

FOR LEASE



END CAP RETAIL TUSKAWILLA ROAD FRONTAGE

TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

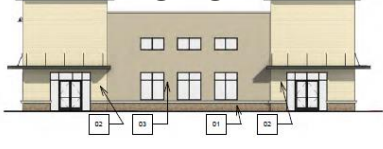
AVAILABLE
LAND LEASE AREA
.44 AC, FRONTS TUSKAWILLA RD
SEE PAGE 3

5,261 SF +/-, DIVISIBLE INTO 2 UNITS
UNIT A 2,323 SF, UNIT B 2,938 SF +/-



ANTICIPATED
DELIVERY DATE
Q2 2025

WEST SIDE



PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: 5,261 SF +/-, Divisible to 2 Suites
- End Cap: Inc 2,323 SF +/- Patio (FRONTS TUSKAWILLA RD)
- Land Size: 1.8 acres +/- High 1-5 Mile Incomes
- Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 with Access: Left In/Left Out, Right In/Right Out
- Frontage Tuskawilla Road: 220 Linear Foot +/-
- Close to: Winter Springs Town Center, SR 434, Red Bug Lake Rd, Winter Springs High School, SR 417 - anywhere in Metro Orlando, Neighbors: Aldi's, Publix +
- Shadows National Scope Retailers - Powerful Intrsrction
- Lease Rate: \$38.99 PSF NNN (5,261 SF) (\$43.99 NNN End Cap)
- Land Lease Area: .44 ac +/- Lease Rate: *Withheld*

Scott Garrett
BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker
Cell: 407-733-8159
Fax: 321-549-6269
Scott@BossCRE.com
www.BossCRE.com

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IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



National Scale Tenant forthcoming this location

City of Winter Springs indicates a traffic signal is forthcoming here

Franchise Day Care Pursuing Site Now
 .94 - 1.35 ac +/-
 Has off-site retention
 Available Possible
 Land Lease of .44 ac +/-

Chick fil a
 In plans approval process now
 1st occupant of 2.9 ac

UNDER CONTRACT -
 Retail Developer
 2.9 acres +/-

TRAFFIC COUNTS

SR 434	33,877 (2020)
Tuskawilla Rd @ Milky Way	16,814 (2022)
Population:	<u>1 mile</u> <u>3 mile</u> <u>5 mile</u>
Households:	7,425 45,743 137,210
Avg Income:	2,829 17,409 52,305
	\$111,031 \$112,187 \$97,131

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CONTACT

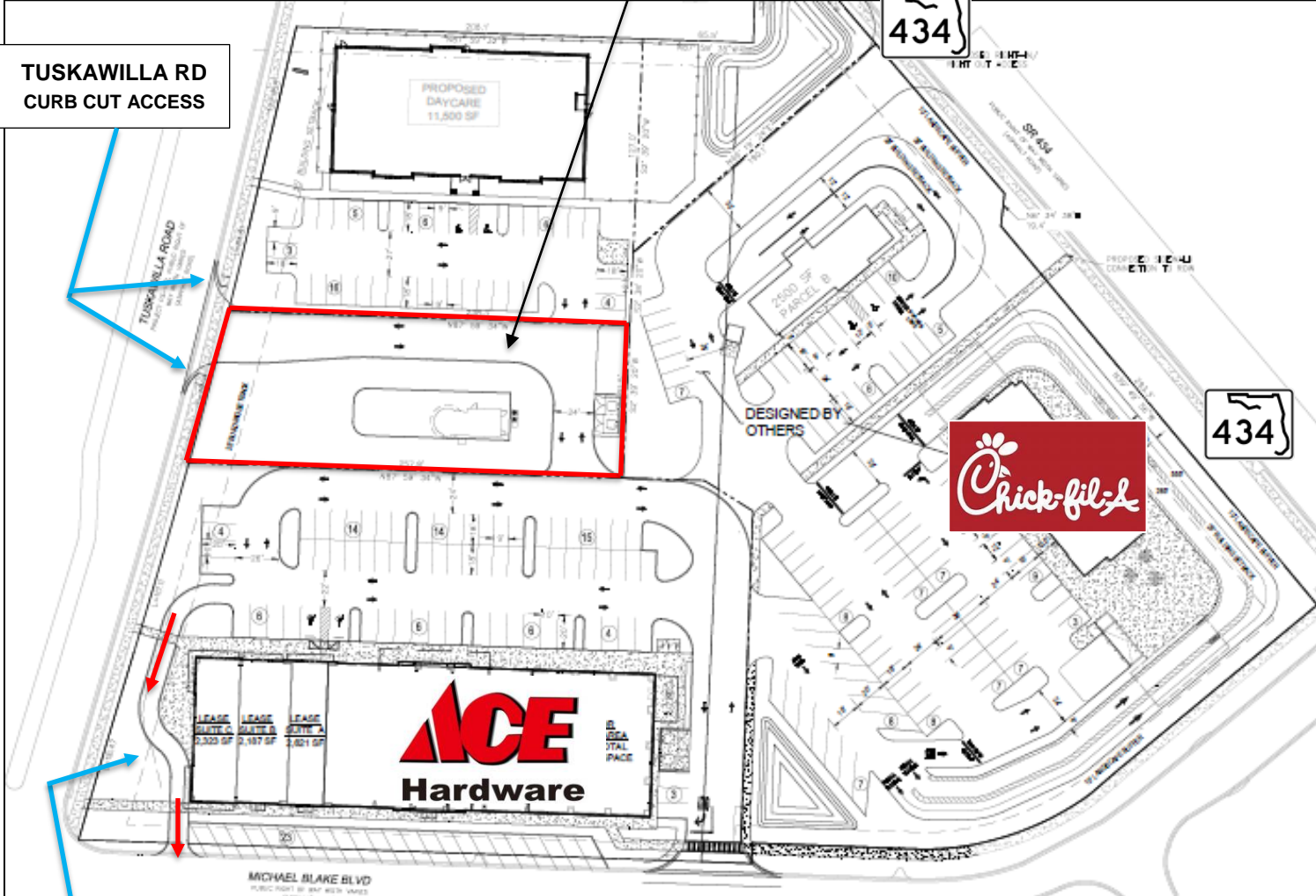
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LAND LEASE AREA = .44 AC +/-



PICK UP WINDOW LANE

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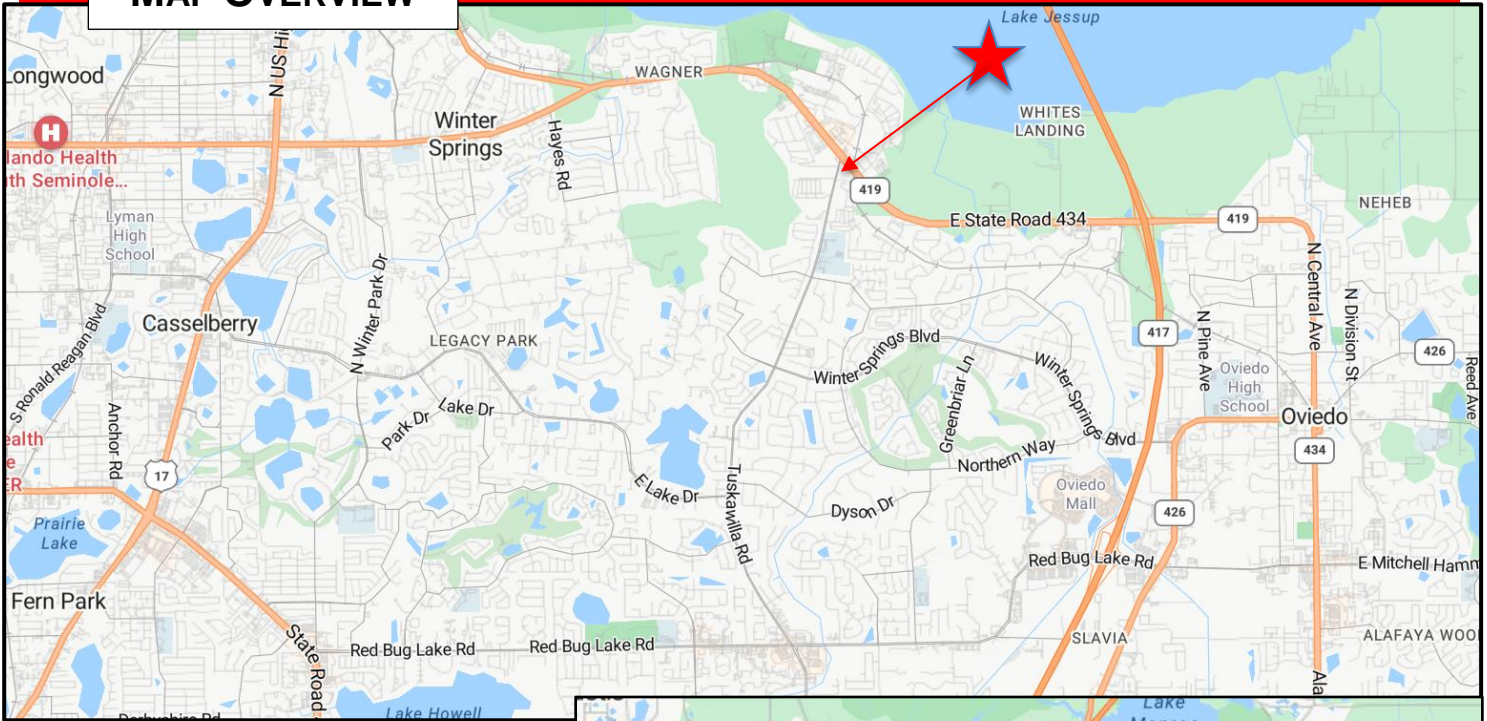
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MAP OVERVIEW

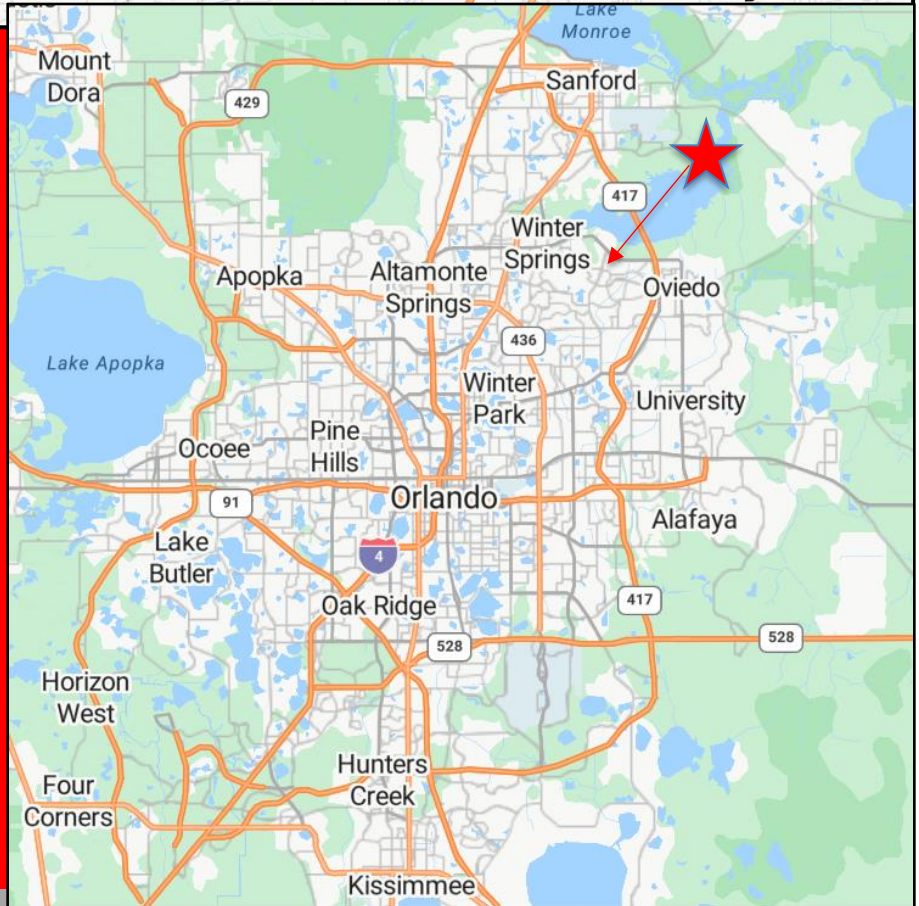


EAST SIDE ACE HARDWARE



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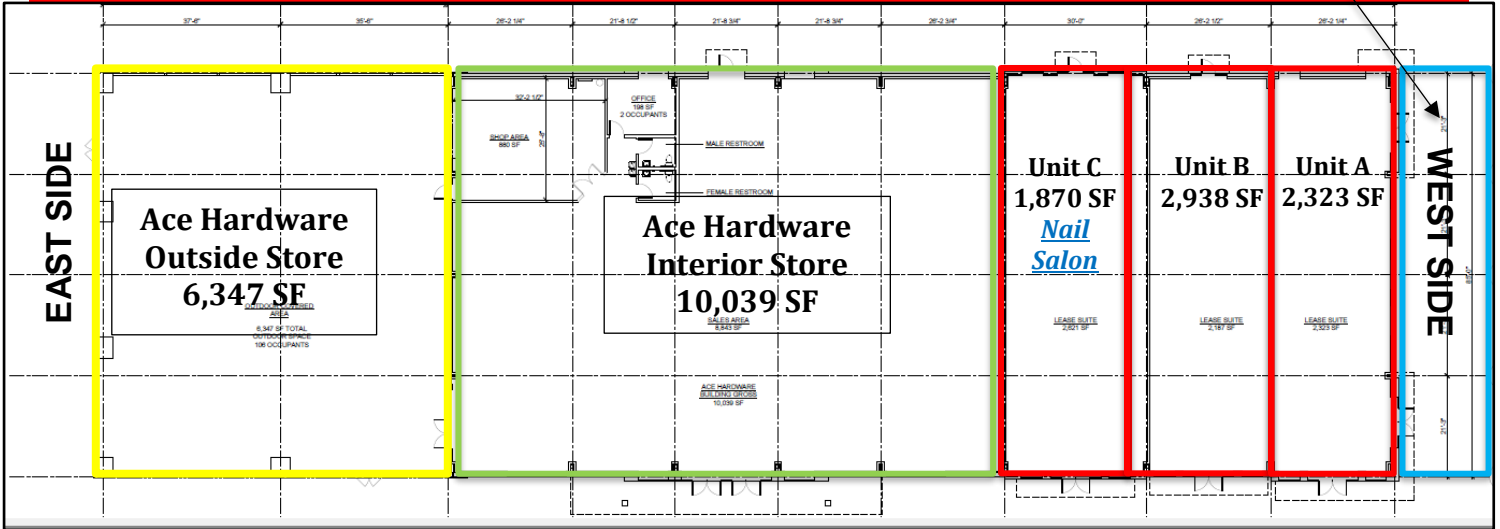
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FLOOR PLAN

SOUTH SIDE
FRONTS MICHAEL BLAKE BLVD

*Outdoor Patio Area
West Side Fronts Tuskawilla Rd*



NORTH SIDE



SOUTH SIDE
FRONTS MICHAEL BLAKE BLVD

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