



Under Construction:
Flamingo Crossings Extension
(Access to US-27)

Northlake at Ovation
258 Homes
127 Townhomes

Lakestar at Ovation
437 Homes

Under Construction:
Avalon Rd Expansion

Winding Bay
326 Homes

Storey Grove
2,000+ Homes

Solay
284 Units

Planned:
Disney
Affordable Housing
~1,410 Units

Osprey Ranch
214 Homes

Harvest at Ovation
285 Homes &
161 Townhomes

Overlook
232 Units

**Flamingo Crossing
Village West**

273 Rooms

Flamingo Crossings Town Center

273 Rooms

229 Rooms

272 Rooms



Flamingo Crossings East
1,323 Units

Highland Ridge
240 Homes

SITE

Orange Lake Resort
3.9M Visits/Yr
Placer.ai

FOR LEASE / SALE

Flamingo Crossings Retail Opportunity

Hartzog Rd & Travelers Pkwy | Horizons West, FL



Flamingo Crossings Retail Opportunity

Hartzog Rd & Travelers Pkwy | Horizons West, FL 34787



FOR LEASE / SALE

±3.0 AC (Divisible)
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Available retail pads in the rapidly growing Flamingo Crossings trade area.
- Will serve both full time residential and the ±10,000 student Disney intern program which provides housing ±0.25 miles away in Flamingo Crossings East.
- Direct access from US Hwy 27, a major thoroughfare within the area.
- Immediate proximity to Disney's west-most entrance as well as to US-192 to the South via the ever expanding and increasingly traveled Avalon Road.
- One of the last remaining retail sites in Flamingo Crossings trade area due to the wetlands which border the existing retail to the North.

NEARBY RETAILERS



DUNKIN'



HEARTLAND
DENTAL

TRAFFIC COUNTS

Western Way
429

21,200 VPD
42,900 VPD

Year: 2024 | Source: FDOT

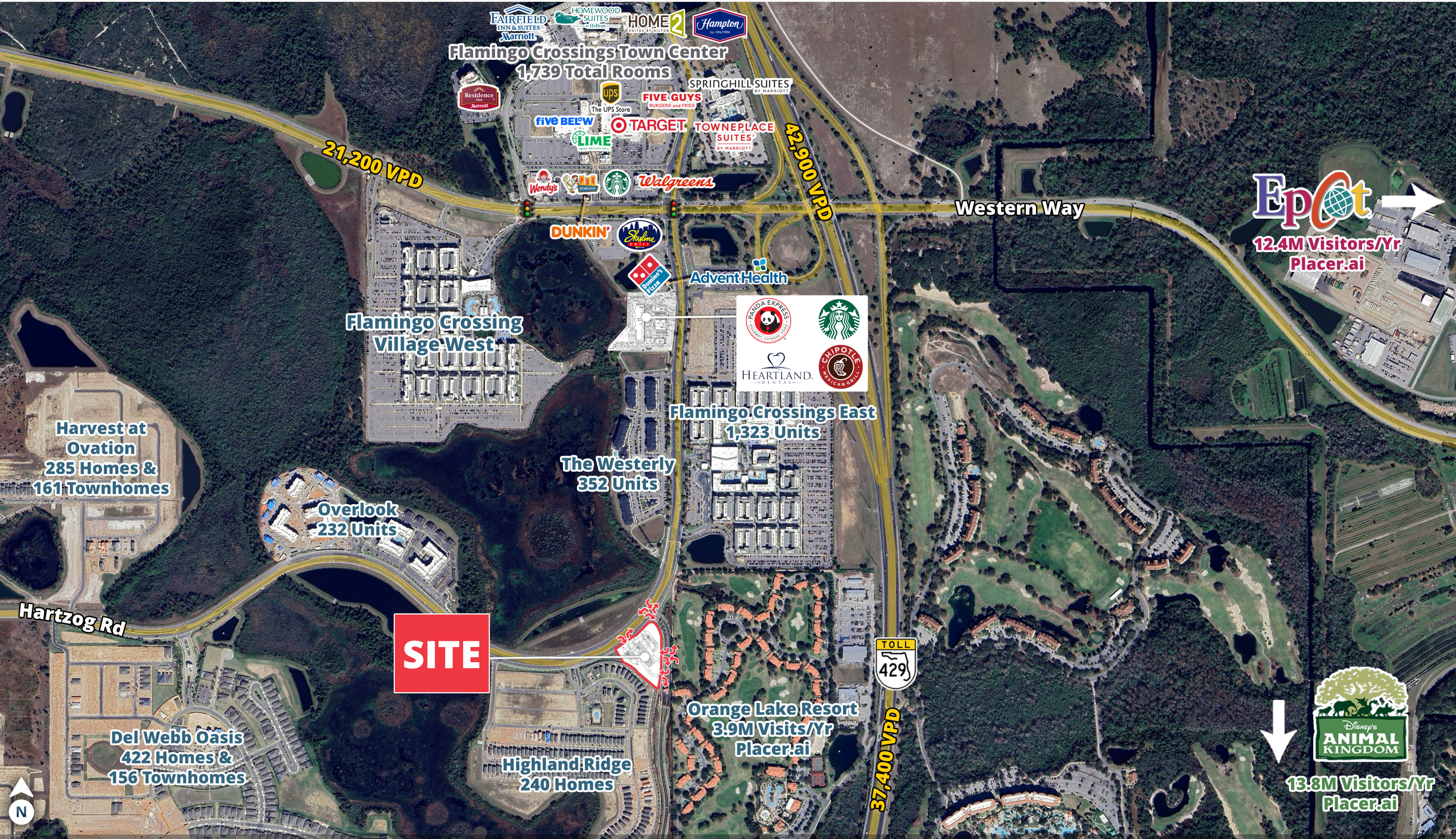
Flamingo Crossings Trade Area

Winter Garden, FL



Residential Growth
 4,775 Proposed
 1,154 Entitled
 958 Under Construction
 15,112 Recently Completed
 21,999 Total Residential Units
 Shown on Map and within
 6 Miles of Site







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NORTH



Flamingo Crossings Retail Opportunity

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NORTHWEST



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SOUTH



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

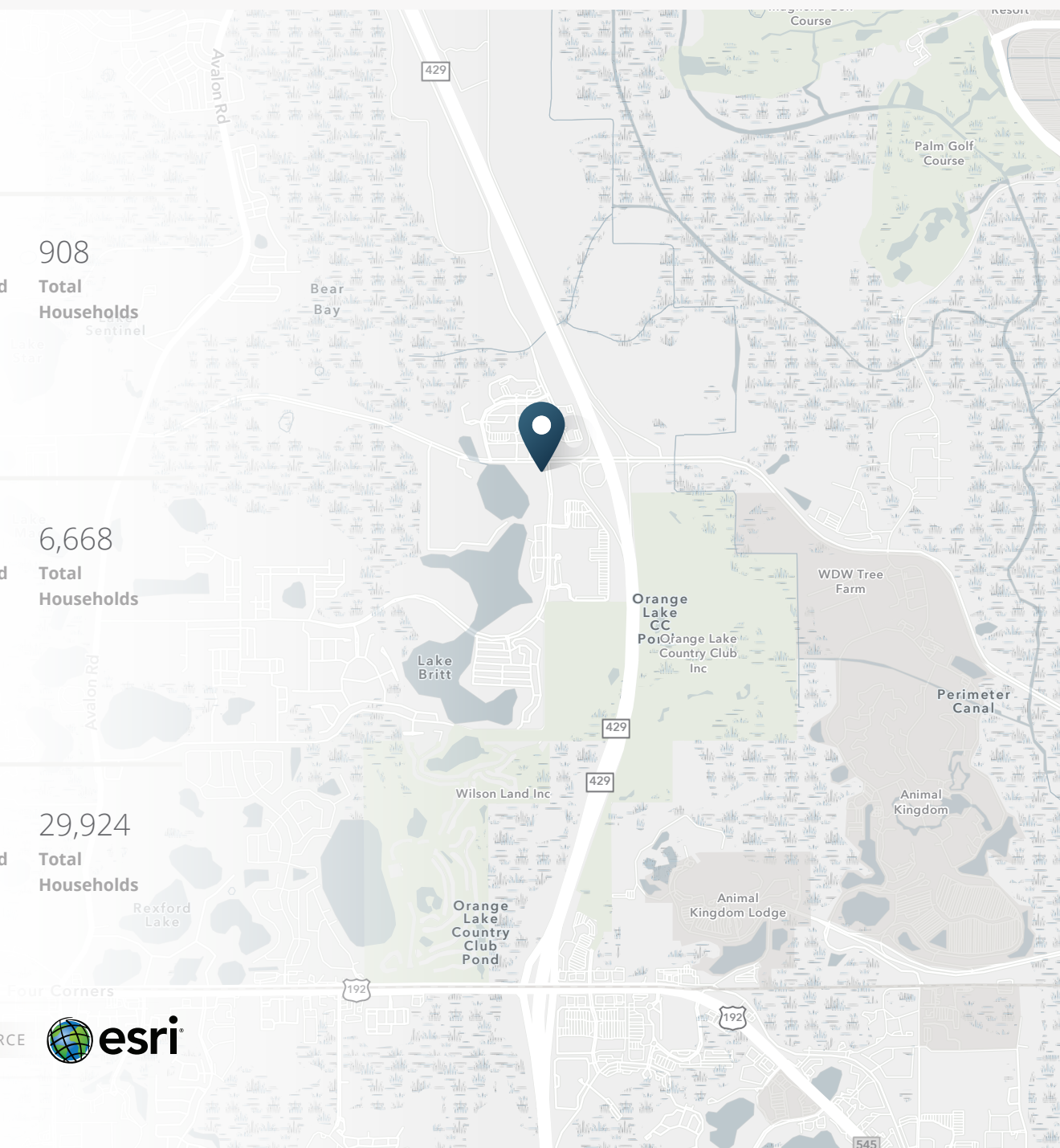
2,176 Population	1,654 Total Daytime Population	\$133,535 Average Household Income	908 Total Households
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3 MILES

18,063 Population	22,354 Total Daytime Population	\$115,487 Average Household Income	6,668 Total Households
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5 MILES

81,227 Population	90,983 Total Daytime Population	\$100,481 Average Household Income	29,924 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Overlook
232 Units



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