

SMD

Southern Management
and Development, L.P.

Promenade at Tuskawilla

1425 Tuskawilla Road and
5965 Red Bug Lake Road,
Winter Springs, FL 32708

ANCHORED BY

Hobby Lobby, HomeGoods,
Beall's Outlet and Ulta Beauty

Located at the signalized intersection
on Red Bug Lake Road and
Tuskawilla Road

Densely populated residential communities
surrounding center

Average daily traffic count: 73,000

Gross leasable area:
200,283 Sq. Ft. (MOL)

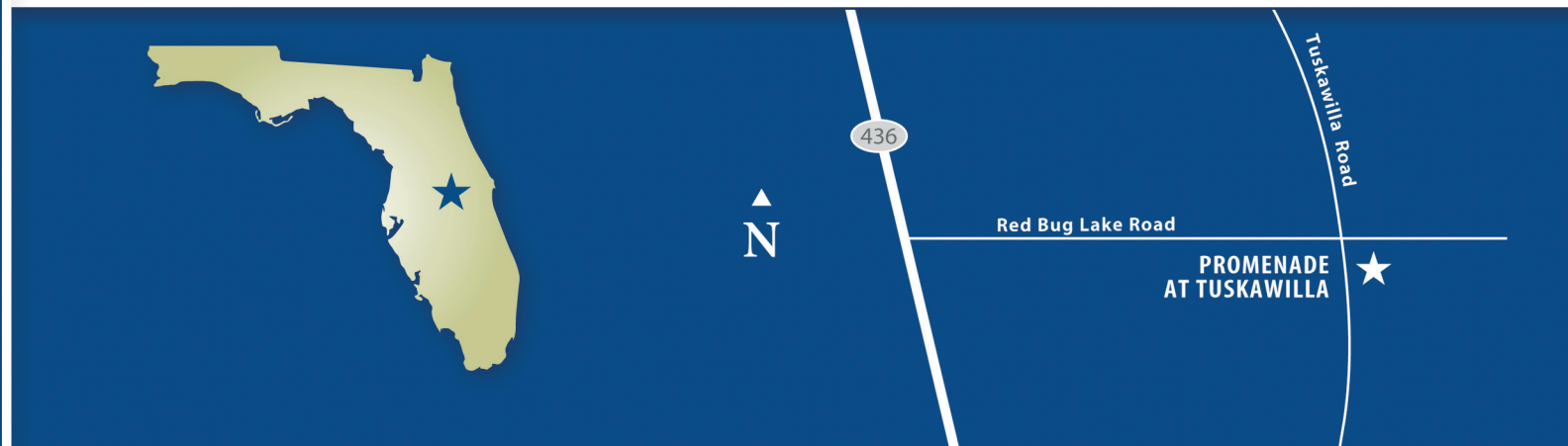
CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	11,840	78,550	243,872
2021 Estimate	11,190	74,473	231,064
2010 Census	9,855	66,482	205,650
2000 Census	8,055	59,679	188,228

Population by race

White	77.42%	79.99%	77.20%
Black African American	8.16%	6.82%	9.21%
Hispanic Other	14.44%	13.19%	13.58%

2021 Estimate

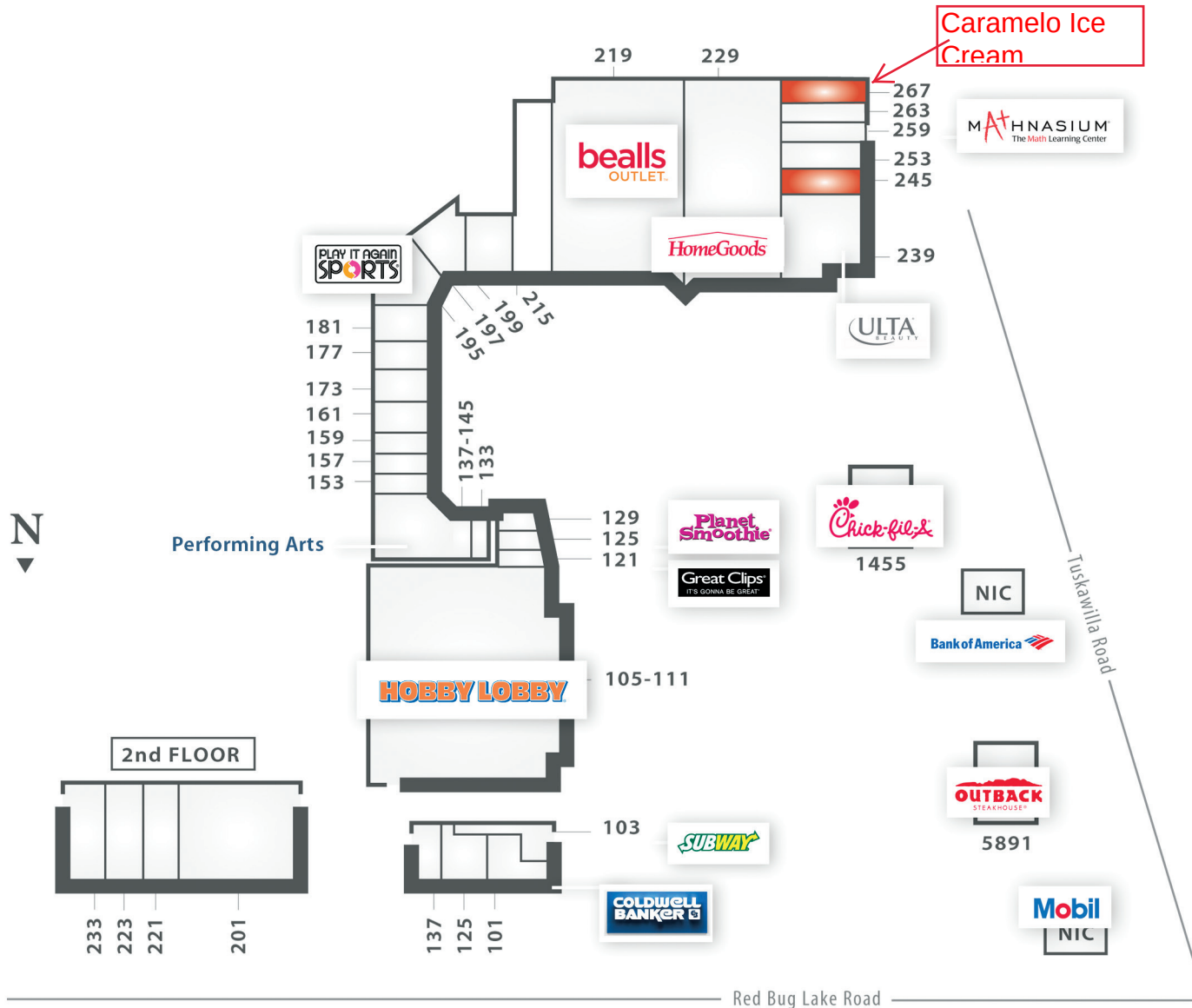
Average HH Income	\$115,166.00	\$113,141.00	\$99,621.00
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2021 Estimate

Median HH Income	\$80,788.66	\$83,964.57	\$70,833.97
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2021 Estimate

Median Age	40.64	41.54	36.67
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LEGEND

5965 Red Bug Lake Road

UNIT	TENANT	SQ.FT.
137	Breakfast Club	2,028
125	Nail Salon	1,360
101	Coldwell Banker Realty	4,774
Upper Level		
201	Red Sun Yoga	2,742
221	TotalWell Health	2,783
223	Management Office	1,020
233	Dentist	2,792

1425 Tuskawilla Road

UNIT	TENANT	SQ.FT.
103	Subway	1,093
105-111	Hobby Lobby	62,942
121	Great Clips	1,200
125	Planet Smoothie	1,370
129	Dry Cleaners	1,400
133	City Floors	757
137-45	Performing Arts	8,082
153	Chiropractor	1,210
157	Hair Salon	1,238

159	Barber Shop	1,032
161	Chinese Restaurant	3,020
173	High Tea	1,576
177	H & R Block	2,060
181	Martial Arts	3,798
195	Play It Again Sports	4,177
197	Stefano's Trattoria	4,201
199	UFC Gym	4,435
215	Five Below	8,739
219	Bealls Outlet	22,551
229	HomeGoods	20,658

239	Ulta Beauty	10,506
245	Available	1,614
253	Smoker's Dream	1,614
259	Mathnasium	1,500
263	Crumb Cookies	1,400
267	Available	1,183
Outparcels		
1455	Chick-fil-A	3,328
5891	Outback Steakhouse	6,100