

SMITH MAIN

Smith House

603 S Main Street, Winter Garden FL 34787



EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Discover the character and visibility of 603 S Main St in Winter Garden, also known as the Smith House.

Two suites are becoming available, offering approximately 1,396 SF and 2,600 SF, creating flexible opportunities for office or professional users. With its charming setting along Main Street and proximity to Winter Garden's historic and commercial core, the property provides a distinctive address in one of West Orange County's most recognizable corridors.

Convenient access and strong surrounding activity make this an appealing location for businesses seeking a visible and memorable presence.



AREA HIGHLIGHTS

- Located in the Winter Garden business corridor, offering proximity to established commercial users, downtown activity, and growing West Orange County development.
- Near major transportation routes including 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.
- Convenient access to the Winter Garden and Horizon West areas, as well as surrounding Orange County markets, making it well suited for office and professional users.



DEMOGRAPHICS

603 S Main St, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

123,601

Population

38.8

Median Age



42,118

Households

\$92,970

Median Disposable Income

EDUCATION

9.1%

No High School Diploma



21.8%

High School Graduate



25.0%

Some College/
Associate's Degree



44.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,350

Median Household Income



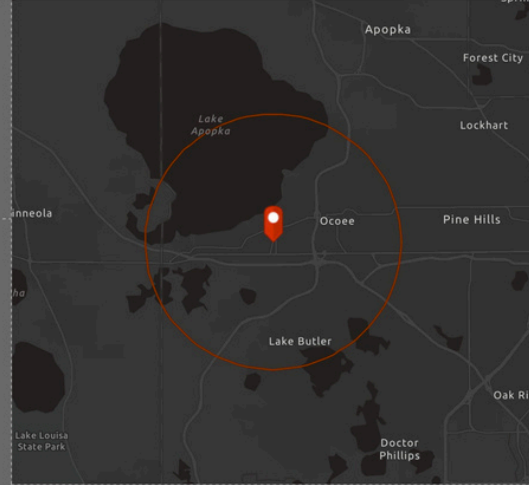
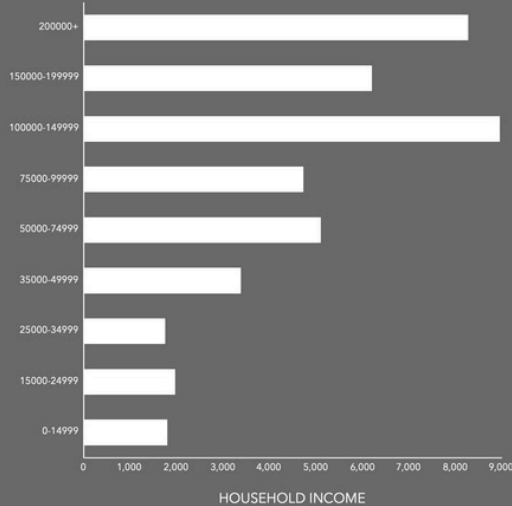
\$49,725

Per Capita Income



\$379,592

Median Net Worth



EMPLOYMENT



70.5%

White Collar



16.1%

Blue Collar



15.2%

Services

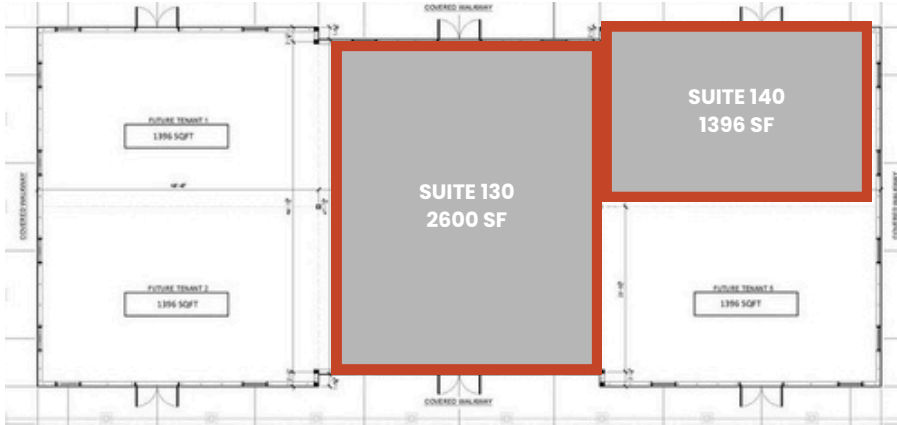
3.0%

Unemployment Rate

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



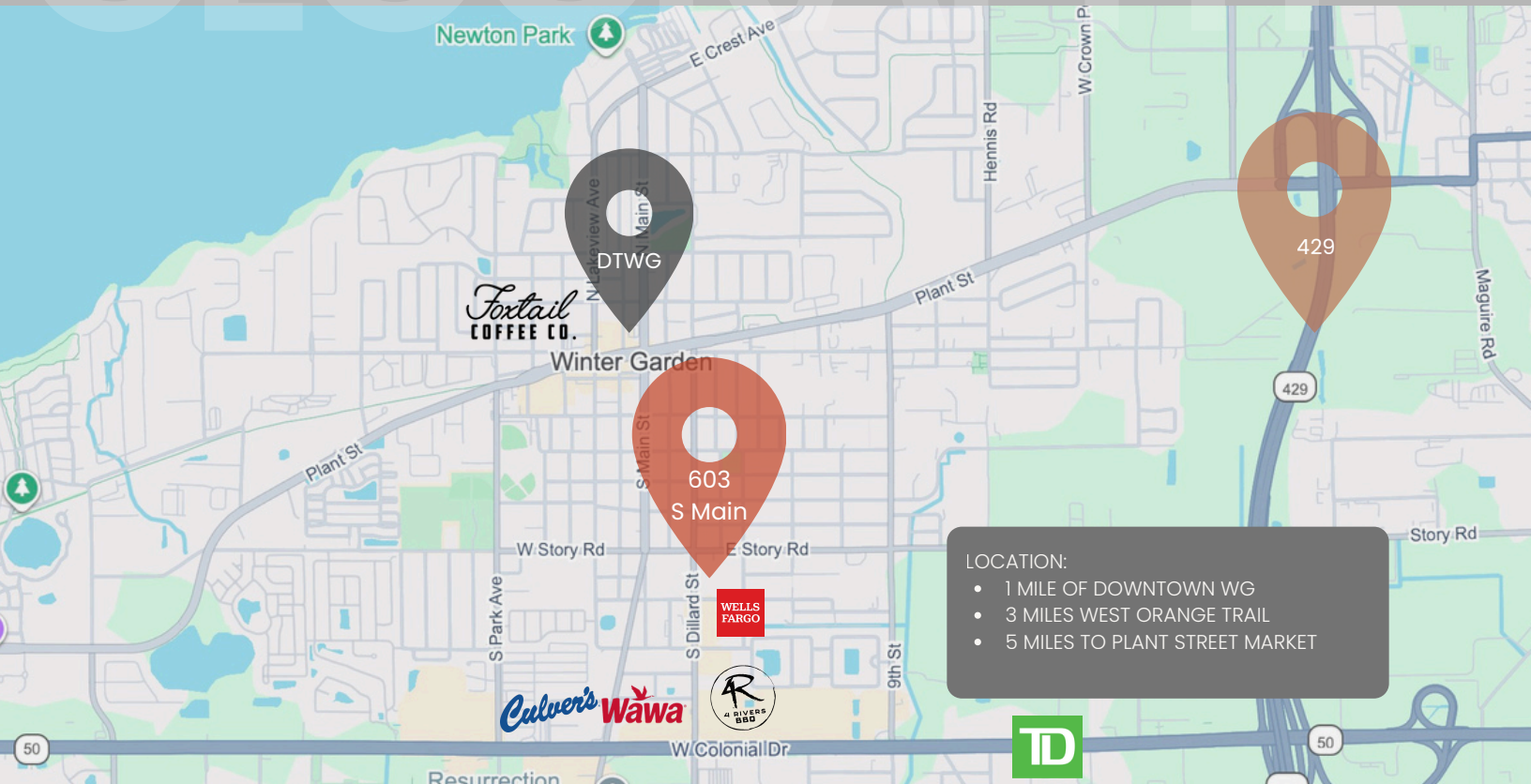
AVAILABLE UNITS



PROPERTY NAME	Smith House
PROPERTY ADDRESS	603 S Main Street, Winter Garden
YEAR BUILT	2019
BUILDING SIZE	8,184 SF
AVAILABLE SF	3996 SF
# OF SUITES AVAILBLE	2
SUITE SQFT	1396-2600 SF
PROPERTY TYPE	Medical/Office
ZONING	C-2
MARKET	West Orlando
SUBMARKET	Winter Garden
TRAFFIC COUNT (HWY 50)	54,000 +/-
PARKING COUNT	5:1

UNIT	SQ FT	RATE	CAM	AVAILABILITY
130	2600	Price Upon Request	\$11 PSF	Available Now
140	1396	Price Upon Request	\$11 PSF	Available Now

GEOGRAPHY



LOCATION:

- 1 MILE OF DOWNTOWN WG
- 3 MILES WEST ORANGE TRAIL
- 5 MILES TO PLANT STREET MARKET

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