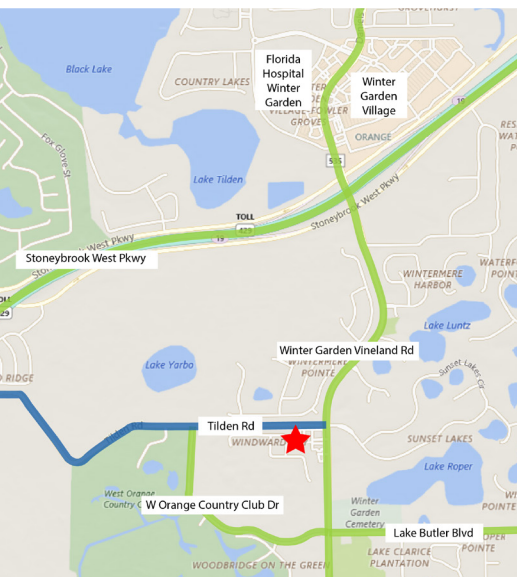


**Shoppes at  
Windward Cay**



# RETAIL/OFFICE SPACE FOR LEASE

**13848 Tilden Road, Winter Garden, FL 34787**

Contact: Trey Gravenstein  
Vice President of Brokerage Services

E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119

Contact: Michael Castrilli  
Vice President of Brokerage Services

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Lease: \$38.00 / SF, NNN**

Suite 172: ± 1,513 SF Available Immediately

Located in the high-growth Windermere/Winter Garden markets adjacent to Walgreens and medical offices

1.5 Miles South from Winter Garden Village and new Florida Hospital Winter Garden

Well positioned between North Windermere and SR 429 Access

Adjacent to Walgreens and medical offices

Pylon and fascia signage available

Winter Garden is ranked as one of the fastest growing suburbs by Forbes.com

## 2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

**5** Mins

5,800

1,681

\$204,665

**10** Mins

62,910

20,421

\$174,934

**15** Mins

206,100

69,215

\$150,933

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

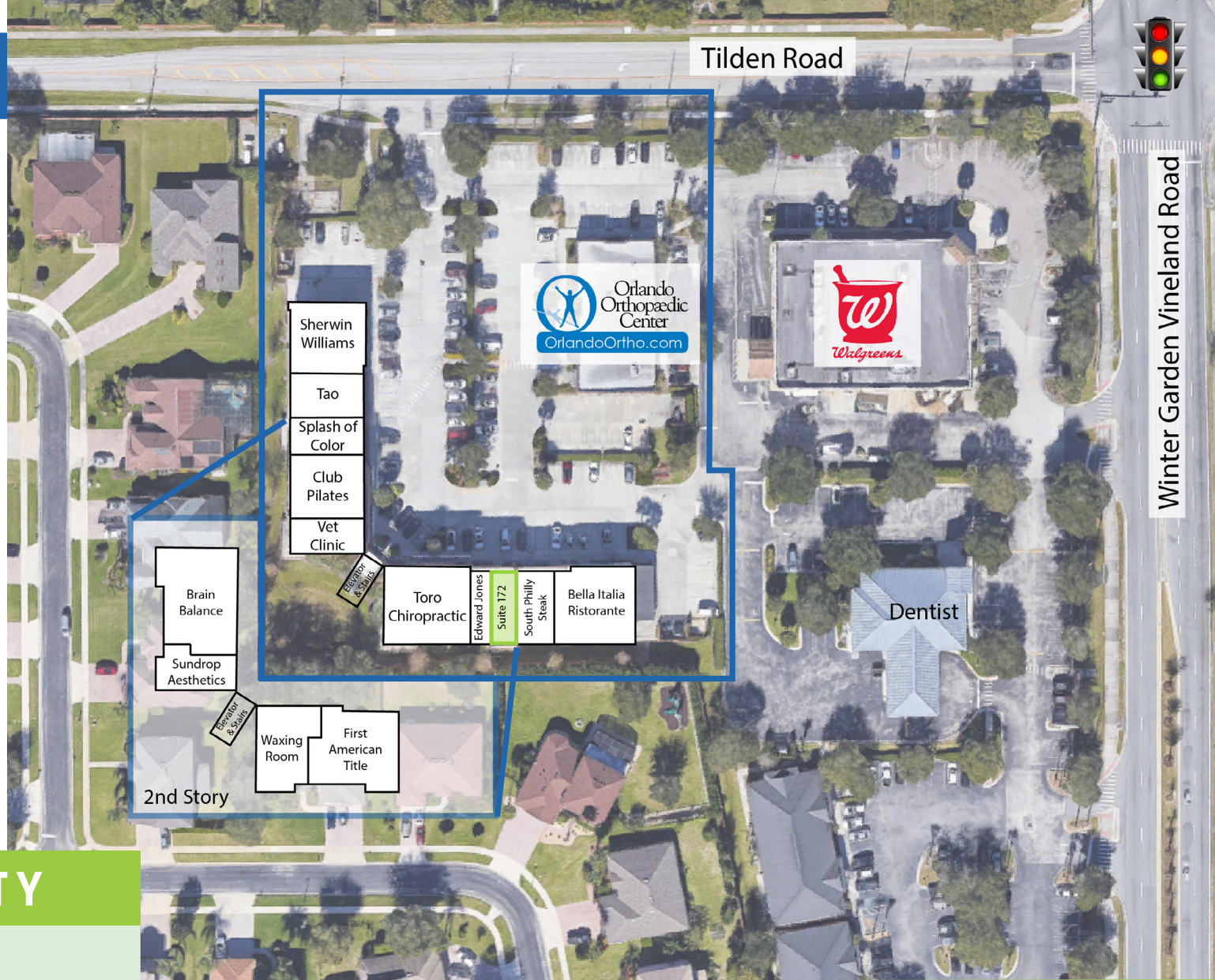
# JOIN THESE RETAILERS!



Brain Balance<sup>®</sup>  
ACHIEVEMENT CENTERS

## AVAILABILITY

Suite 172: ± 1,513 SF



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

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# WEST ORLANDO MARKET: 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 it's 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.

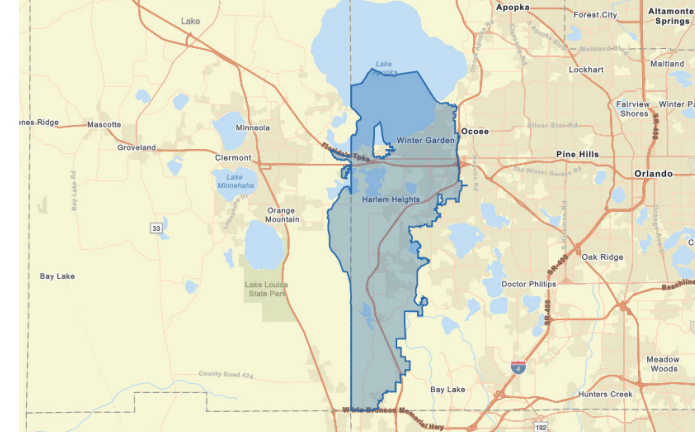
Voted **"Best of the Best 2021"** by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday, year around, with over 90 vendors, the event is widely recognized as the best.

## 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

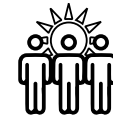
### Population



**POPULATION**  
± 118,002



**PROJECTED ANNUAL GROWTH**  
2.08%



**DAYTIME POPULATION**  
± 98,677



**MEDIAN AGE**  
± 37.0

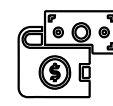
### Income



**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.

