

DISTRICT

— MARKET —

731 S Dillard St, Winter Garden, FL 34787



EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Discover the high visibility and traffic benefits of 731 S. Dillard Street. Consisting of approximately 12,872 square feet on a 0.84-acre lot. With 2 units available. The site offers a strong footprint for a variety of commercial uses and benefits from its location near Winter Garden's most iconic and visited district. With Winter Garden's 5-mile demographic median income reaching above \$110,00 the opportunity for a retail or restaurant tenant to flourish is supported. The property's convenient parking and easy access enhance its appeal, ensuring seamless visits for patrons and clients. With slated future improvements this building will only improve and have enhanced value in supply restricted corridor.

With close proximity to Winter Garden's most recognizable destination features, including the Winter Garden Historic District, Centennial Plaza, and the award-winning West Orange Trail this location's retail value is unparalleled.





EXECUTIVE SUMMARY

AREA HIGHLIGHTS

- Close to Downtown Winter Garden, known for its brick-lined streets, local restaurants, boutiques, and community events.
- Near the West Orange Trail, a major regional trail system that draws walkers, cyclists, and visitors throughout the year.
- Surrounded by a highly desirable and growing West Orange County submarket with strong residential demand and neighborhood amenities.
- Easy access to Highway 50 and the broader Winter Garden and Horizon West areas, with convenient connectivity to surrounding Orange County growth corridors.



DEMOGRAPHICS

731 S Dillard St, Winter Garden, Florida, 34787

Ring: 5 mile radius

KEY FACTS

127,387

Population



43,381

Households

38.8

Median Age

\$93,197

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



21.5%

High School Graduate



25.2%

Some College/
Associate's Degree



44.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,449

Median Household Income



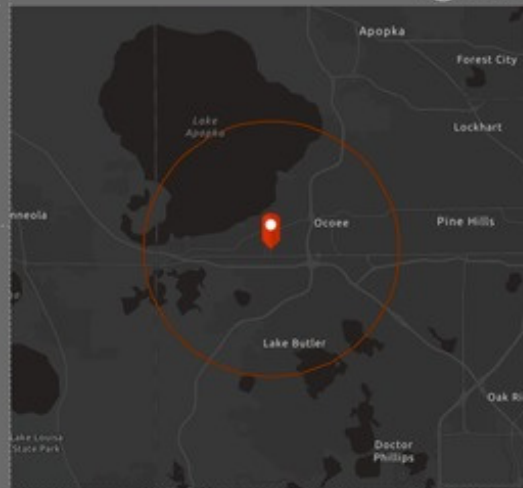
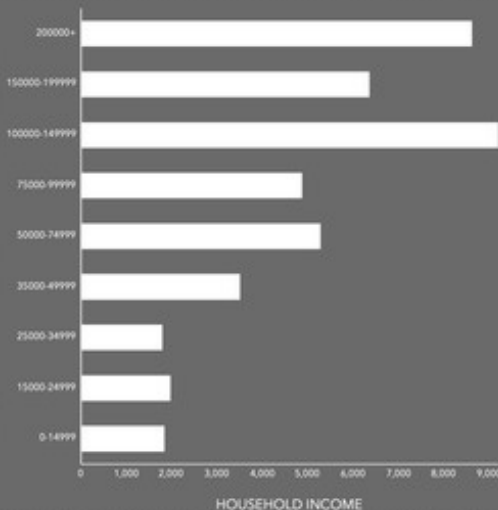
\$50,002

Per Capita Income



\$382,639

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

70.6%

16.0%

15.2%

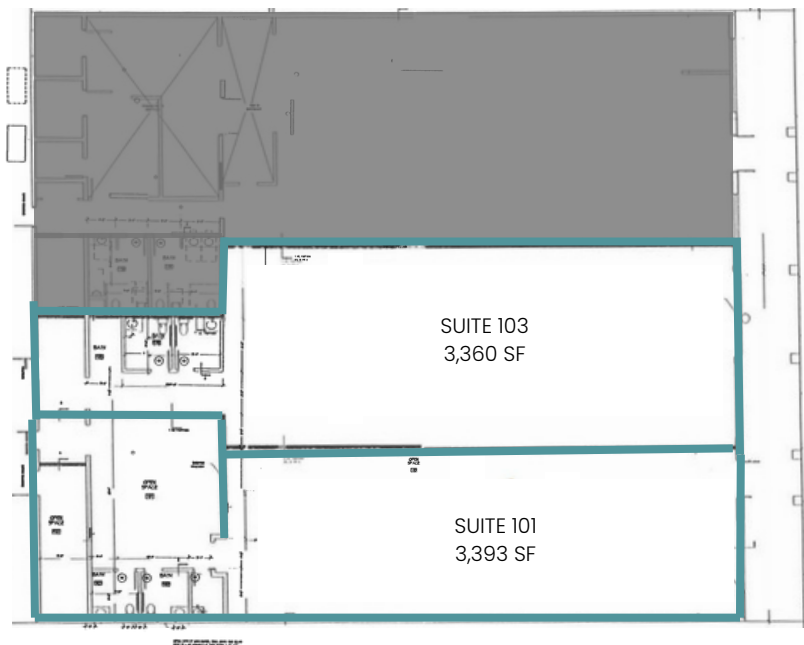
3.0%

Unemployment Rate

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



AVAILABLE UNITS



PROPERTY NAME	The District Market
PROPERTY ADDRESS	731 S Dillard St, Winter Garden, FL
YEAR BUILT	1974
RENOVATED	2022
BUILDING SIZE	12,872 SF
AVAILABLE SF	3,360 - 6,753 SF
# OF SUITES AVAILABLE	2
PROPERTY TYPE	Retail
ZONING	C-2
MARKET	West Orlando
SUBMARKET	Winter Garden
TRAFFIC COUNT	22,000
PARKING COUNT	3:11

SUITE	SQ FT	RATE	AVAILABILITY
101	3,393	Price Upon Request	Currently Available
103	3,360	Price Upon Request	Currently Available

GEOGRAPHY



LOCATION:

- 1 MILE OF DOWNTOWN WG
- 3 MILES TO 429
- 5 MILES TO CENTENNIAL PLAZA & THE GARDEN THEATRE

District Market

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