

WINTER SPRINGS TOWN CENTER

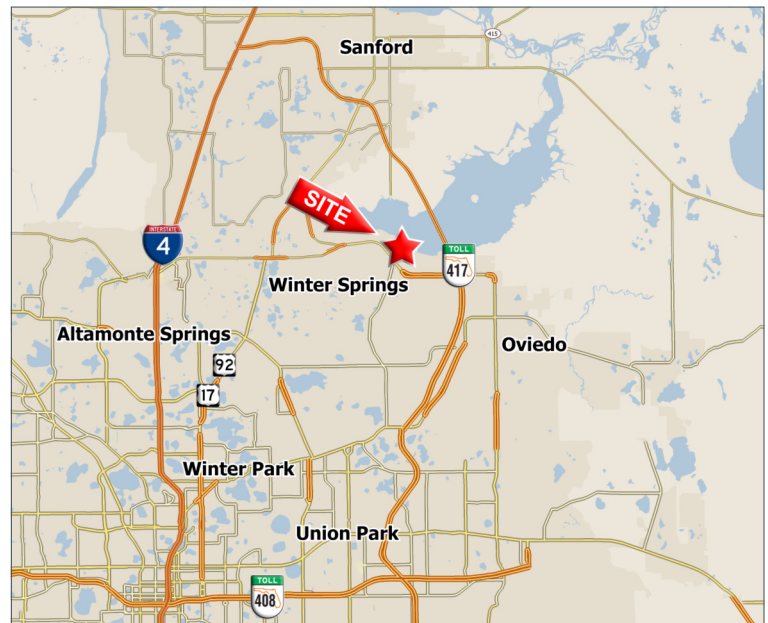
156 Tuskawilla Rd. & 1196 Tree Swallow Dr. | Winter Springs FL



PROPERTY HIGHLIGHTS

- 1196 Tree Swallow Dr.
Suite #1328 - 1,405 SF inline retail space, grey shell
- 156 Tuskawilla Rd.
Suite #1360 - 2,403 SF former hair salon
Suite # 2352 - Second story office space
- Lease rate: \$15.00 NNN for the retail space and hair salon, \$15.00 gross for the office space
- Traffic Counts:
SR 434: 37,000 VPD
Tuskawilla Rd.: 33,500 VPD

Demographics	1-Mile	3-Mile	5-Mile
Population	3,659	40,419	129,689
Average HH Income	\$110,182	\$99,871	\$82,258
Daytime Population	1,783	11,632	55,116



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