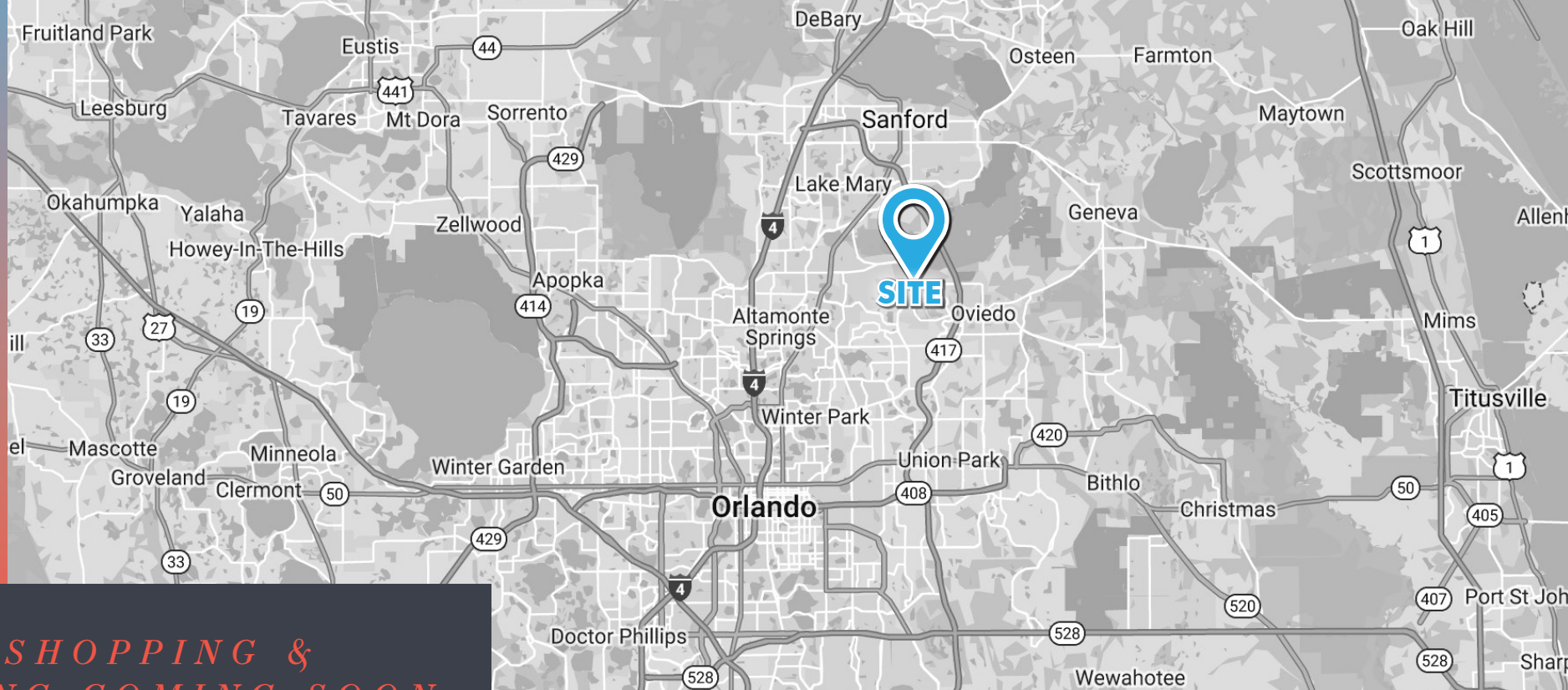


WINTER SPRINGS MARKETPLACE

SWC SR-434 & Tuskawilla Rd, Winter Springs, FL 32708





NEW SHOPPING & DINING COMING SOON TO WINTER SPRINGS

Market: Winter Springs Town Center Corridor

Land: 10.23± AC

Gross Leasable Area: 57,870± SF

Parking Stalls: 344±

Opportunity: Box + Outparcels For Lease or Build to Suit

Delivery: 3Q 2021

CBRE is proud to announce Winter Springs Marketplace, a proposed retail development featuring over 50,000± SF of space for lease along with outparcel opportunities at the Southwest corner of SR 434 and Tuskawilla Road in Winter Springs, Florida.

NEW OUTPARCEL BUILDINGS

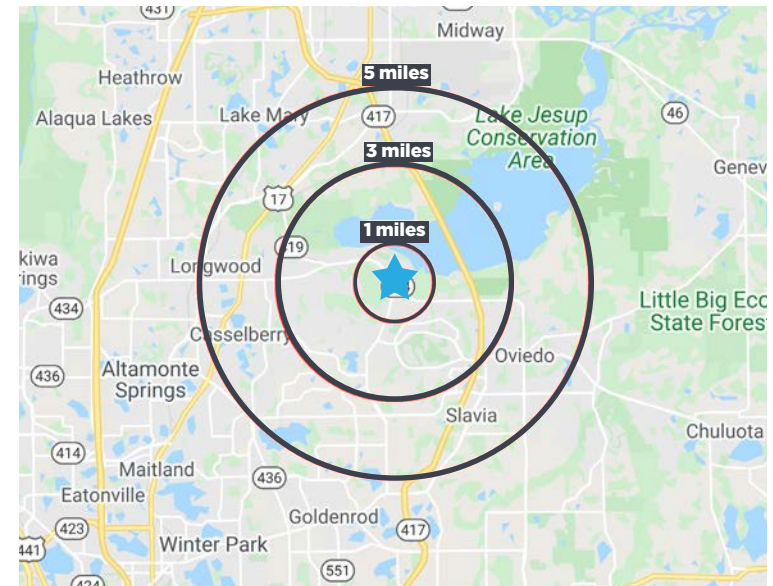
Space	Size	Status
Retail A	19,000± SF	Lease Under Negotiation
Retail B	10,000± SF	Lease Under Negotiation
Retail C	19,209± SF	Lease Under Negotiation
Building A	4,280± SF	Lease Under Negotiation
Outparcel 1	3,056± SF 0.84± AC	Available
Outparcel 2	2,325± SF	LOI Under Negotiation
Phase II	1.2± AC	Lease Under Negotiation

2020 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,857	45,849	139,590
Population Growth (2010 - 2020)	6.02%	1.52%	1.52%
Daytime Population	5,987	38,375	129,059
Households	2,666	17,217	52,649
Median Household Income	\$103,420	\$86,252	\$70,883
Average Household Income	\$123,032	\$114,133	\$95,075

PROPERTY DETAILS

- + Last outparcel opportunity available - 0.84± AC for ground lease or build to suit
- + High income and strong population growth within trade area
- + Under-served retail market per capita
- + Good density of single family, townhomes & multifamily units in the immediate area
- + Limited retail market competition within submarket
- + Adjacent to Winter Springs Town Center, the site is located at the signalized intersection of S.R. 434 & Tuskawilla Rd
- + DOT Traffic Counts:
 - SR 434 - 37,000 AADT
 - Tuskawilla Rd (South of SR 434) - 36,500 AADT



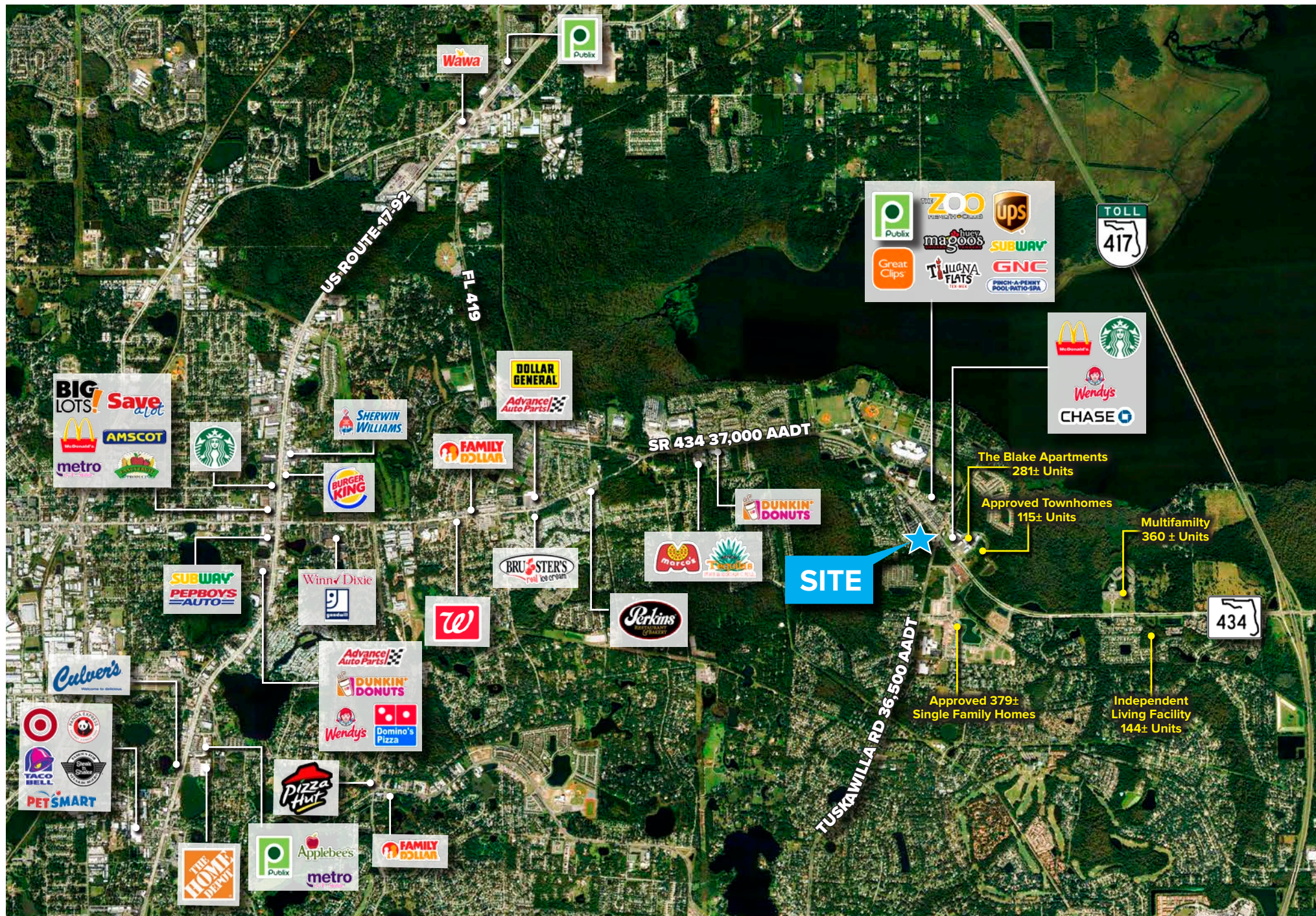
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Parking Provided: 344± spaces

MICRO AERIAL | RETAIL



MACRO AERIAL | RETAIL



WINTER SPRINGS MARKETPLACE

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