

WOODCREEK SQUARE

5275 Red Bug Lake Road, Winter Springs, FL 32708

RETAIL SPACE FOR LEASE



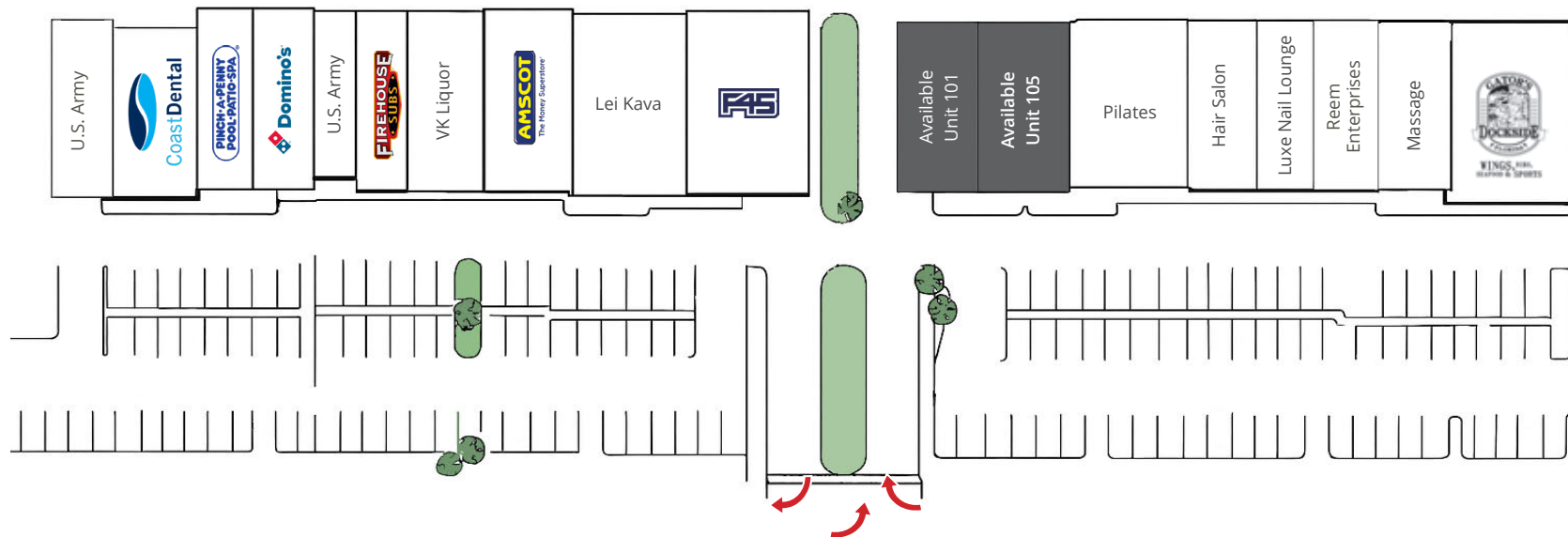
PROPERTY OVERVIEW

- » New ownership
- » Space available for lease: 1,637 SF | 1,638 SF (can be combined for a total of 3,275 SF)
- » Recent property enhancements include new exterior paint and parking lot resurfacing
- » Positioned along a high-traffic retail corridor in a densely populated residential area
- » Excellent visibility and access from Red Bug Lake Road, with a daily traffic count of 39,500 vehicles
- » Directly across from Walmart Neighborhood Market (1.2M annual visits) and just 0.5 mile west of Publix-anchored Willa Springs Shopping Center (2.1M annual visits)
- » Co-tenancy with Gator's Dockside, F45, Coast Dental, Pinch-A-Penny, and Firehouse Subs
- » Quick access to SR-417 (64,300 AADT)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,673	86,051	235,998
Households	4,935	35,133	96,997
Daytime Pop.	10,095	52,085	157,344
Ave. HH Income	\$130,093	\$111,375	\$117,897





Red Bug Lake Road - 39,500 AADT

5285		
Unit	Tenant	SQ FT
101	U.S. Army	1,200
105	Coast Dental	2,000
109	Pinch-A-Penny	1,450
117	Domino's	1,400
121	U.S. Army Career Center	1,200
125	VK Liquor	1,400
129	Firehouse Subs	1,400
133	Amscot	2,800
139	Lei Kava	2,064
145	F45	2,960

5275		
Unit	Tenant	SQ FT
101*	Available	1,638
105*	Available	1,637
109	Pilates	2,205
117	Hair Salon	1,400
121	Luxe Nail Lounge	1,450
125	Reem Enterprises	1,320
129	Massage	1,320
133	Gator's Dockside	5,508

*Units 101 and 105 can be combined for a total of 3,275 SF

