

New Retail  
For Lease

# SPECIALTY STRIP CENTER

Southwest Corner of Tilden Rd. & Avalon Rd., Winter Garden, FL



## PROPERTY HIGHLIGHTS

- Location:** This new center will be located on the Southwest Corner of Tilden and Avalon Roads, just south of the Stoneybrook Parkway/ Avalon Road intersection and just southwest of the 429/SR 535 Interchange.
- Square Footage:** 1,300-13,000 SF (65' bay depth )
- Traffic Counts:** 19,226 ADT
- Highlights:** Densely populated residential area
- Traffic light at the intersection
- 300 feet of frontage on Avalon Rd
- Safe ingress and egress
- Adjacent to The Goddard School, a 12,000+ SF, 4 million dollar one of a kind preschool with a state-of-the-art gymnasium and three secure playgrounds

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,819	31,112	88,740
No. of Households	2,657	10,915	31,083
Avg. HH Income	\$115,172	\$102,878	\$102,561



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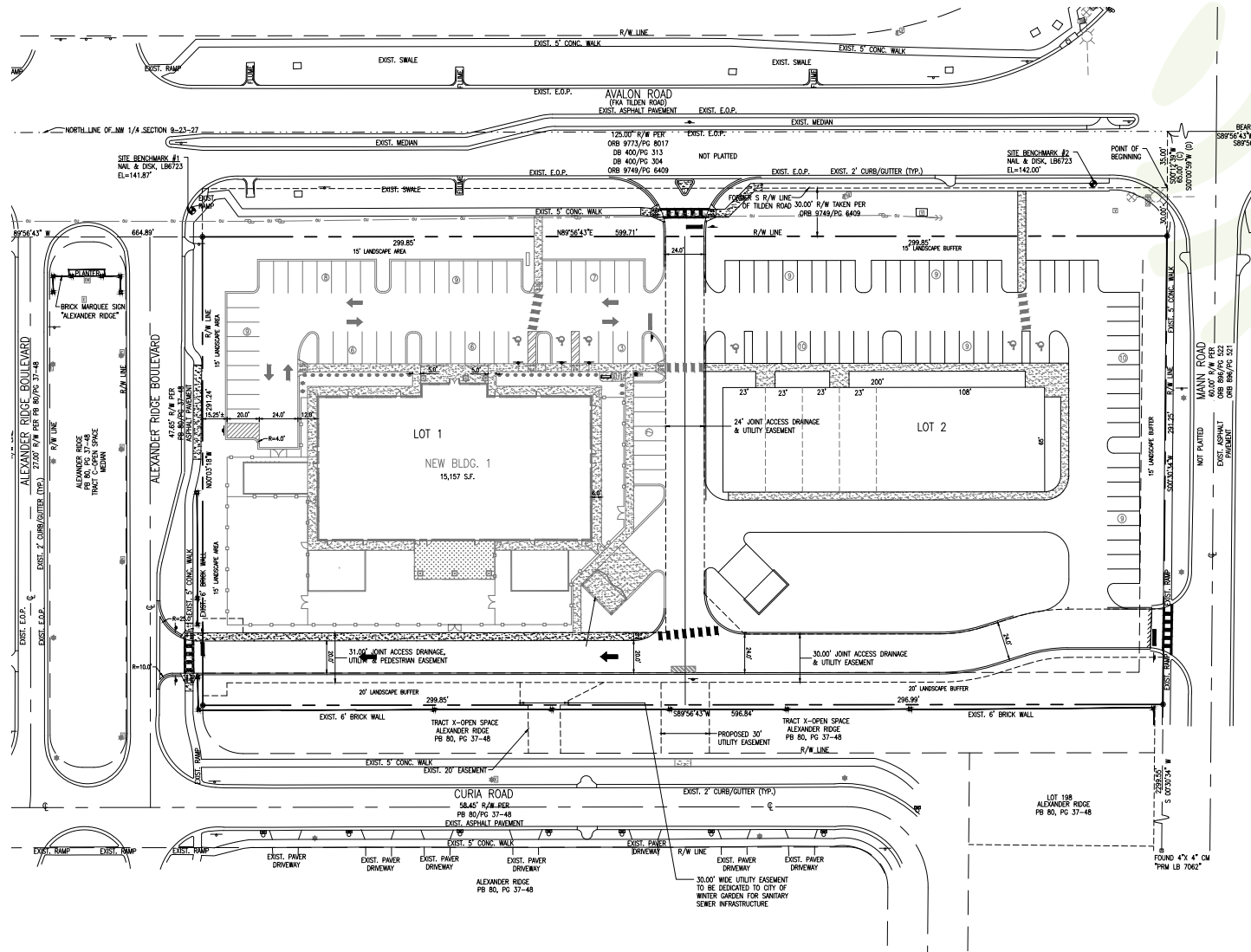
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Archon Commercial Advisors is an affiliate of  **SITE SOURCE**  
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