



Island Associates Real Estate Inc.

We create value

Winn Dixie Anchored Shopping Center

15924 E. State Road 40

Silver Springs, FL



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Available Retail Space in busy Winn-Dixie Shopping Center

1,850 SF End-Cap - \$20 SF / NNN *Can expand to 3,200 SF

1,350-1,850 SF - \$17 SF / NNN

NNN: \$2.68 SF *includes taxes



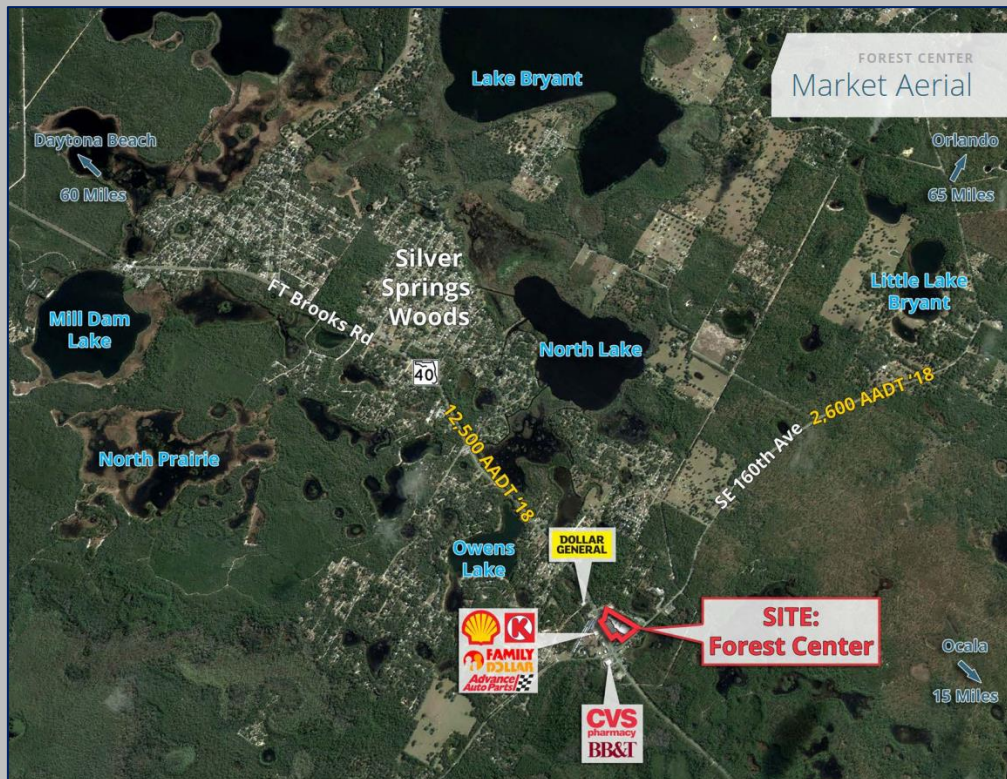
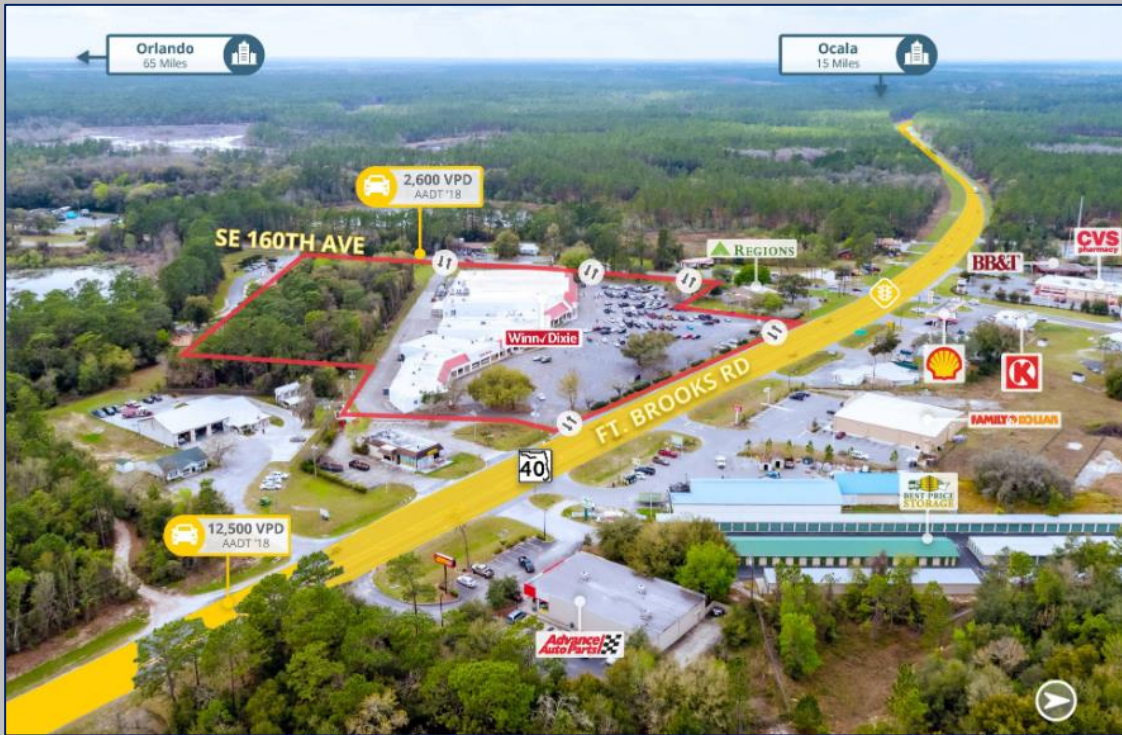
❖ Join Winn-Dixie, New Dollar Tree & Auto Zone

❖ Newly Renovated! Including, Lighting, Paving & New Building Façade.

❖ Strategically-located at the signalized intersection of FL-40 and SE 160th Ave, the Property benefits from consistent commuter traffic (18,300 Combined DTC on SE Hwy 314A & Hwy. 40). FL-40 serves as the only east-west thoroughfare in Central Florida, which connects I-75 and Ocala to the west, with I-95 and Florida's Atlantic Coast; forcing the flow of regional traffic to pass directly in front of Forest Center.

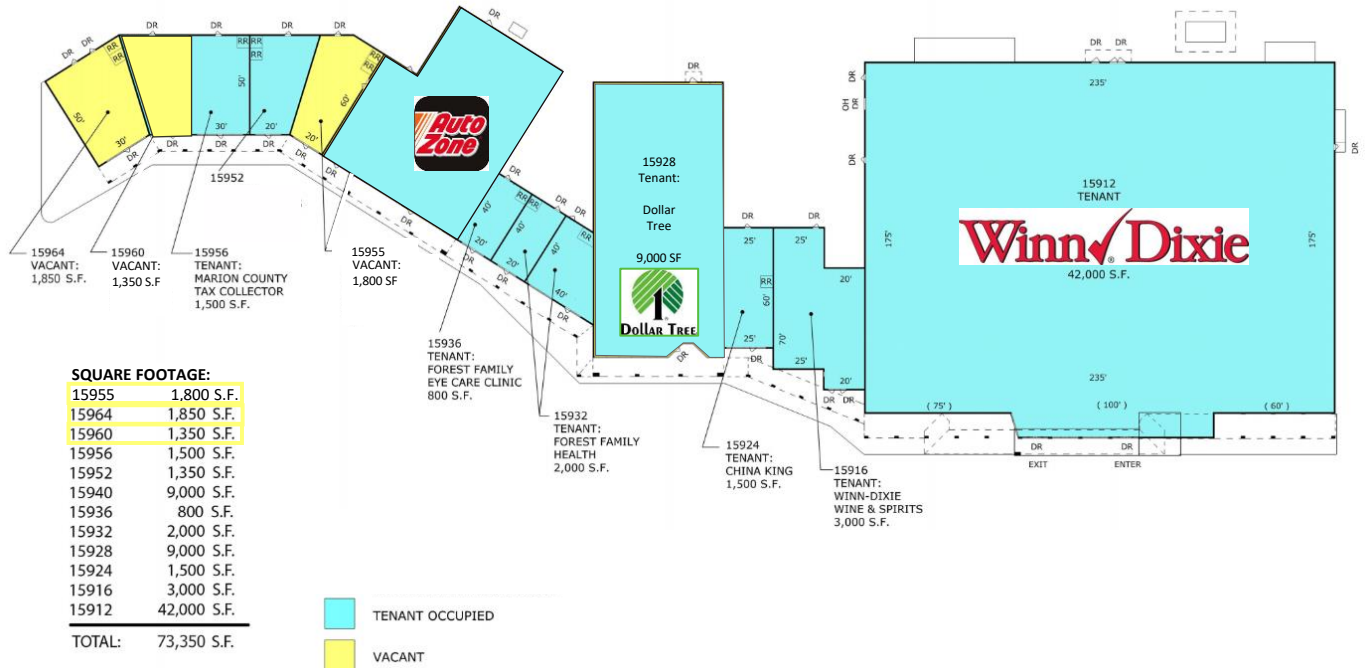
Additional Information

| Demographics | 3 Mile | 5 Mile | 10 Mile |
|-------------------|----------|----------|----------|
| Total Population | 4,079 | 9,806 | 43,735 |
| Average HH Income | \$43,300 | \$45,482 | \$49,668 |



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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