

For Sale

1.62-ACRE RETAIL DEVELOPMENT SITE
E SR 434, WINTER SPRINGS, FL

1.62 ACRES AVAILABLE



DESCRIPTION

This 1.62-acre land site is located along the western gateway into Winter Springs, offering more than 250 feet of high-visibility frontage along the State Road 434 commuter corridor. The property is perfectly positioned to capture homebound traffic, with daily volumes exceeding 24,500 vehicles. With flexible commercial zoning and a robust demographic profile, this site represents a rare infill opportunity to establish a flagship presence. Optimal Zoning C-1 allows Retail, Medical, Restaurant uses and more.

PROPERTY OVERVIEW

AVAILABLE	1.62 AC
ZONING	C-1
FLU	COMMERCIAL
ASKING PRICE	CALL FOR PRICING

HIGHLIGHTS

- **Strategic Gateway Location:** High-visibility infill site at the western entrance to Winter Springs along the SR 434 commuter corridor.
- **Proven Demand:** Neighbors successful new developments like The Human Bean, 7-Brew, Planet Fitness and Taco Bell.
- **Excellent Connectivity:** Minutes from major regional thoroughfares including US 17-92 (6 min), SR 417 (9 min), and I-4 (15 min)

FOR MORE INFORMATION, PLEASE CONTACT:

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KEY LOCATIONS



24,504 AADT
SR 434

139,500 AADT
Interstate 4

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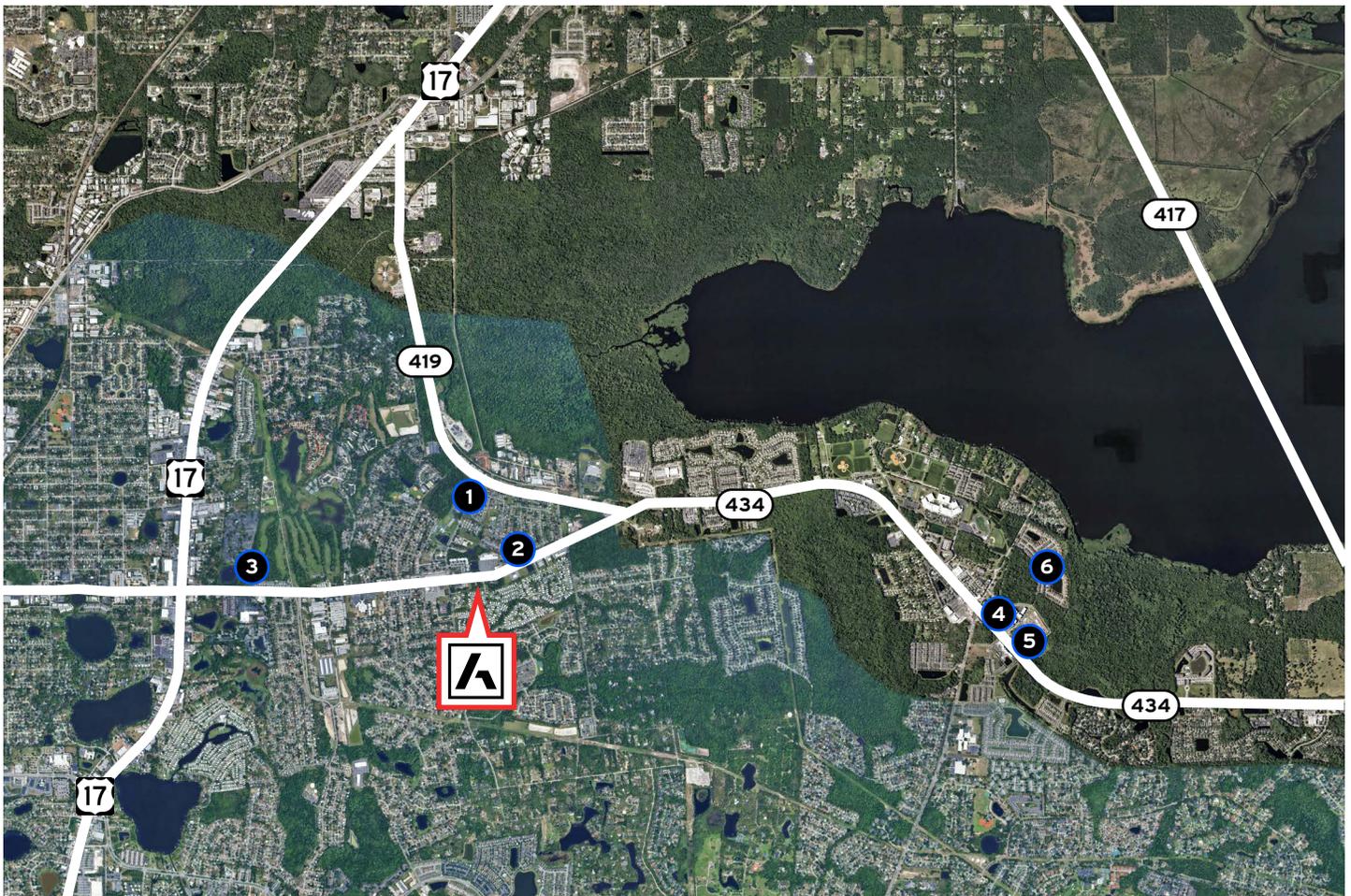
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DEVELOPMENT TRACKER

	PROJECT NAME	DISTANCE	PROJECT TYPE	SIZE	STATUS
1	Excelsior Parkway Townhomes	10 minutes	Multifamily	27 Units	Under Staff Review
2	The Human Bean	3 minutes	Retail	692 SF	CO Issued 1/7/26
3	Legacy at Lake Talmo	6 minutes	Multifamily	140 Units	Under Construction
4	7-Brew Coffee Shop	7 minutes	Retail	510 SF	Under Construction
5	The Learning Experience	7 minutes	Education	10,000 SF	Under Construction
6	Artesian Park	9 minutes	Single Family	96 Rear Load TH	Pre-App Meeting 2/18/25



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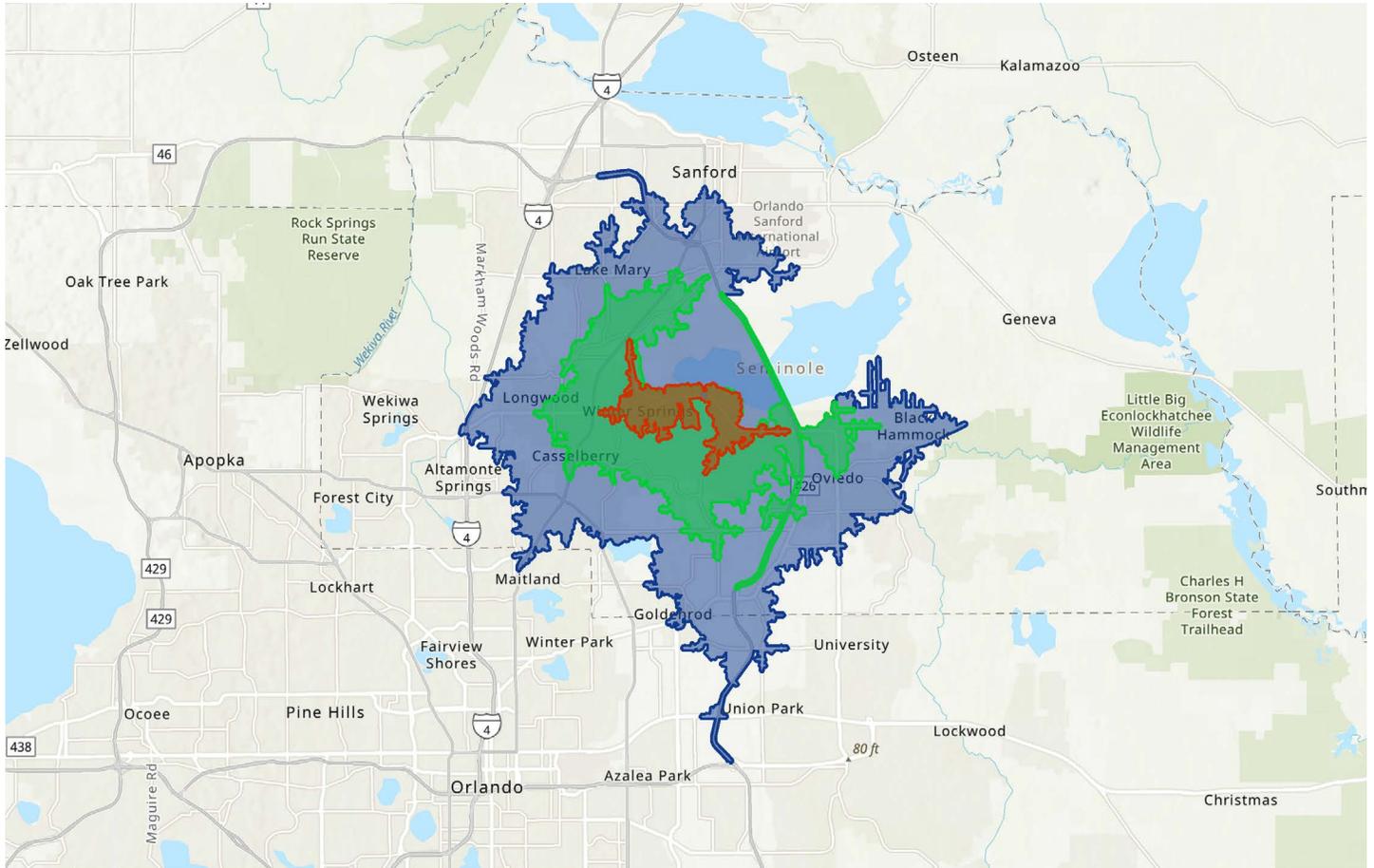
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



33,307
ESTIMATED POPULATION



13,630
HOUSEHOLDS



12,468
TOTAL EMPLOYEES



\$93,485
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



97,039
ESTIMATED POPULATION



38,571
HOUSEHOLDS



47,798
TOTAL EMPLOYEES



\$107,428
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



229,342
ESTIMATED POPULATION



93,956
HOUSEHOLDS



113,063
TOTAL EMPLOYEES



\$111,303
AVERAGE HOUSEHOLD INCOME

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