

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

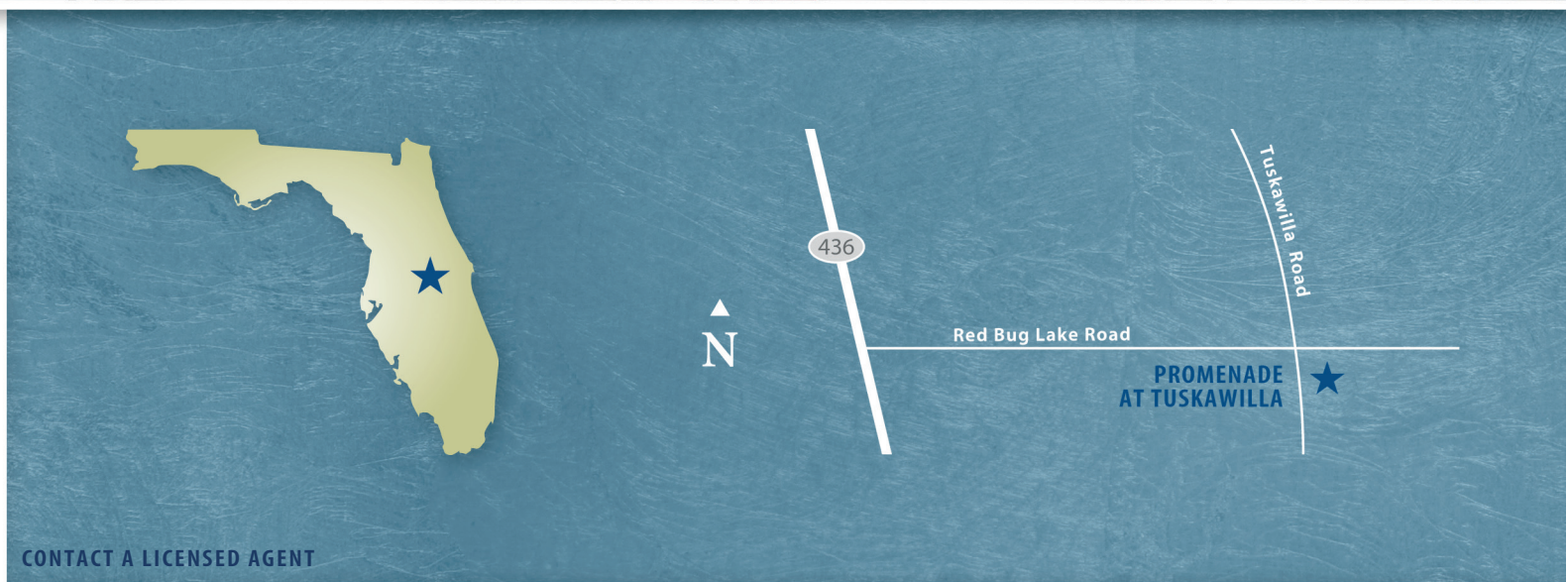
Hobby Lobby, HomeGoods,
Beall's Outlet and Ulta Beauty

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)



CONTACT A LICENSED AGENT

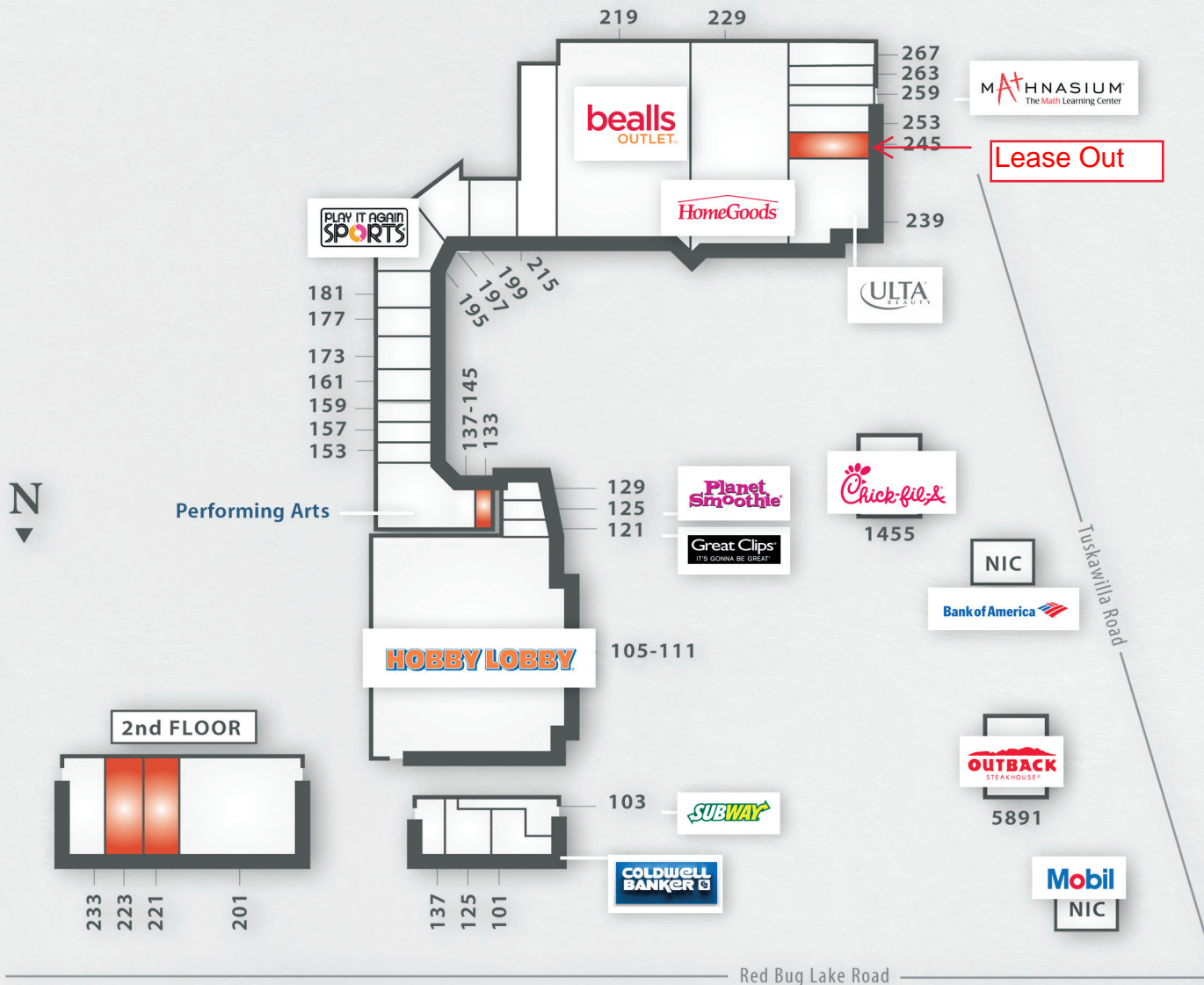
smdproperty.com | 561.948.7100 | F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

CREATING VALUE

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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	114.44%	113.19%	113.58%
2021 Estimate			
Average HH Income	\$115,166.00	\$113,141.00	\$99,621.00
2021 Estimate			
Median HH Income	\$80,788.66	\$83,964.57	\$70,833.97
2021 Estimate			
Median Age	40.64	41.54	36.67

LEGEND

5965 Red Bug Lake Road			1425 Tuskawilla Road			159			239		
UNIT	TENANT	SQ.-FT.	UNIT	TENANT	SQ.-FT.	UNIT	TENANT	SQ.-FT.	UNIT	TENANT	SQ.-FT.
137	Breakfast Club	2,028	103	Subway	1,093	159	Barber Shop	1,032	239	Ulta Beauty	10,506
125	Nail Salon	1,360	105-111	Hobby Lobby	62,942	161	Chinese Restaurant	3,020	245	Available	1,618
101	Coldwell Banker Realty	4,774	121	Great Clips	1,200	173	High Tea	1,576	253	Smoker's Dream	1,618
Upper Level			125	Planet Smoothie	1,370	177	H & R Block	2,060	259	Mathnasium	1,500
201	Red Sun Yoga	2,742	129	Dry Cleaners	1,400	181	Martial Arts	3,798	263	Crumb Cookies	1,400
221	Available	2,783	133	Available	757	195	Play It Again Sports	4,177	267	Nitro Zone	1,183
223	Available	1,020	137-45	Performing Arts	8,082	197	Stefano's Trattoria	4,201	Outparcels		
233	Dentist	2,792	153	Chiropractor	1,210	199	UFC Gym	4,435	1455	Chick-fil-A	3,328
			157	Hair Salon	1,238	215	Five Below	8,739	5891	Outback Steakhouse	6,100
						219	Bealls Outlet	22,551			
						229	HomeGoods	20,658			