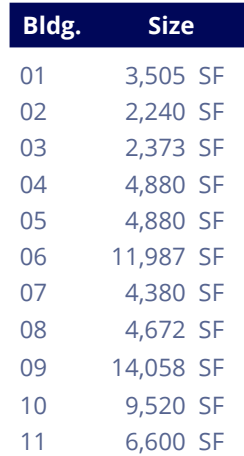
Breakfast



Daycare



Site Plan



2,322+ Residential Units to be Developed Immediately Surrounding Horizon West's New Retail Development



Surrounding Residential

569	Single Family Lots
1,422	Multi-Family Units
331	Townhomes



27

TOLL
429

Lake/Orange Expressway
SR-516

Subject Site

Avalon Rd.

44,800 AADT

23,000 AADT

Flemmings Road
Expansion

Western Way

Winter Garden Vineland Rd.

World Dr.

Hamlin Town Center



ORLANDO HEALTH
Orlando Health
Horizon West Hospital
120 Beds

The Mark at Horizon West



21M Visitors

Flamingo Crossings Town Center
1,750 Hotel Rooms | 200K SF Retail
10,000 Disney College Students



Flamingo Crossings



AdventHealth



13.9M Visitors



12.4M Visitors



11.5M Visitors

Winter Garden Metro Study

The Shoppes at Lakeview Pointe is located along **SR-429** in the heart of **Horizon West**, one of the most affluent master-planned communities in the Nation. A great destination for community retail with more than **62,000 future planned homes** and 40,000 existing single family homes in the immediate area. This project fronts Avalon Road and is shadow anchored by **Publix**, with convenient access to SR-429 & Florida's Turnpike and close proximity to **Walt Disney World Resort**.



Future & Under Construction Residential Developments

3-Miles

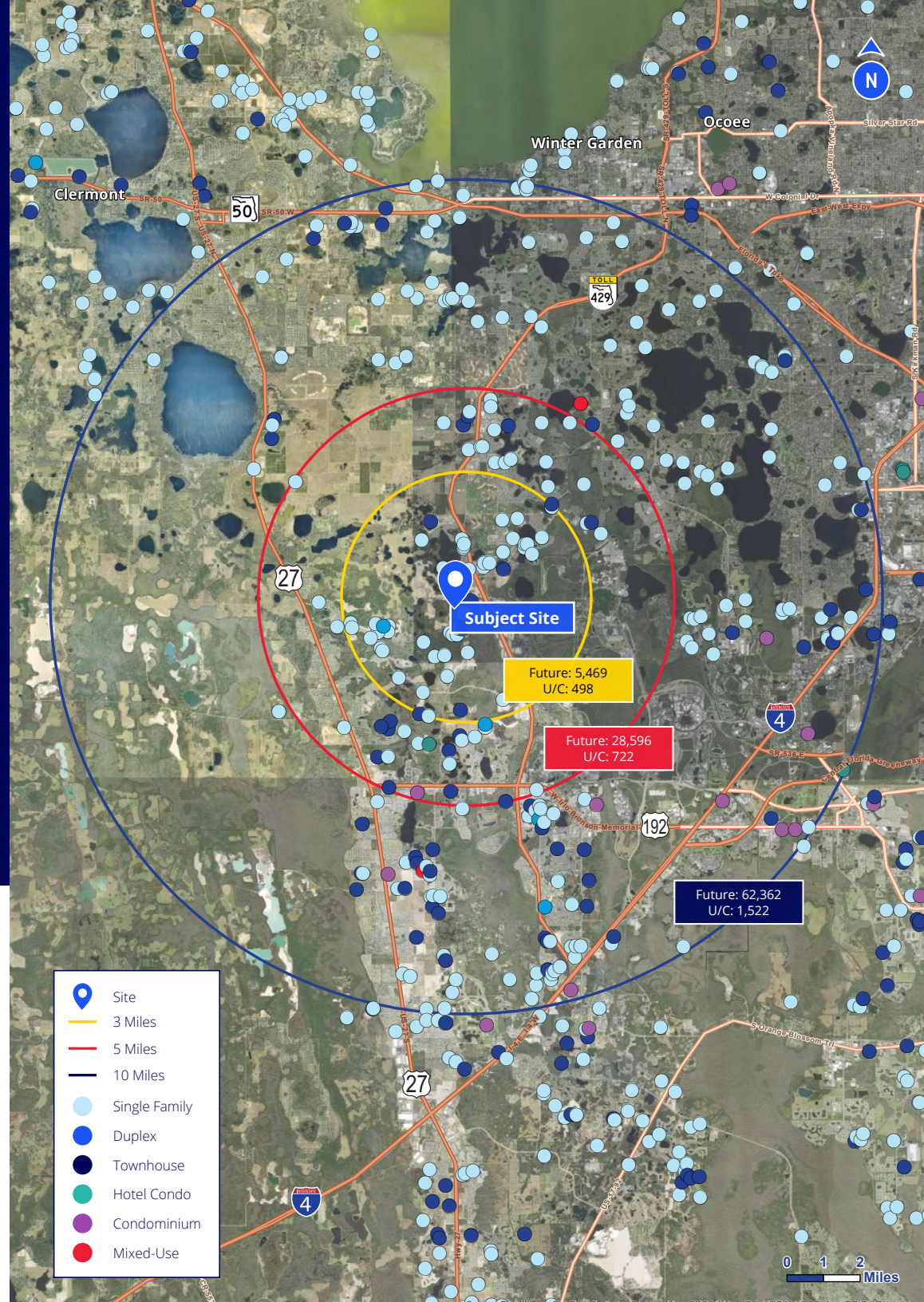
Future: 5,469
U/C: 498

5-Miles

Future: 28,596
U/C: 722

10-Miles

Future: 62,362
U/C: 1,522



Contact Us

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A man in a blue plaid shirt is smiling and handing a tray with two white coffee cups to a woman who is sitting in a car. The woman is looking out the window. The background is a blurred green landscape.

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