



PROPERTY PHOTO

This 1.15 million square foot open-air shopping center is located at the northeast quadrant of C.R. 535 (which has been extended and widened to six lanes through the project) and the new Western Beltway (Toll Road 429) in the City of Winter Garden. Winter Garden Village is anchored by Super Target, Lowes, Barnes & Noble, Beall's Department Store, Marshall's Home Goods, Best Buy, Sports Authority, Petsmart, Staples, Haverty's, Cost Plus, Ross Dress for Less, Old Navy and JoAnn Fabrics; and is situated in the center of the booming West Orange County market approximately 1.75 miles south of Florida's Turnpike and S.R. 50.

CURRENT POPULATION WITHIN:

5 miles: 50,250
10 miles: 289,310

PROJECTED 2010 POPULATION:

5 miles: 56,019
10 miles: 323,333

CURRENT AVERAGE HOUSEHOLD INCOME:

3 miles: \$ 78,514
5 miles: \$ 82,074

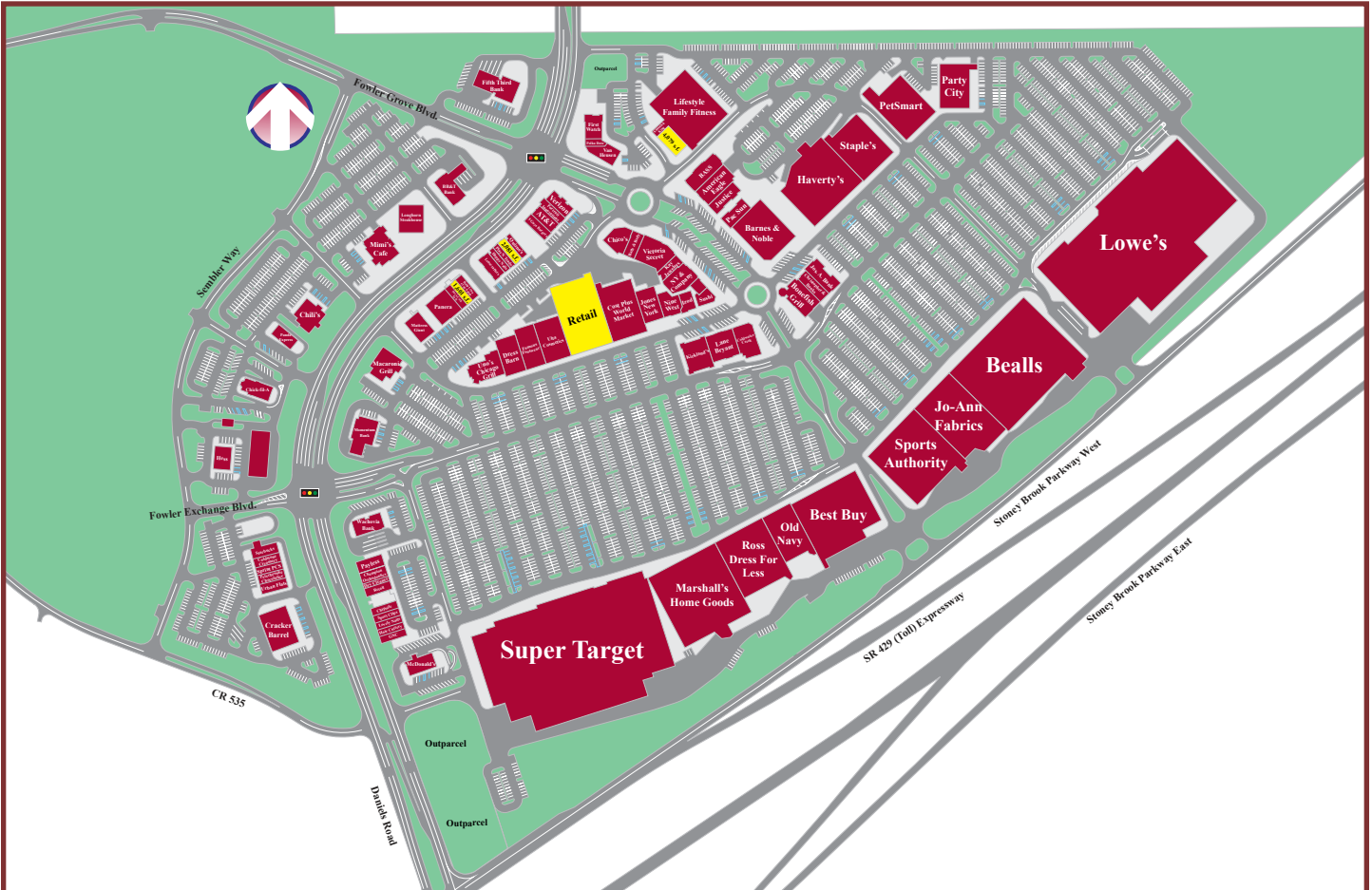
TOTAL RETAIL SQUARE FOOTAGE:

1.15 million sq. ft.

CONTACTS:

For leasing information, contact Amy Goldsmith, amy.goldsmith@sembler.com or Andy Carlson, andy.carlson@sembler.com at 727-384-6000
For outparcels, contact Edward J. Jozwiak, 727-384-6000 or ed.jozwiak@sembler.com

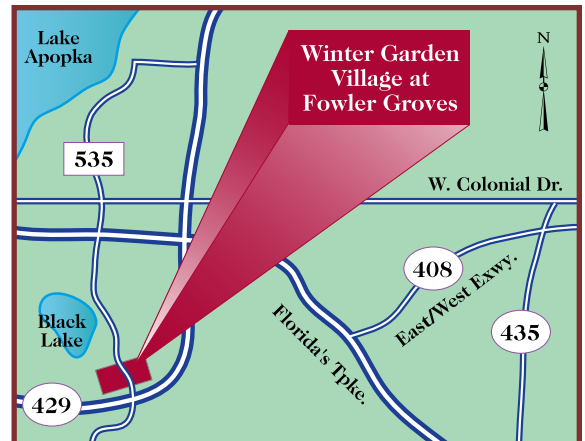
WINTER GARDEN, FLORIDA



SITE OVERVIEW



PROPERTY PHOTO



AREA MAP

Another Property Owned By

◆ **COLE** ◆
REAL ESTATE INVESTMENTS

REV. AUGUST 2009

The scale of all drawings and figures are tentative and subject to changes as may be directed by architect, landlord, or governmental authorities without notice.