

For Sale or Lease

1016 SPRING VILLAS POINT
WINTER SPRINGS, FL 32708

Price: \$3,900,000
Lease Price \$25 NNN
Available for Lease
Feb 1, 2026



ROBIN KESLER, CCIM
Commercial Director
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BK694599, Florida

PROPERTY SUMMARY

1016 Spring Villas Pt.

1016 Spring Villas Point | Winter Springs, FL 32708



Property Summary

Two Story, 12,140 Sq
Ft Office Building,
Built 2003,
1.02 Acres , 47
parking spaces
Can be easily
divided into 1, 2, 3 or
4 suites
Elevator
4 ADA Restrooms
on each floor
Remodeled 2011-
2012
Metal Roof 2010
15 A/C Split Units ,
7 new from 2021
Retaining Wall, new
2021
Great Signage!

Property Overview

Renovated, Two stories with an elevator, ideal for two tenants or one large tenant. Each floor has two separated units, with a central welcoming desk and waiting area. The building currently functions for one tenant but easily divided for 1,2,3 or 4 tenants. There are 4 ADA restrooms on each floor. Currently configured for private lockable offices, cubicle space, two large conference rooms, large, executive offices, work areas, break areas, storage and reception. The building is super clean, easily managed with great signage.

This Building is located in a very low office vacancy area, servicing Winter Springs, Oviedo, UCF Area, Casselberry, Maitland, Winter Park and Longwood.

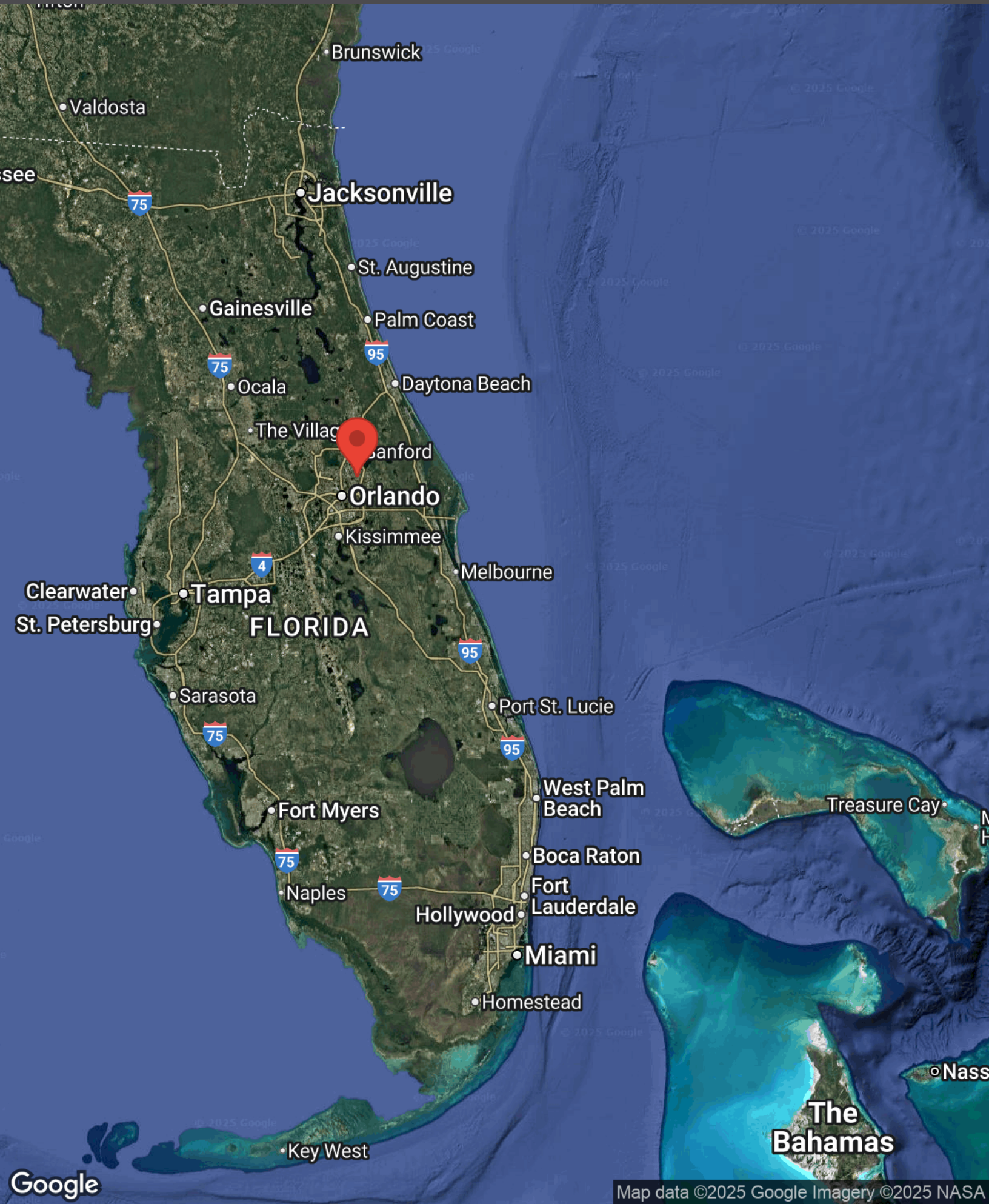
Location Overview

Located in Winter Springs, off Red Bug Lk Rd, between SR 436 and Tuskawilla Rd, with easy access to SR 426, 417 and 434.

REGIONAL MAP

1016 Spring Villas Pt.

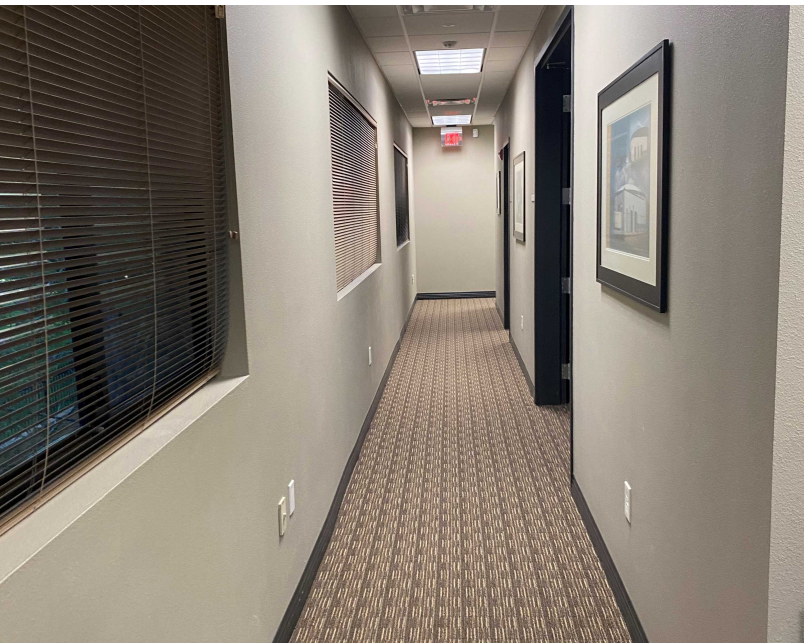
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PROPERTY PHOTOS

1016 Spring Villas Pt.

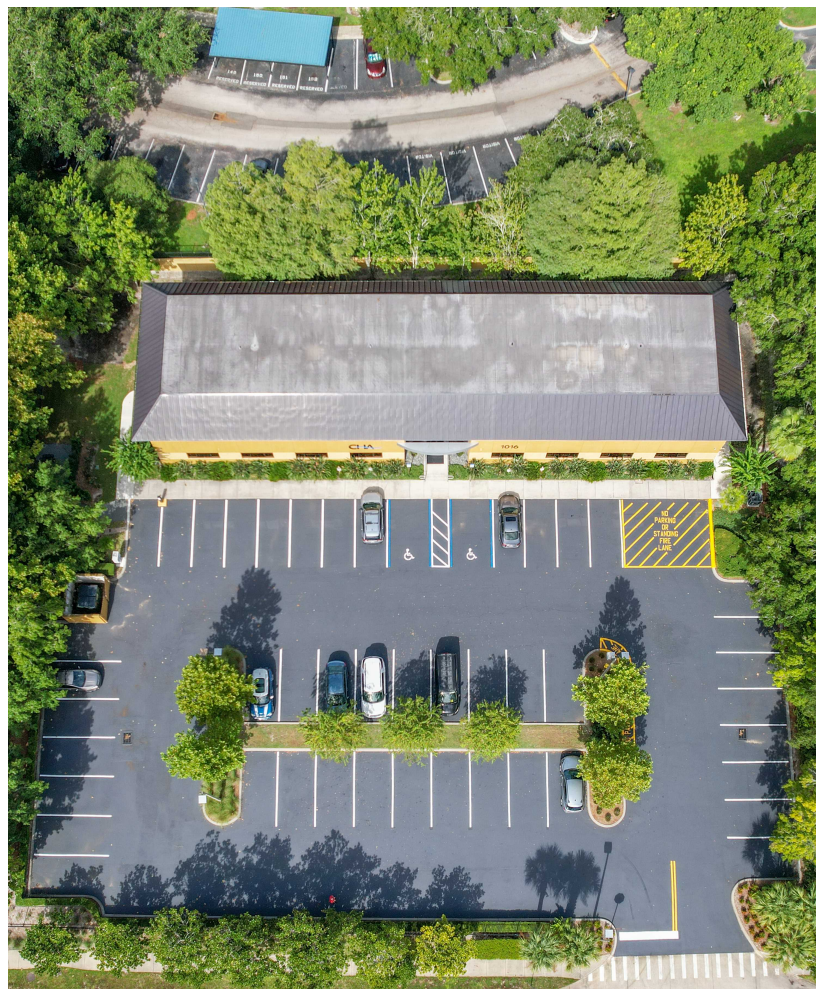
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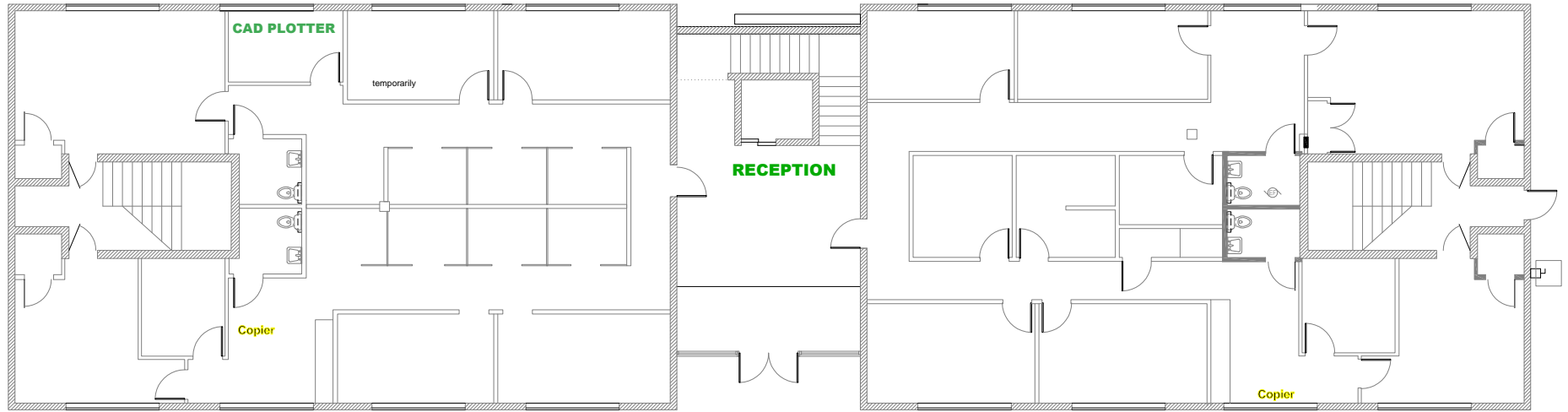
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FLOORPLAN

1016 Spring Villas Pt.

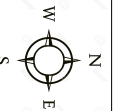
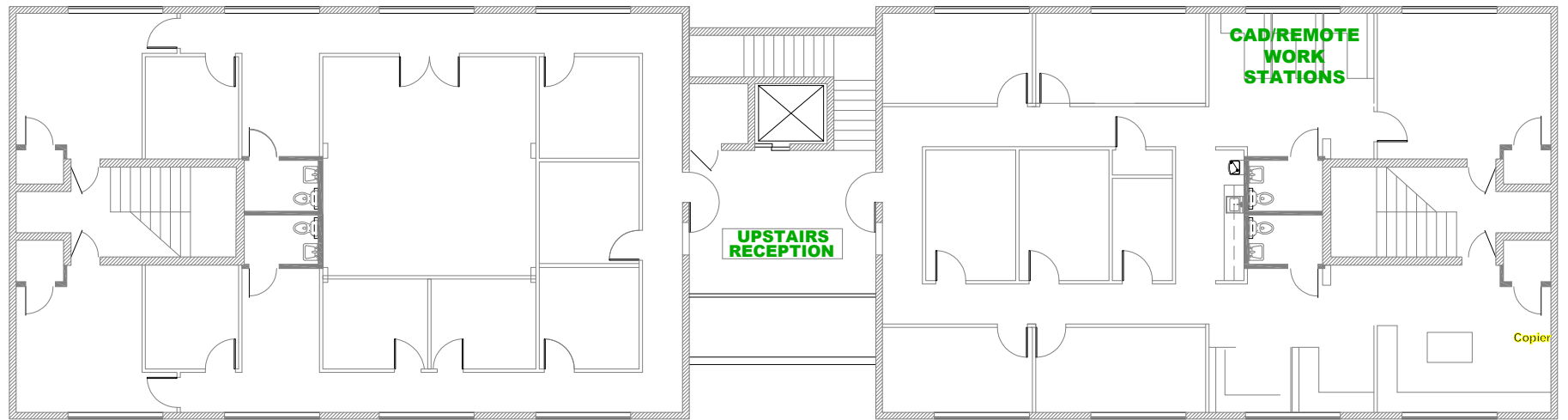
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FLOORPLAN

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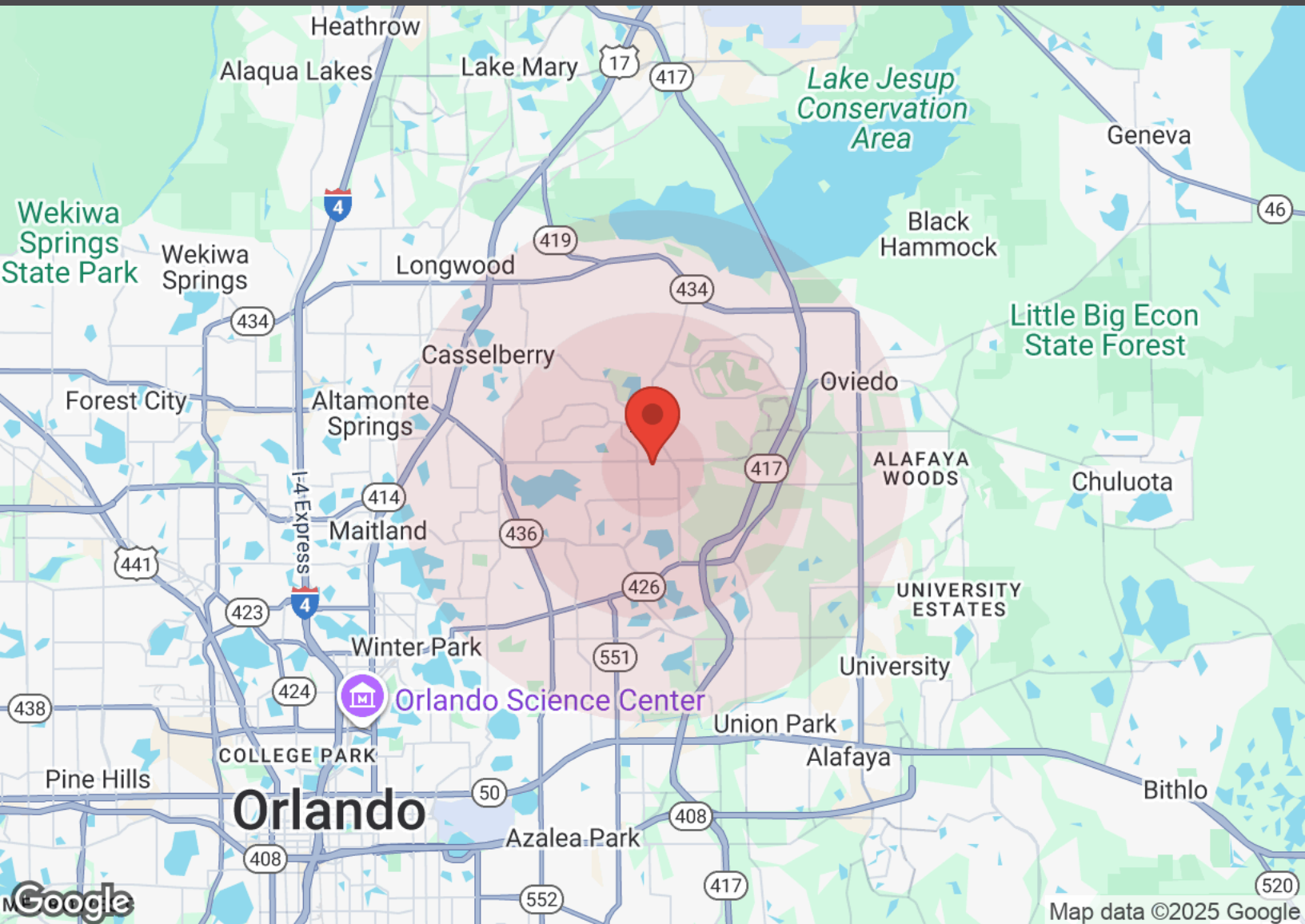
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,860	41,823	116,613
Female	6,042	43,597	118,753
Total Population	11,902	85,420	235,366

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,895	13,587	36,530
Ages 15-24	1,402	9,996	33,412
Ages 25-54	4,885	35,440	95,125
Ages 55-64	1,526	10,808	29,378
Ages 65+	2,194	15,592	40,921

Race	1 Mile	3 Miles	5 Miles
White	6,956	50,107	132,087
Black	1,055	7,577	24,690
Am In/AK Nat	6	60	165
Hawaiian	7	34	71
Hispanic	2,916	20,962	59,830
Asian	655	4,630	13,039
Multi-Racial	275	1,871	4,919
Other	35	179	541

Income	1 Mile	3 Miles	5 Miles
Median	\$106,960	\$87,743	\$84,803
< \$15,000	240	2,612	7,603
\$15,000-\$24,999	141	1,406	4,616
\$25,000-\$34,999	253	2,044	5,762
\$35,000-\$49,999	278	3,485	9,407
\$50,000-\$74,999	559	5,355	15,529
\$75,000-\$99,999	679	4,736	13,727
\$100,000-\$149,999	1,027	6,995	17,756
\$150,000-\$199,999	720	3,676	8,823
> \$200,000	721	4,326	13,379

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,782	35,929	100,860
Occupied	4,620	34,636	96,602
Owner Occupied	3,091	23,135	57,326
Renter Occupied	1,529	11,501	39,276
Vacant	162	1,292	4,258

PROFESSIONAL BIO

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ROBIN KESLER, CCIM

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Optima Real Estate
7250 Red Bug Lake Rd, Ste 1000 Oviedo, FL 32765

Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.