



THE GROVE AT ISLEWORTH

4750 & 4757 The Grove Drive
Windermere, FL 34786

The Grove at Isleworth is part of a 290,000 SF mixed-use project featuring Class A office space, restaurants and retail.

The newly constructed project features:

- Second floor Medical & Office condos with elevator service
- Customized build-out tailored to your specifications
- Quality design and upscale finishes throughout
- Adjacent to L.A. Fitness, restaurants, banks, and retail
- Excellent access and visibility, located at the corner of Apopka-Vineland Rd and Conroy-Windermere Rd with 52,600 VPD
- Close proximity to Orlando Health/Dr. P. Phillips Hospital (6 miles)
- Quick access to Interstate 4 (5 miles), SR 408 (5 miles), Beachline/SR 528 and Florida's Turnpike
- Serves Isleworth, Bay Hill, Windermere, and Dr. Phillips communities
- Average household income of \$145,000+ within a 1-mile radius
- Unique opportunity to own in "Orlando's Wealthiest Zip Code" (*Orlando Business Journal*, 2014, source: Esri)



For more information, please contact:

GINGER VETTER

direct: 407.816.6686

cell: 407.619.5245

gvetter@tavistock.com

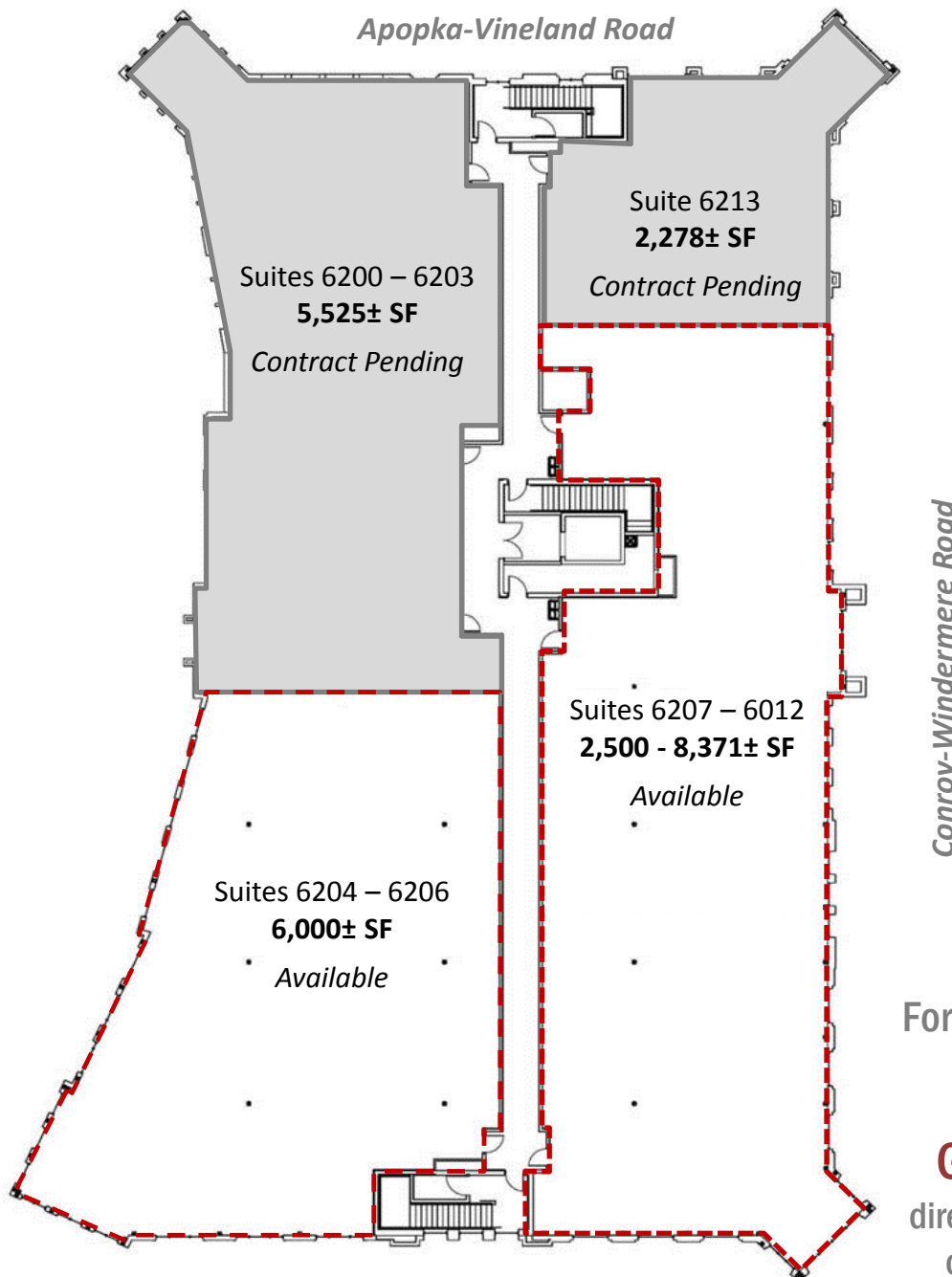
The seller is not making any warranties or representations concerning this property including its availability or pricing, which are subject to change at the seller's discretion.

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4757 The Grove Drive
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Building 6

Suites from 2,278± SF – 8,371± SF



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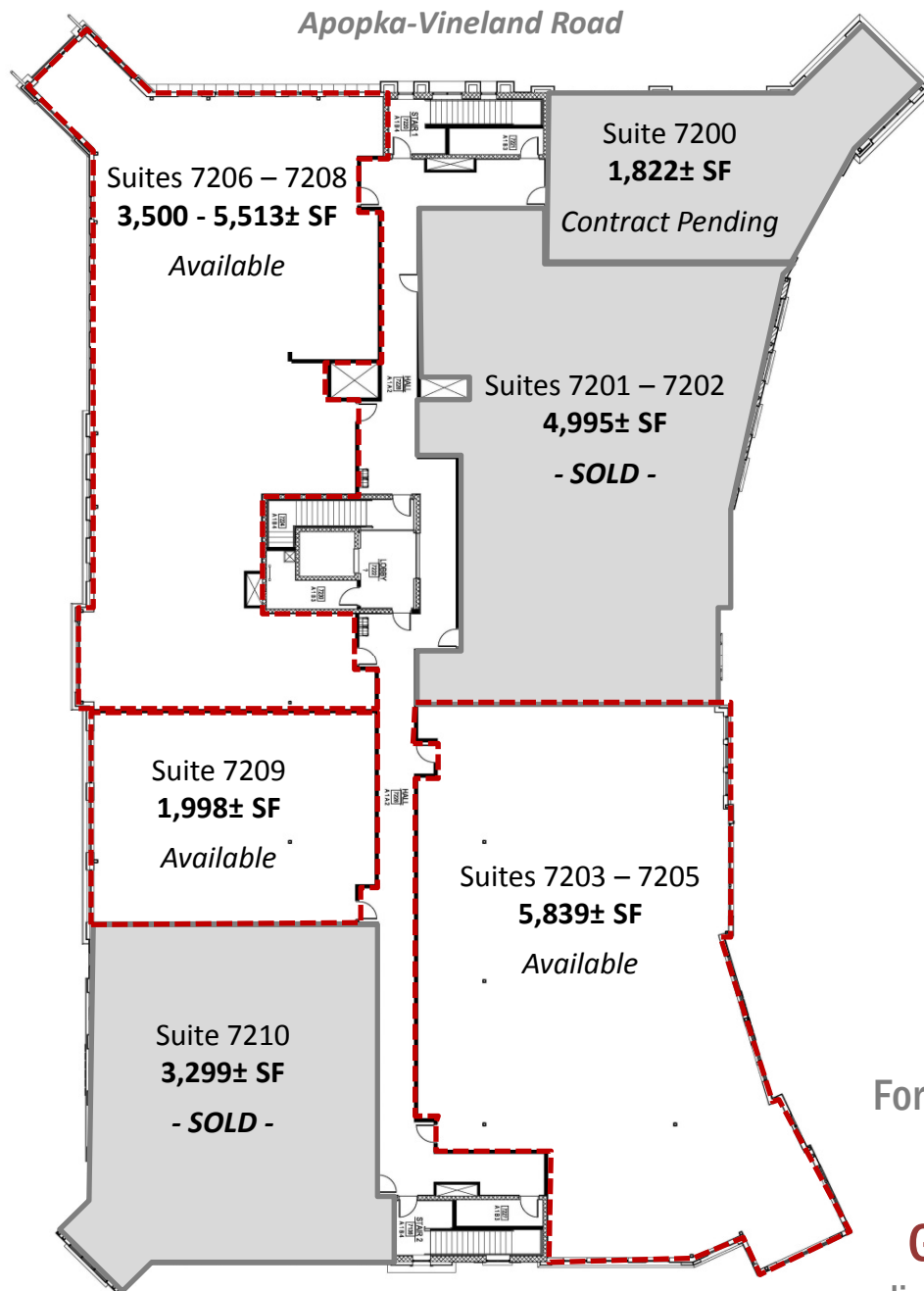
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Building 7

Suites from 1,800± SF – 7,511± SF



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Other Tenants at The Grove include:

- Publix
- LA Fitness Signature Club
- GNC
- Grand Prix Smiles
- Dexter's
- Panera Bread
- BurgerFi
- Jeremiah's Italian Ice
- Walgreens
- Chase Bank; Charles Schwab
- Marilyn Monroe Spa; Luxury Nails
- Salt Scene
- Ca Va Chic Boutique

Demographics - 2013	1 Mile	3 Miles	5 Miles
Estimated Population	5,357	55,213	164,616
Estimated Number of Households	1,914	21,769	63,460
Estimated Average HH Income	\$145,304	\$100,537	\$79,899
Estimated Median Age	42	38	34

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