

# SUMMERPORT OUTPARCEL

PAD-READY, BUILD-TO-SUIT OR GROUND LEASE  
1.2± acres • Windermere, FL



## LOCATION

Cornerstone at Summerport, Publix anchored shopping center in prestigious Windermere, Florida. Located at a signalized intersection at the entrance to Summerport neighborhood.

## SIZE

1.2± acres.  
Accommodates up to a 4,800sf office/retail.

## PRICE

\$60,000/year ground lease

## ZONING

Retail/Office

## IMPROVEMENTS

Pad-ready site improved with newly constructed parking lot, stormwater, and utilities all in place.

## DESCRIPTION

Outparcel adjacent to Health Central Family Medicine, Subway and Publix. Cornerstone at Summerport shopping center is beautifully landscaped and full of tenants (including UPS store, SunTrust, restaurants), with three points of entry. 25,000 new households in the area in the past few years, with estimated 2014 population (5-mile radius) of 97,831. Traffic count on Winter Garden Vineland Road in 2012 was 27,000. Average income for 2012 (5 mile radius) was \$102,000.

Offering subject to errors, omission, prior sale or withdrawal without notice.

OUTPARCEL FOR LEASE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



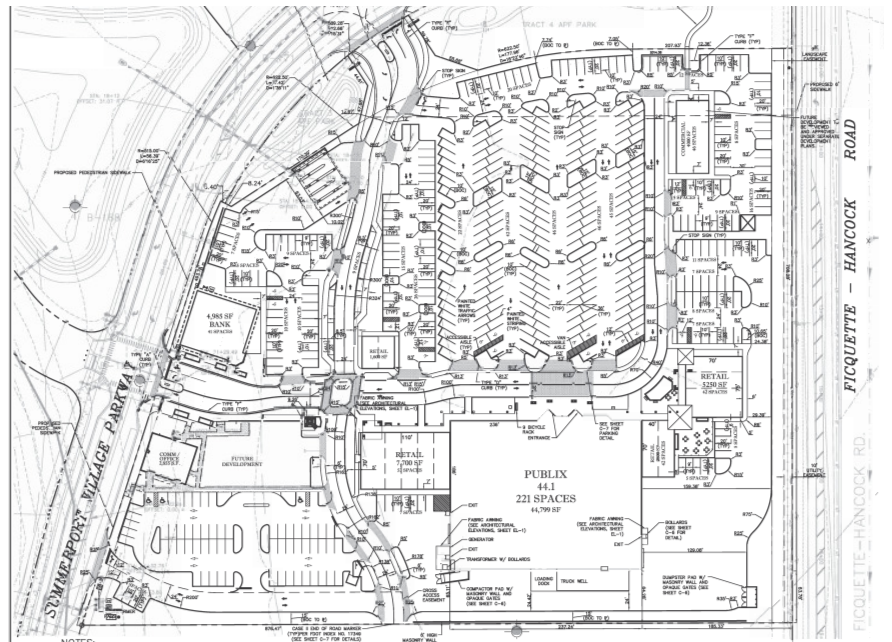
Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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SHOPPING CENTER MAP



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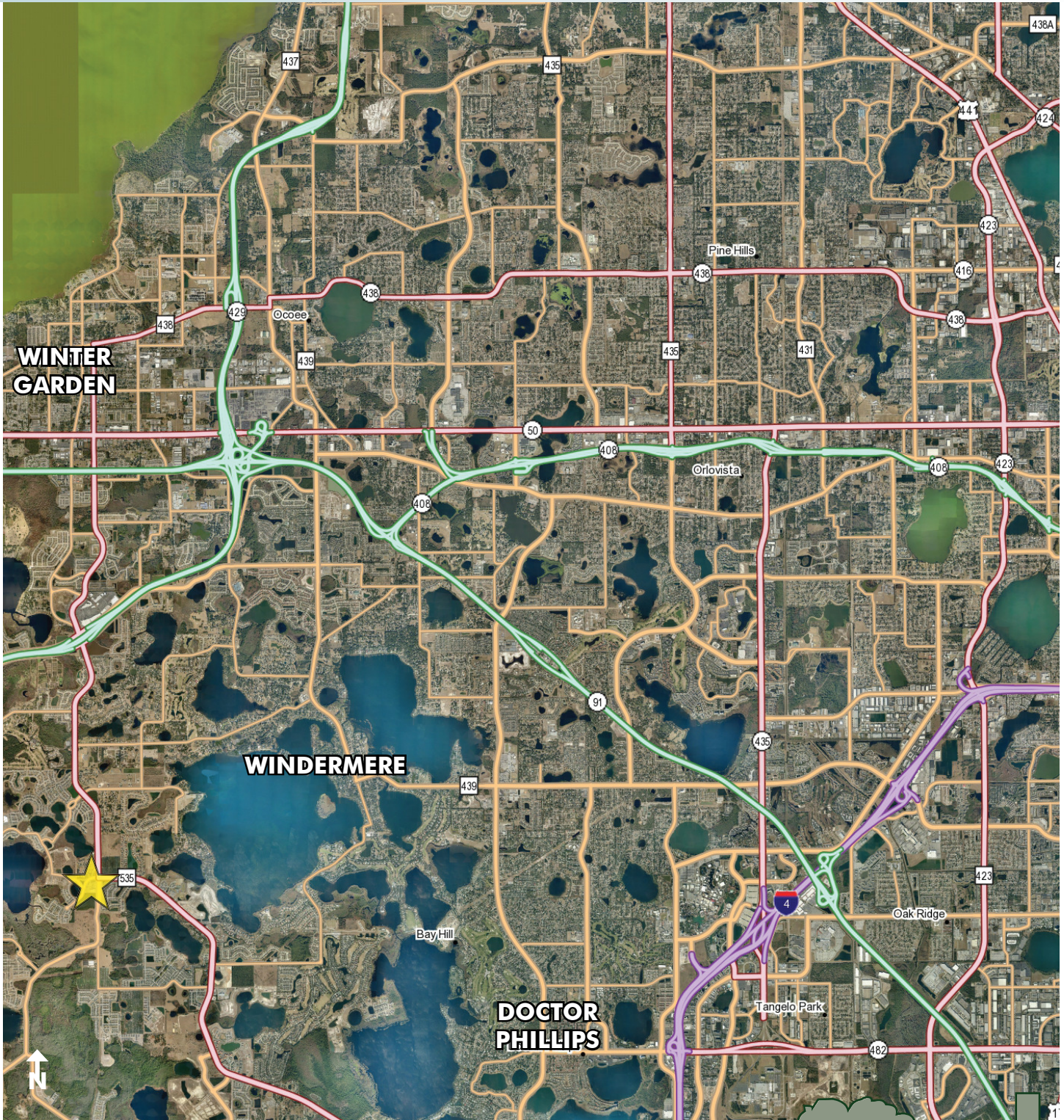
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