



Shoppes at Dillard

731 S DILLARD ST, WINTER GARDEN, FL 34787



Property Overview

Introducing a prime lease opportunity at 731 S Dillard St, Winter Garden, FL, 34787. This modern property boasts an ideal location and versatile space, perfect for retail, office, or commercial use. With its spacious open layout and ample natural light, it offers a welcoming environment for customers or employees. The property's convenient parking and easy access enhance its appeal, ensuring seamless visits for patrons and clients. This is a fantastic opportunity for businesses looking to establish or expand their presence in a thriving Winter Garden commercial area. Experience the potential of this exceptional property and elevate your business to new heights.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

JOSIAH MOORE

407.304.8485

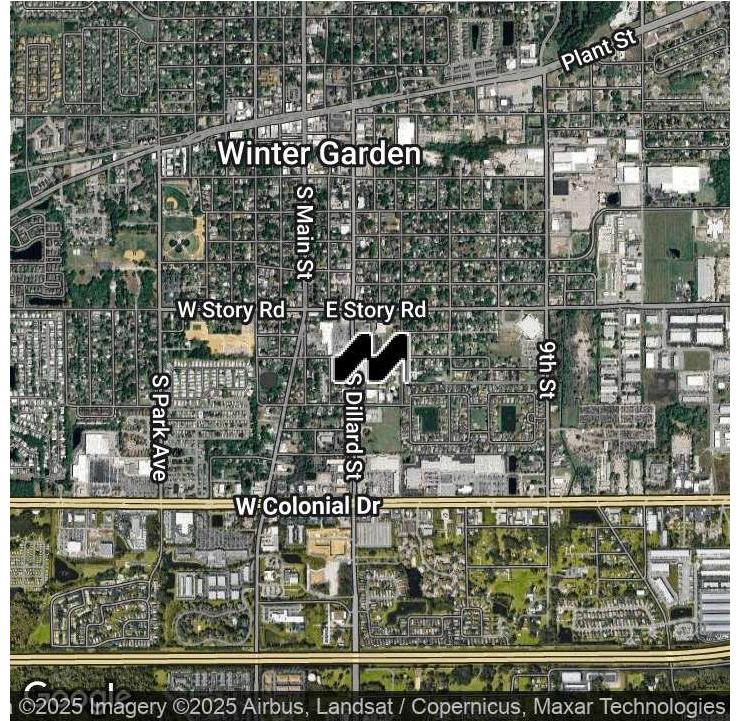
Briang@millenia-partners.com



EXECUTIVE SUMMARY

731 S DILLARD ST, WINTER GARDEN, FL 34787

Shoppes at Dillard



OFFERING SUMMARY

Lease Rate:	\$32.00 - 33.00 SF/yr (NNN)
Building Size:	12,872 SF
Available SF:	4,036 - 8,072 SF
Lot Size:	36,682 SF
Number of Units:	3
Year Built:	1967
Renovated:	2022
Zoning:	C-2
Market:	West Orlando
Submarket:	Winter Garden
Traffic Count:	22,000

LOCATION OVERVIEW

Discover the vibrant retail opportunities in the West Orlando market, surrounding the Shoppes at Dillard. This bustling area is home to a diverse mix of shops, restaurants, and entertainment destinations that draw in a steady stream of foot traffic and eager shoppers. With its proximity to well-known attractions and established businesses, the location offers high visibility and significant exposure for retail tenants. The area's dynamic atmosphere and strong consumer base present an exceptional chance for retailers to thrive and expand their brand presence. Join the thriving retail community and seize the opportunity to become a key player in this lively and sought-after location.

PROPERTY HIGHLIGHTS

- Modern design with open layout and abundant natural light
- Versatile space suitable for retail, office, or commercial use
- Convenient parking and easy access for patrons and clients
- Prime location in a thriving commercial area
- Ideal for businesses seeking to establish or expand their presence

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RETAIL PROPERTY

For Lease

ADDITIONAL PHOTOS

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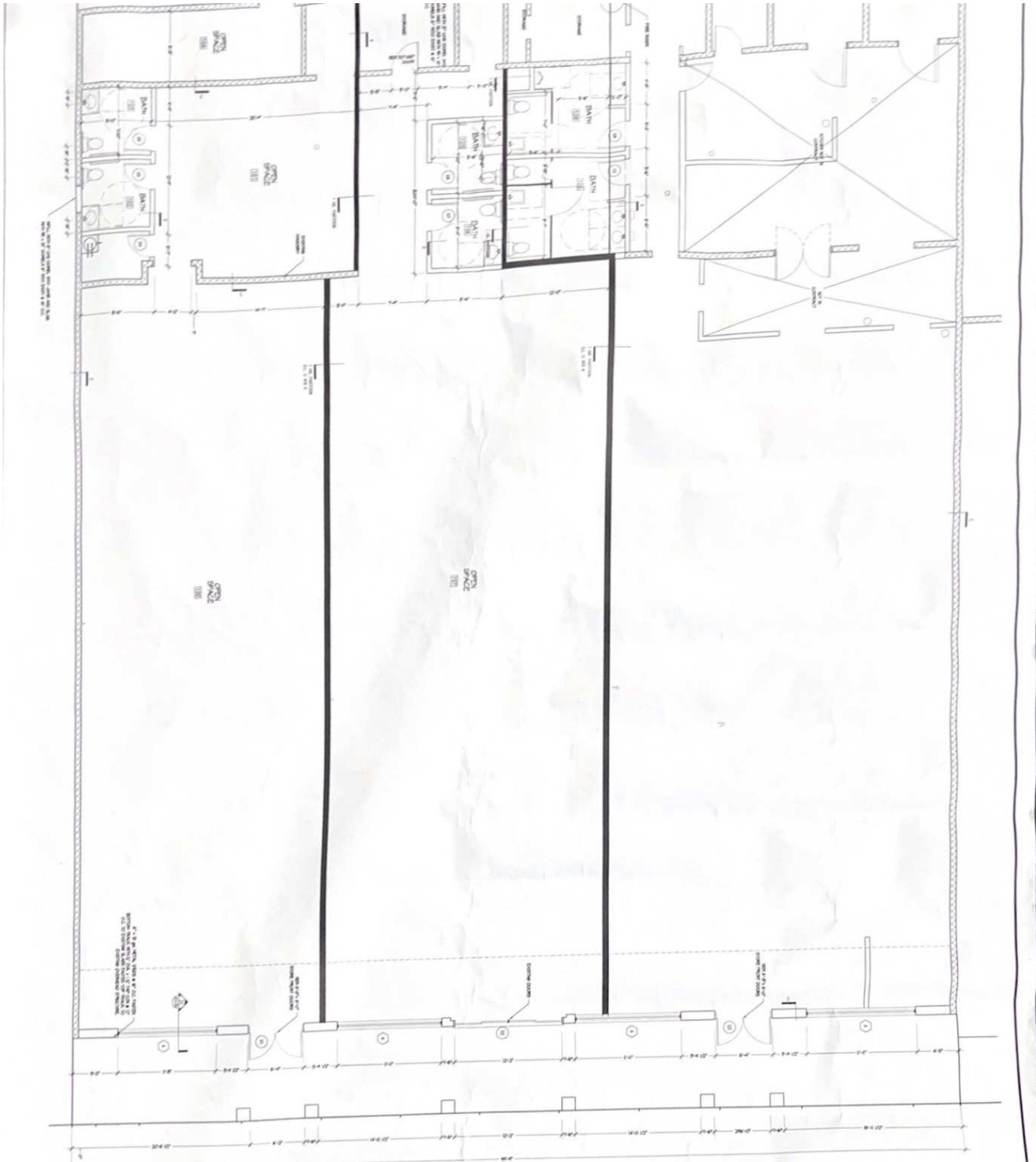
RETAIL PROPERTY

For Lease

FLOOR PLANS UNIT 101/103

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RETAIL PROPERTY

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LOCATION MAP

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Shoppes at Dillard



Google

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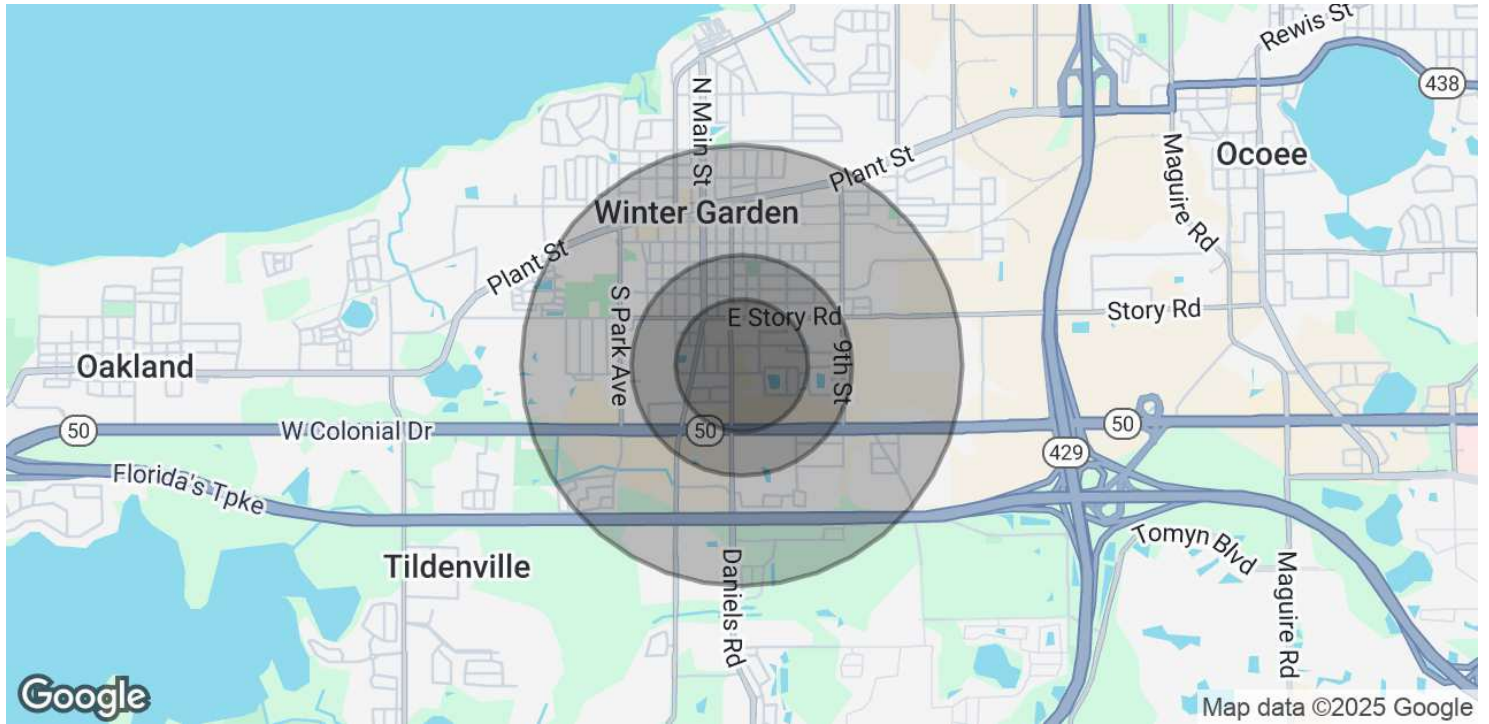
RETAIL PROPERTY

For Lease

DEMOGRAPHICS MAP & REPORT

731 S DILLARD ST, WINTER GARDEN, FL 34787

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,080	3,206	10,235
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	1,129	3,744
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$74,571	\$73,970	\$85,058
Average House Value	\$304,307	\$314,921	\$370,486

TRAFFIC COUNTS

Dillard St	22,000/day
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