

CARENOW URGENT CARE

1171 Cliff Rose Drive, Winter Springs, FL 32708

MEDICAL SPACE FOR SUBLEASE

PROPERTY HIGHLIGHTS



Available Space: 5,250 SF

- 2nd generation medical space
- Located in the Publix-anchored Winter Springs Town Center at the signalized intersection of SR-434 and Tuskawilla Road
- Excellent visibility on SR-434
- Less than half a mile from Winter Springs High School with 2,036 students
- Co-tenants include Tijuana Flats, Huey Magoo's, Subway, Great Clips, The UPS Store, GNC, and Zoo Health Club

DEMOGRAPHICS

POPULATION



1 Mile	4,786
3 Mile	43,649
5 Mile	138,907

HOUSEHOLDS



1 Mile	1,752
3 Mile	16,511
5 Mile	52,696

DAYTIME POPULATION



1 Mile	3,083
3 Mile	25,098
5 Mile	102,150

AVE. HOUSEHOLD INCOME



1 Mile	\$125,741
3 Mile	\$112,603
5 Mile	\$93,586

DAILY TRAFFIC COUNTS



SR-434	35,000 AADT
Tuskawilla Rd.	34,500 AADT



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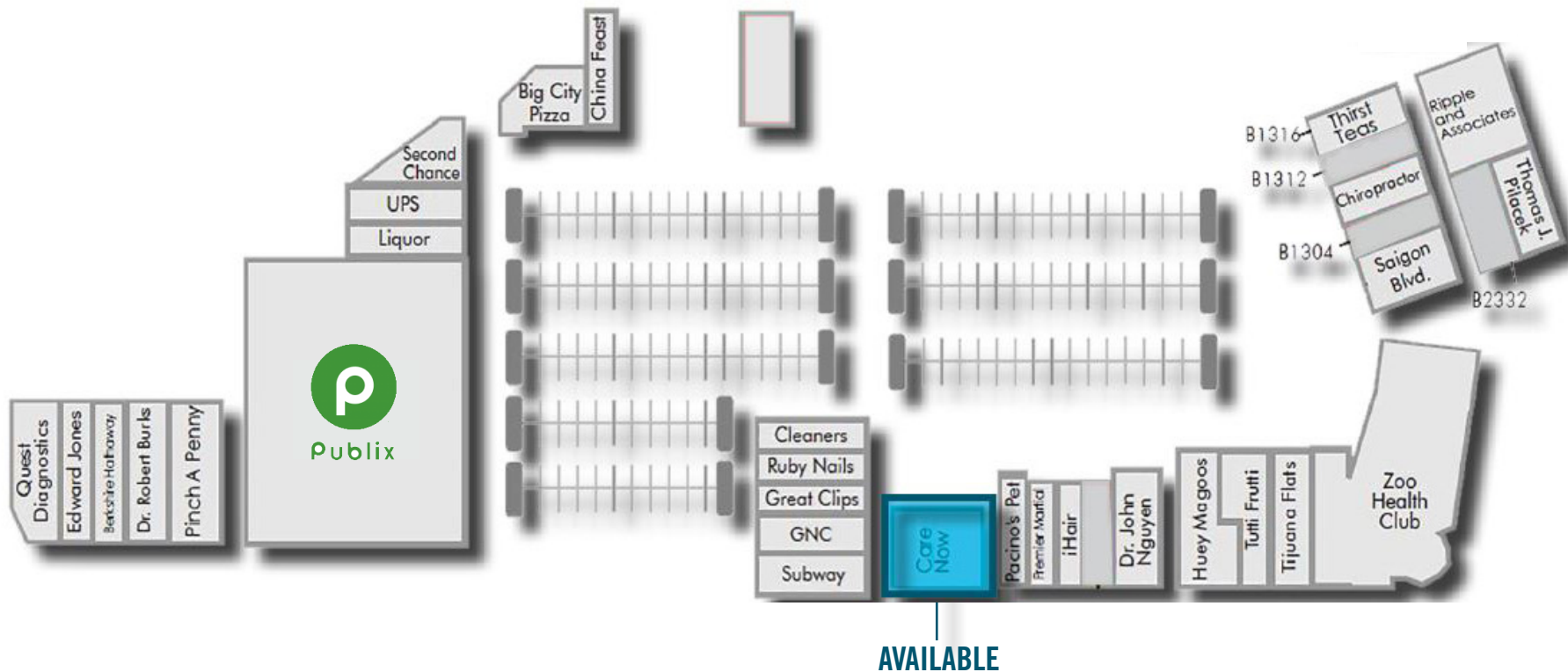
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SITE PLAN



SPACE	TENANT	SF
E1171A-B	AVAILABLE	5,250



