

# FORMER WENDY'S AVAILABLE

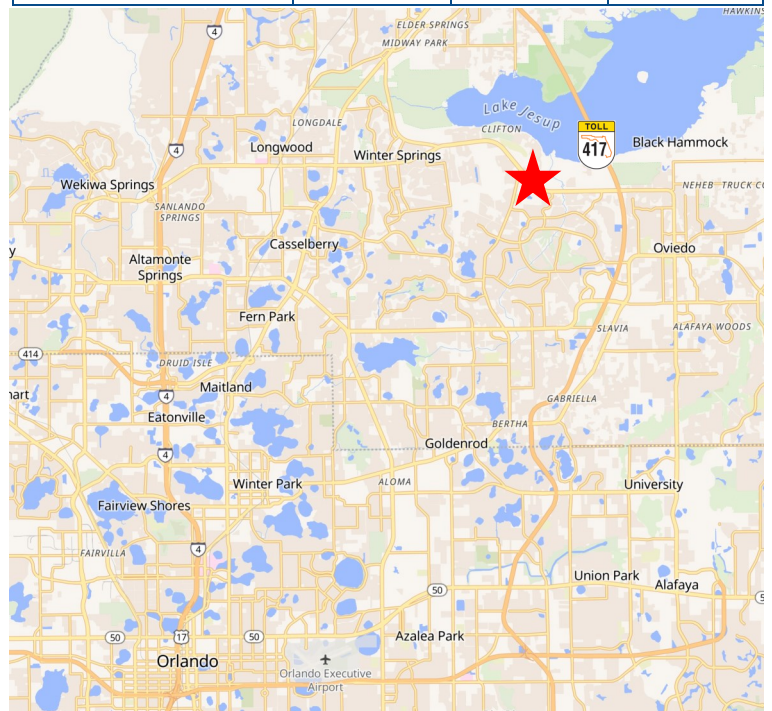
1218 State Rd 434, Winter Springs FL 32708



## SPACE HIGHLIGHTS

- 2,163 SF Drive-Thru on 0.59 Acres
- Signalized intersection
- Access From SR 434 & Tuskawilla Rd
- Patio seating
- 20 Parking spaces; 9.25 spaces per 1,000 SF
- High income area
- 2 miles west of FL 417
- 28,500 AADT on E SR 434
- 35,000 AADT on Tuskawilla Rd

Demographics	1-Mile	3-Mile	5-Mile
Population	7,643	45,617	144,266
Average HH Income	\$130,010	\$124,116	\$109,532

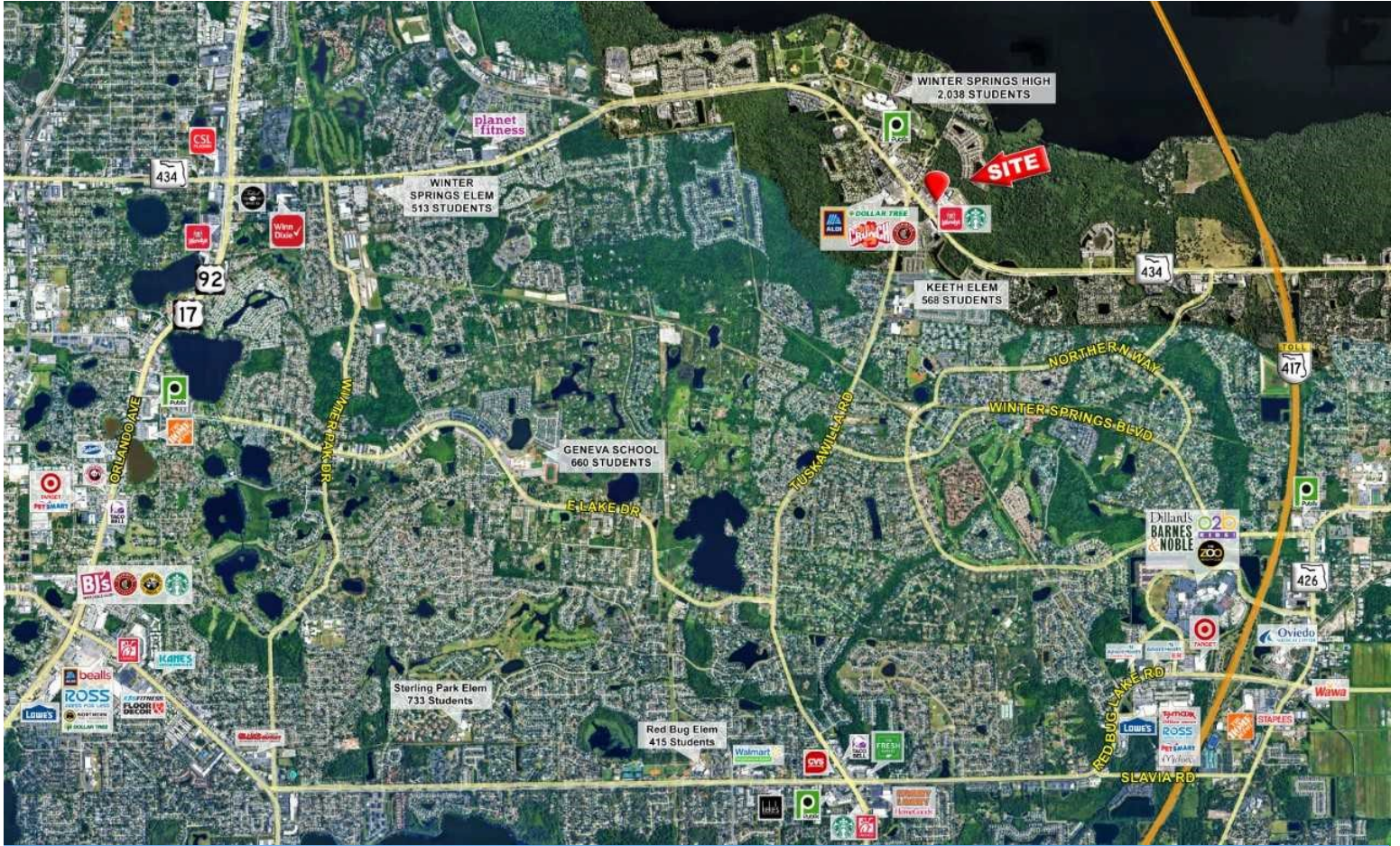


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