

EVO

775 Garden Commerce Pkwy, Winter Garden, FL 34787

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Discover the professional and functional appeal of 775 Garden Commerce Pkwy in Winter Garden. Featuring an inspiring workplace campus with natural light, 11-17 ft finished ceilings, central air conditioning, exposed ceilings, bicycle storage, and kitchen spaces. The property is thoughtfully designed for **modern hybrid office-warehouse** users. Building 775, Unit D offers approximately 3,564 SF, while Building 765, Unit E offers approximately 4,015 SF, and Unit B offers approximately 1,792 SF, creating flexible opportunities for a range of business needs. With its efficient layout and well-appointed interiors, the property provides a strong setting for businesses seeking a polished yet practical workspace in a growing West Orange County location.

With the newly completed Garden Commerce Pkwy connection to HWY 50, this premier property now offers even greater accessibility, with convenient access to HWY 50, SR 429, and the FL Turnpike just minutes away.

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AREA HIGHLIGHTS

- Located in the Winter Garden business corridor, offering proximity to established commercial users, logistics activity, and growing West Orange County development.
- Near major transportation routes including State Road 429, Highway 50, and the broader Central Florida roadway network, supporting efficient regional access.
- Positioned within a strong and expanding West Orange County market with ongoing residential and commercial growth that supports business demand. (See demographics page)
- Convenient access to the Winter Garden and Horizon West areas, as well as surrounding Orange County markets, making it well suited for office-warehouse users.





AVAILABLE UNITS



PROPERTY NAME	EVO
PROPERTY ADDRESS	775 Garden Commerce Pkwy Winter Garden
YEAR BUILT	2025
# OF BUILDINGS	4
AVAILABLE SF	1,792 or 3,564 or 4,015
# OF SUITES AVAILABLE	3
PROPERTY TYPE	Office/Warehouse
ZONING	C-3
MARKET	Winter Garden
SUBMARKET	West Orange
TRAFFIC COUNT	54,000 +/-
PARKING COUNT	3:1

BLDG	UNIT	SQ FT	RATE	AVAILABILITY
765	B	1,792	Price Upon Request	Available Now
765	E	4,015	Price Upon Request	Available Now
775	D	3,564	Price Upon Request	Available Now

DEMOGRAPHICS

775 Garden Commerce Pkwy, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

148,170

Population

38.9

Median Age



50,383

Households

\$88,022

Median Disposable Income

EDUCATION

9.2%

No High School Diploma



22.1%

High School Graduate



25.9%

Some College/
Associate's Degree



42.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,589

Median Household Income



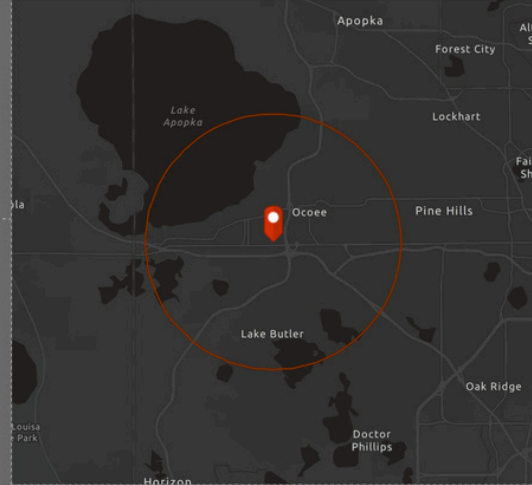
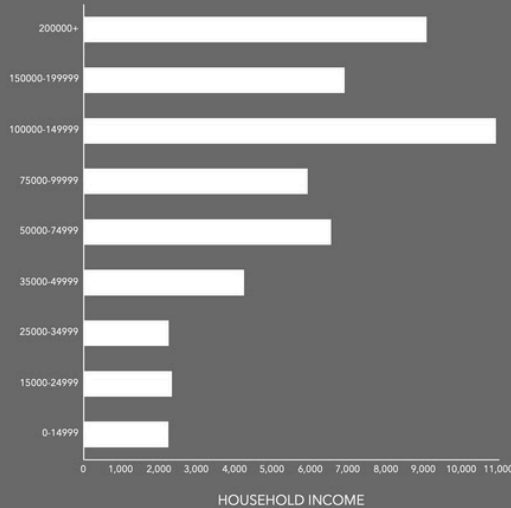
\$48,162

Per Capita Income



\$350,186

Median Net Worth



EMPLOYMENT



White Collar

69.7%



Blue Collar

16.1%



Services

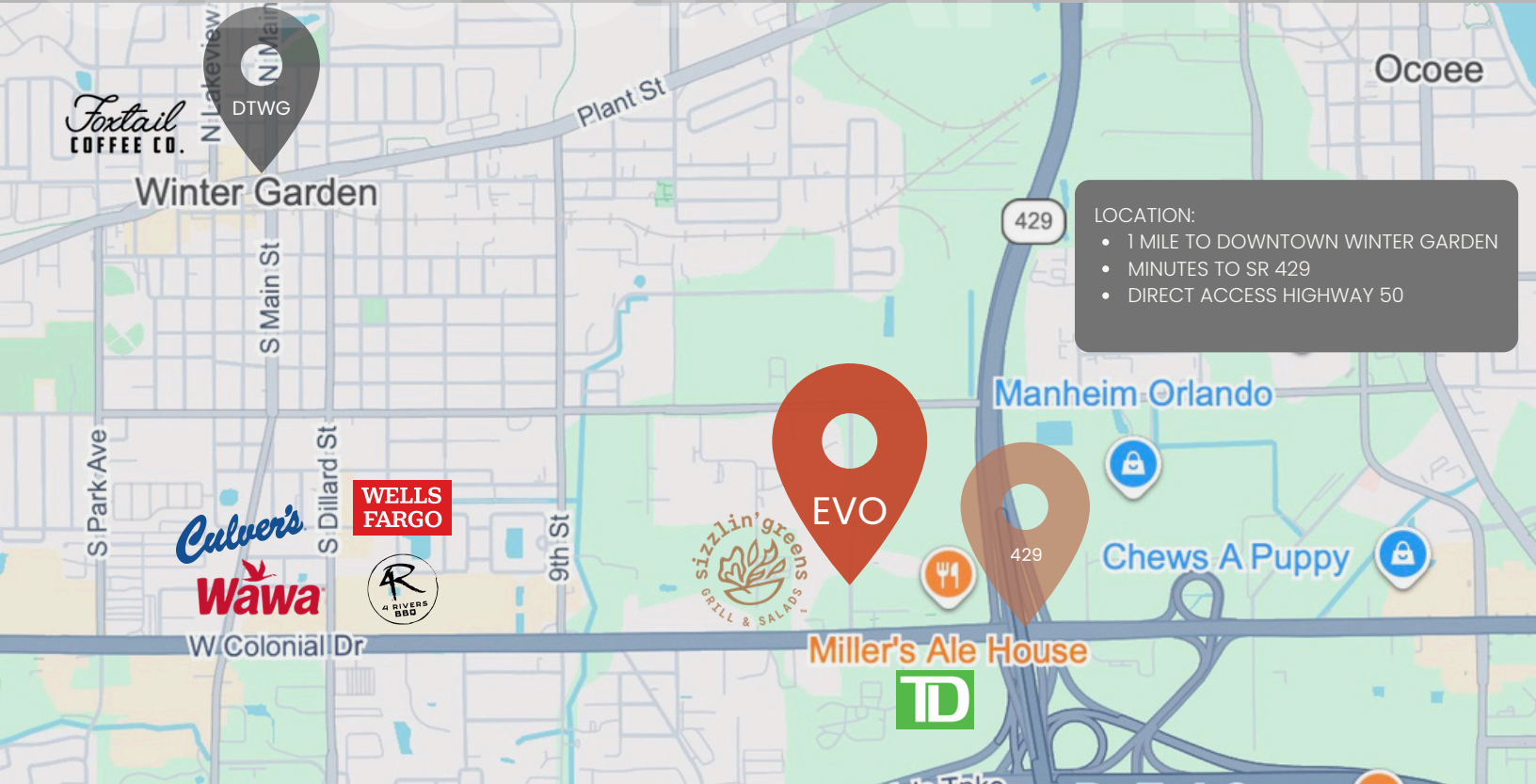
16.5%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

GEOGRAPHY



LOCATION:

- 1 MILE TO DOWNTOWN WINTER GARDEN
- MINUTES TO SR 429
- DIRECT ACCESS HIGHWAY 50

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