

FOR LEASE



Near
Intersection



END CAP RETAIL TUSKAWILLA ROAD FRONTAGE

79 MICHAEL BLAKE BLVD, WINTER SPRINGS, FL, 32708
INTERSECTION OF TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

**AVAILABLE, NW SIDE
LAND LEASE AREA +/-**

**1.5 AC, FRONTS TUSKAWILLA RD
SEE PAGE 3 (DIVIDE IT UP)**



CECI
NAIL LOUNGE

UNIT C

UNIT C

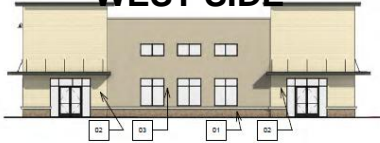
**AVAILABLE
UNIT C: 2,422 SF +/-**

1,950 SF +/- PATIO



**ANTICIPATED
DELIVERY DATE
Q2 2026**

WEST SIDE



PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE: 2,422 SF +/- END CAP/w Patio**
- **Patio Size 1,950 SF (FRONTS TUSKAWILLA RD)**
- **Land Size: 3 acres +/- High 1-5 Mile Incomes**
- **Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 with Access: Left In/Left Out, Right In/Right Out**
- **Frontage Tuskawilla Road: 220 Linear Foot +/-**
- **Close to: Winter Springs Town Center, SR 434, Red Bug Lake Rd, Winter Springs High School, SR 417 - anywhere in Metro Orlando, Neighbors: Aldi's, Publix +**
- **Shadows National Scope Retailers - Powerful Intrsrction**
- **Lease Rate: \$43.99 PSF NNN (2,422 SF) END CAP**
- **Land Lease Area: 1.50 ac +/- Lease Rate: Withheld**

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IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



POSSIBLE ++
Franchise Day Care
National Automotive
National Dessert

Available Possible
Land Lease of .44 ac +/-

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TRAFFIC COUNTS

SR 434	23,854 (2025)		
Tuskawilla Rd @ Milky Way	17,214 (2025)		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	7,864	45,969	141,338
Households:	3,137	17,527	53,260
Avg Income:	\$125,470	\$112,330	\$97,014

Boss Commercial Real Estate, LLC
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LAND LEASE AREA = 1.50 AC +/-
DIVIDE IT UP



PATIO
No Drive
Thru

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All Direction
from Michael
Blake Blvd
From or Onto
Tuskawilla Rd

All Direction
Ingress/Egress
From or Onto
Michael Blake
Blvd

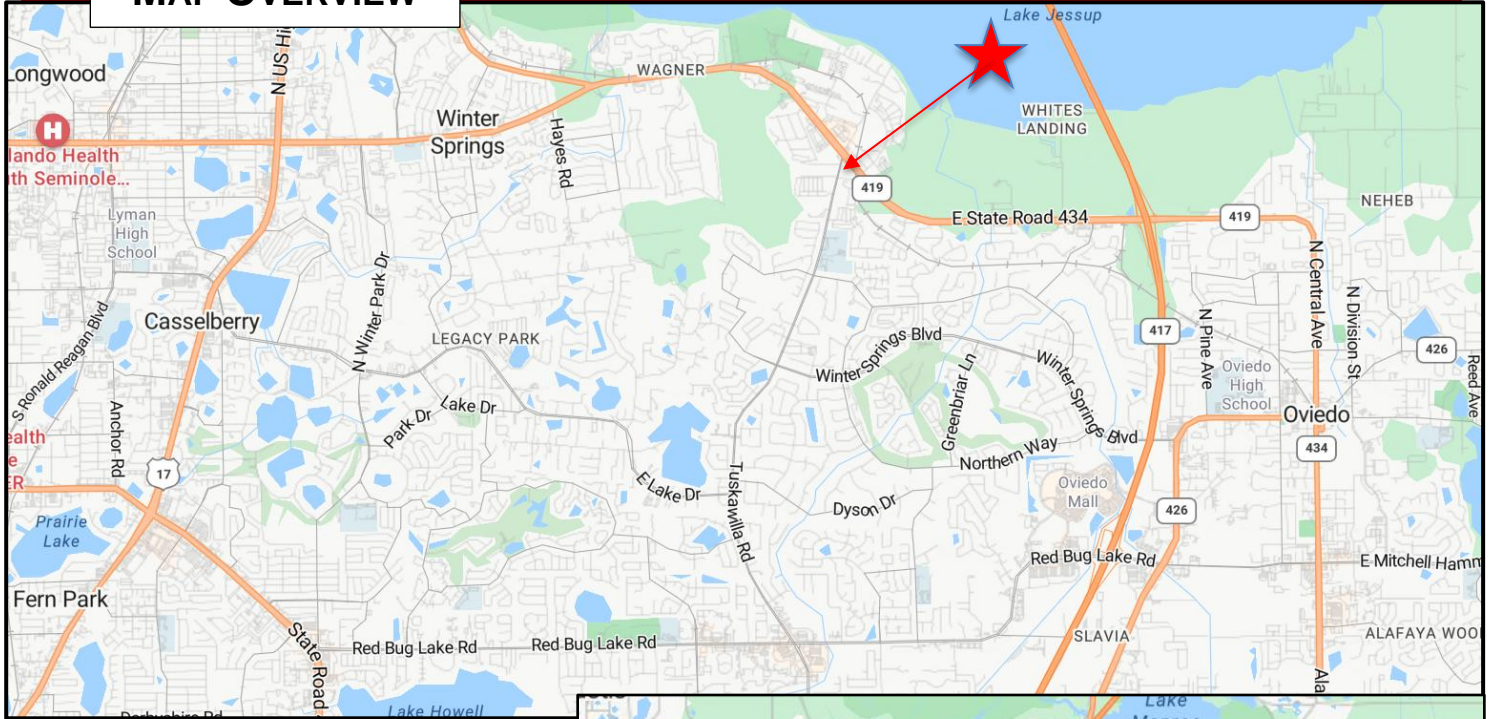
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MAP OVERVIEW

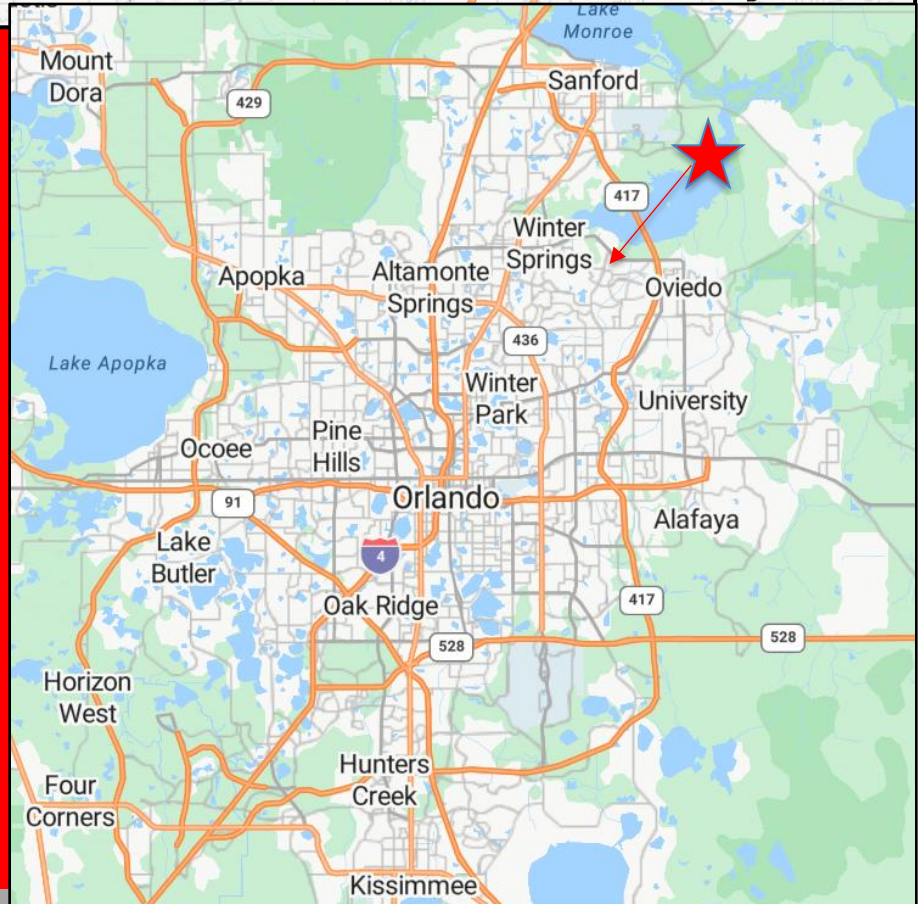


EAST SIDE ACE HARDWARE



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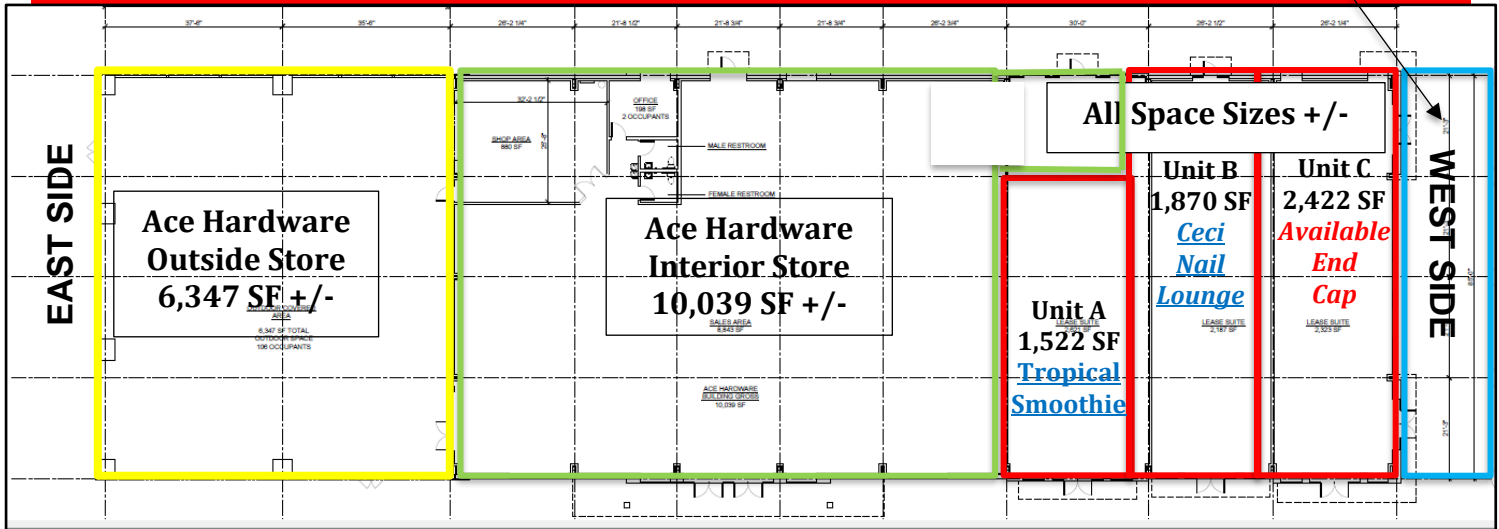
FOR LEASE



FLOOR PLAN

SOUTH SIDE
FRONTS MICHAEL BLAKE BLVD

*Outdoor Patio Area
West Side Fronts Tuskawilla Rd*



NORTH SIDE



SOUTH SIDE

FRONTS MICHAEL BLAKE BLVD

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