



W STATE ROAD 434 | 33,000 AADT

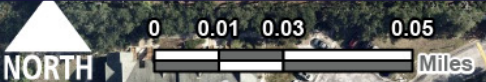
W STATE ROAD 434 | 33,000 AADT



Winn-Dixie

1.22 AC FOR SALE OR GROUND LEASE

1099 W SR 434
WINTER SPRINGS, FL 32708



1099 W SR 434

WINTER SPRINGS, FL 32708

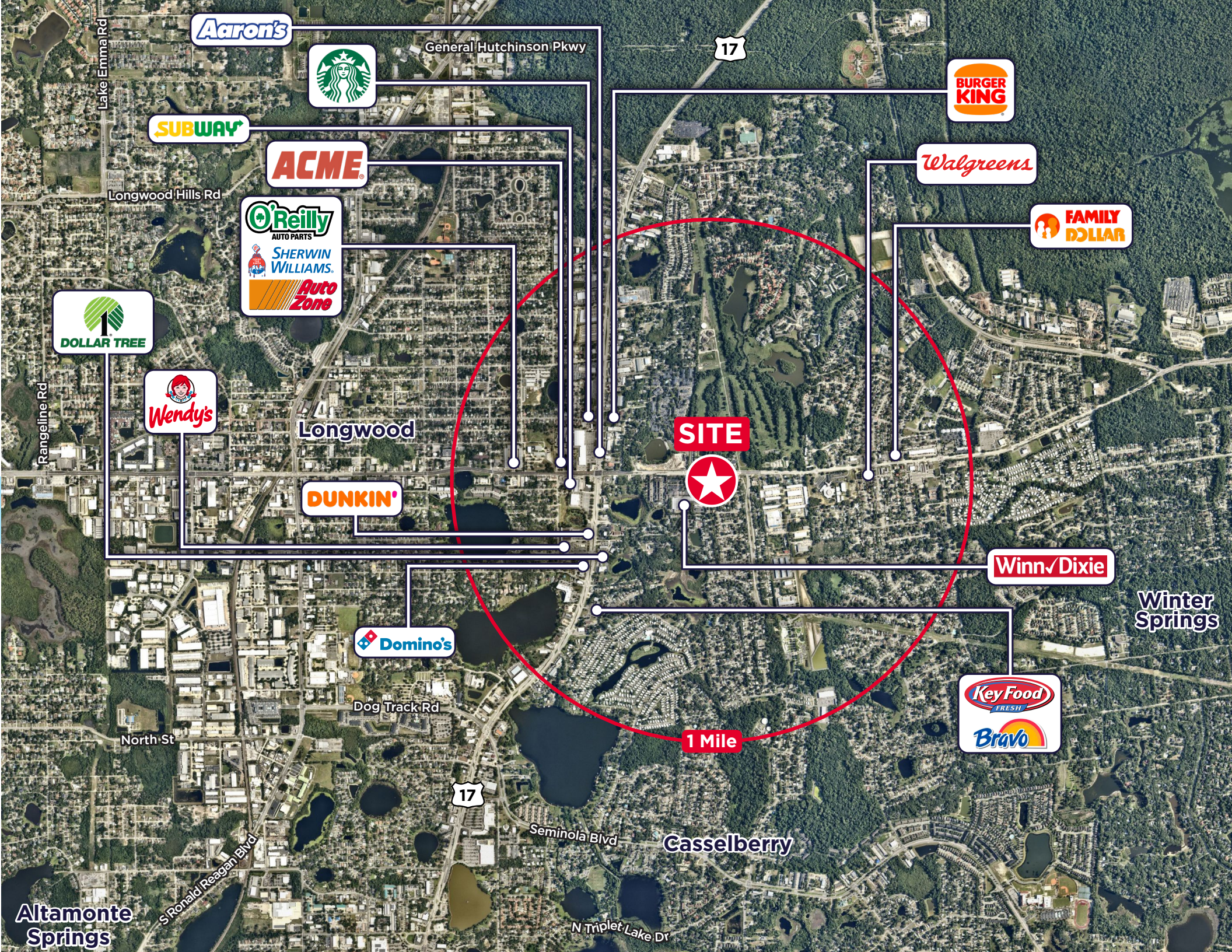
Property Features

- The site benefits from close proximity to the greater Orlando metro area, one of the fastest-growing regions in the nation, with Winter Springs serving as a highly desirable residential destination for families and professionals seeking top-rated schools, suburban stability, and strong quality of life.
- Strategically positioned along the SR 434 corridor, the property is approximately 20 minutes from downtown Orlando and 15 minutes from Sanford, placing it within easy reach of two significant employment and commercial centers.
- The site sits within a rapidly expanding section of the SR 434 corridor, surrounded by ongoing residential development including newly approved townhome and multifamily projects that are continuously adding rooftops, daytime population, and consumer spending power directly to the immediate trade area.

Site Details

Lot Size:	1.22 AC For Sale or Ground Lease
Parcel ID:	04-21-30-502-OE00-0000
County:	Seminole
Zoning:	CG
Access:	Full Access Hard Corner





Aaron's



General Hutchinson Pkwy

17



SUBWAY

ACME

Longwood Hills Rd



Longwood

DUNKIN'

SITE



Walgreens



Winn-Dixie

Winter Springs



Dog Track Rd

1 Mile



North St

17

Seminola Blvd

Casselberry

Altamonte Springs

S Ronald Reagan Blvd

N Triplet Lake Dr

POPULATION



1 MI	12,499
3 MI	66,901
5 MI	198,950

NO. OF HOUSEHOLDS



1 MI	5,466
3 MI	26,568
5 MI	80,491

AVG HOUSEHOLD INCOME



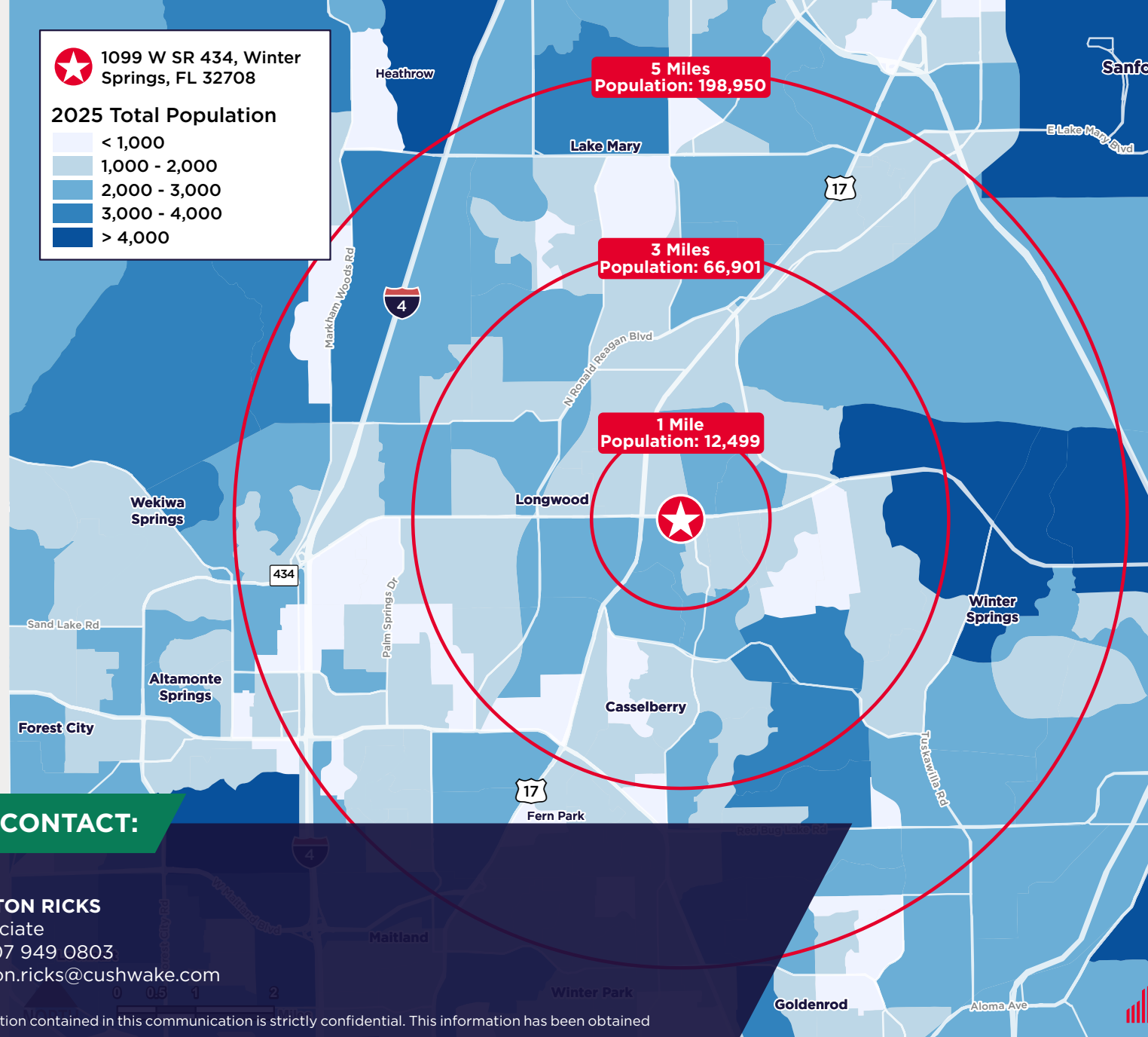
1 MI	\$78,535
3 MI	\$92,940
5 MI	\$103,079



1099 W SR 434, Winter
Springs, FL 32708

2025 Total Population

< 1,000
1,000 - 2,000
2,000 - 3,000
3,000 - 4,000
> 4,000



FOR MORE INFORMATION, CONTACT:

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