

# Villaggio

853 E SR 434, Winter Springs, FL 32708



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Join Marco's Pizza, Trustco Bank, Senor Tequila and more!
- Up to 12,556 SF of First Floor Retail Space Available
- Second Generation Restaurant Available
- Office Unit with Kitchenette Available
- Located in the Heart of Winter Springs
- Aggressive Rates & Tenant Incentives Available
- Excellent Visibility & Easy Access to Center
- Average Daily Traffic Count: 34,000+ cars per day

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 - 12,556 SF
Building Size:	52,024 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,423	21,284	63,011
Total Population	6,307	54,449	162,163
Average HH Income	\$99,759	\$92,658	\$92,139

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

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## AERIAL



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SPACES	LEASE RATE	SPACE SIZE
1101 	Negotiable	1,707 SF
1113 	Negotiable	1,707 SF
1133 	Negotiable	3,119 SF
1153 	Negotiable	6,368 - 12,556 SF
2203 	Negotiable	1,600 SF



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## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,307	54,449	162,163
Median age	35.1	36.5	37.8
Median age (Male)	33.3	35.3	36.4
Median age (Female)	36.3	37.8	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,423	21,284	63,011
# of persons per HH	2.9	2.8	2.8
Average HH income	\$99,759	\$92,658	\$92,139
Average house value	\$313,992	\$300,218	\$280,910

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