

FOR LEASE

New Retail Development | Up to 9.95 ± Acres | Winter Springs, FL

SWC SR 434 & TUSKAWILLA RD, WINTER SPRINGS, FL 32708

RETAIL



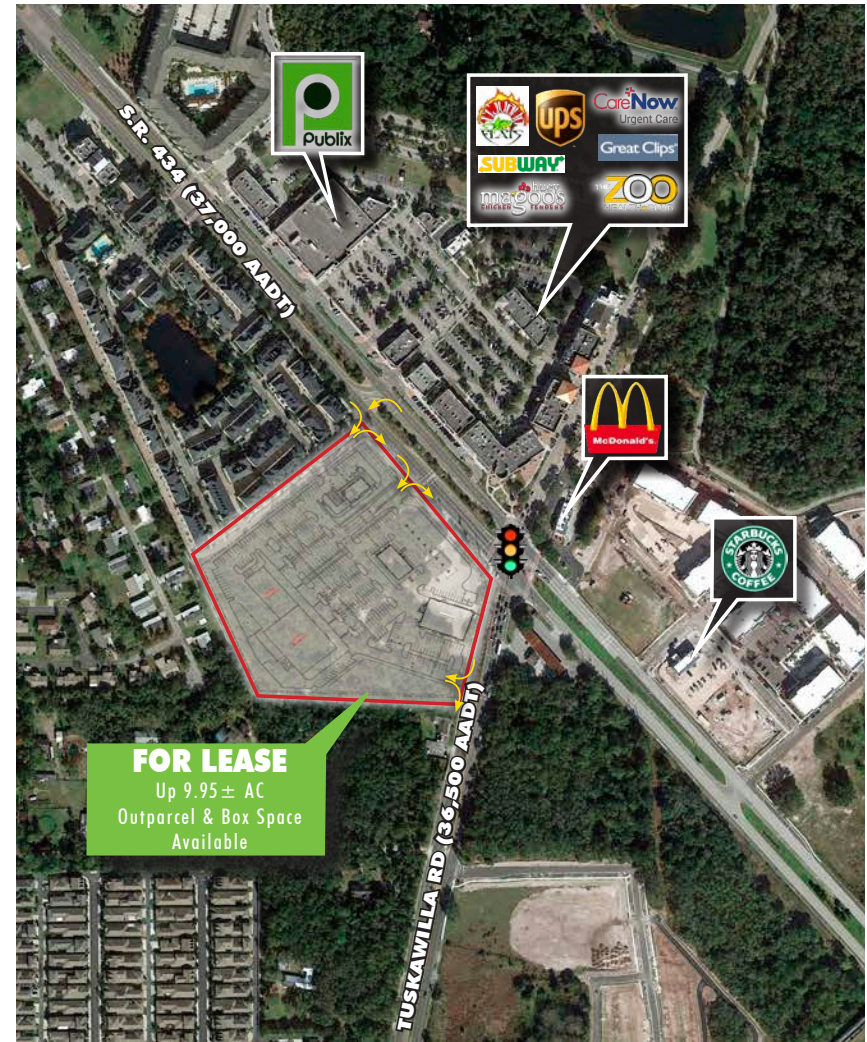
PROPERTY INFO

CBRE is proud to announce the availability of 9.95± acres of proposed retail development at the Southwest corner of SR 434 and Tuskawilla Rd.

- + Outparcel & Box Space Available
- + High income and population growth trade area
- + Under-served retail market per capita
- + Good density of single family, town-home & multifamily units in the immediate area
- + Limited retail market competition within submarket
- + Located at signalized intersection
- + Across from the Winter Springs Town Center

DOT Traffic Counts:

- 26,500 AADT on S.R. 434
- 33,500 AADT on Tuskawilla Rd (South of SR 434)



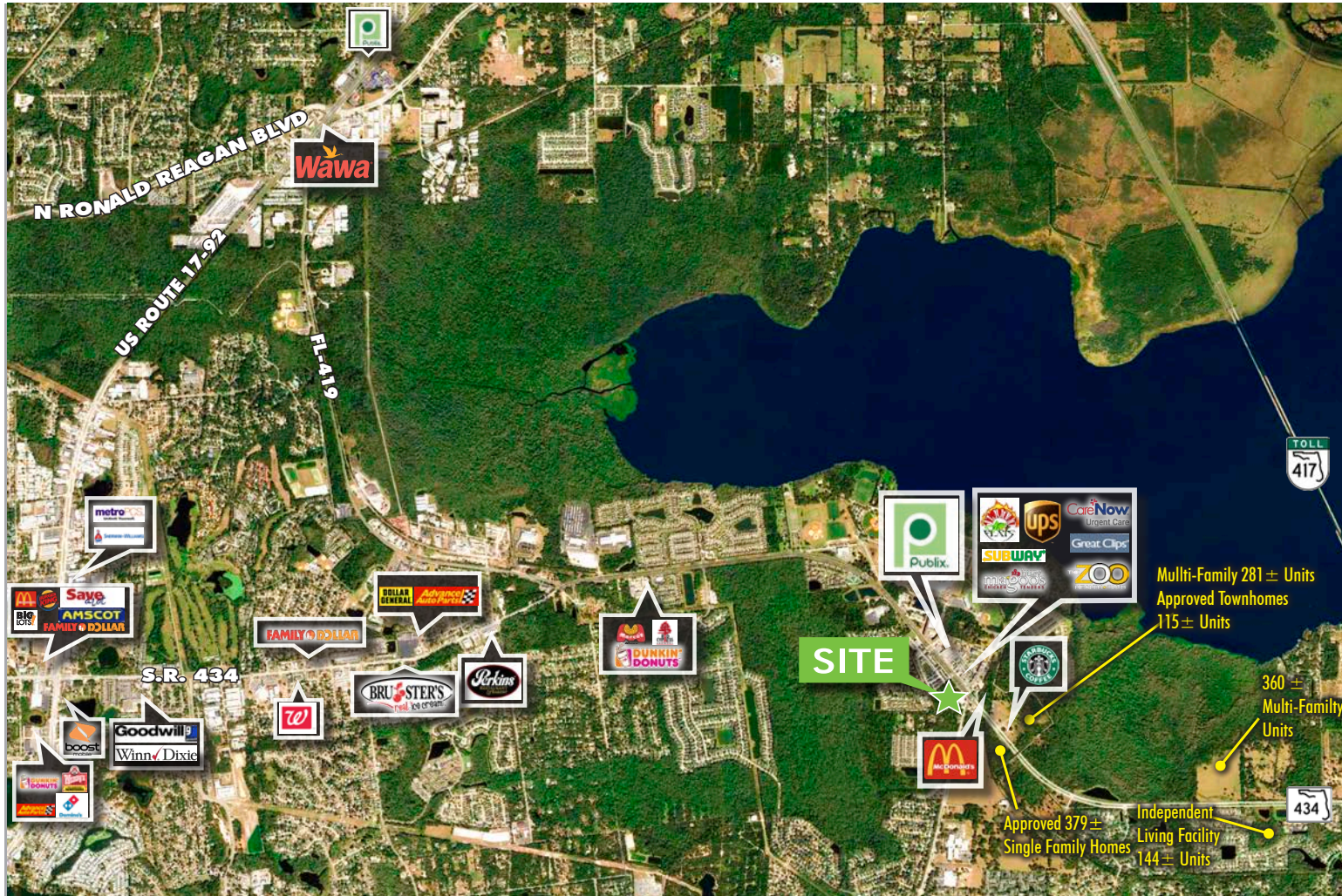
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MACRO AERIAL



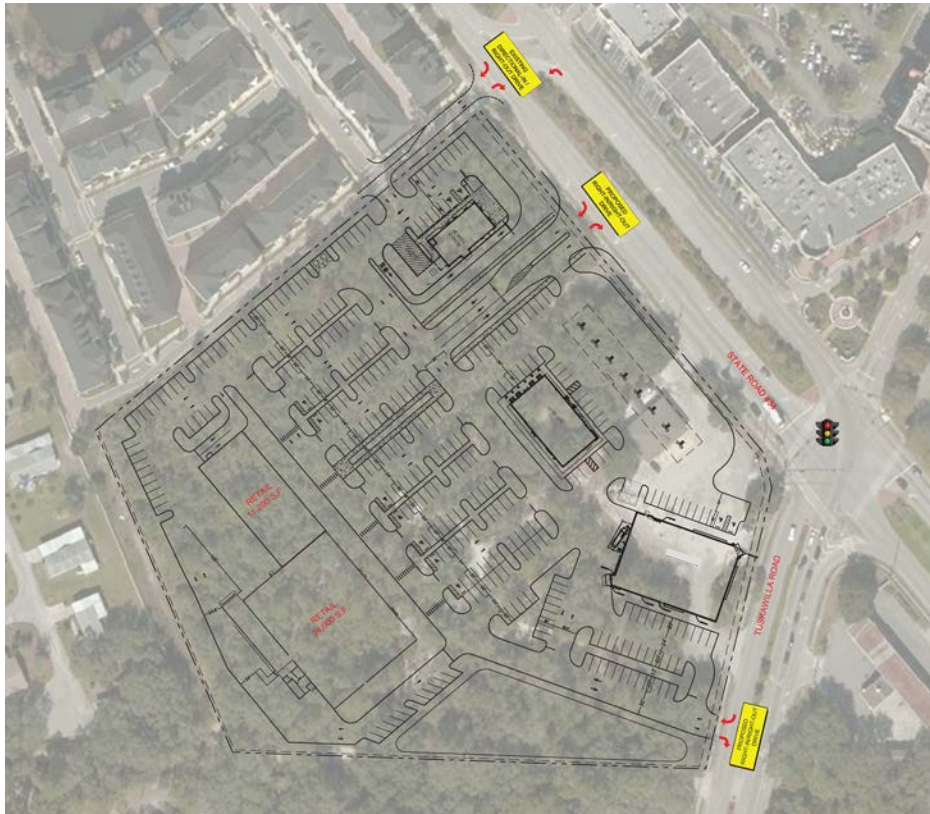
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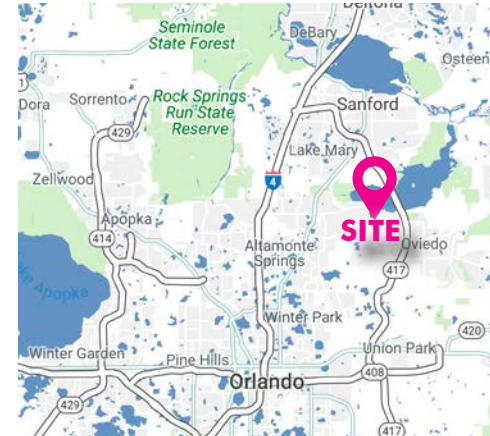
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RETAIL

SITE PLAN



LOCATION MAP



2019 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,135	85,633	252,616
Population Growth (2010-2019)	1.48%	0.91%	1.00%
Daytime Population	6,240	66,483	235,230
Households	3,169	33,992	95,114
Median Household Income	\$61,409	\$57,546	\$57,400
Average Household Income	\$85,886	\$79,272	\$83,967

CONTACT US

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