

WOODCREEK SQUARE

5275 Red Bug Lake Road, Winter Springs, FL 32708

RETAIL SPACE FOR LEASE



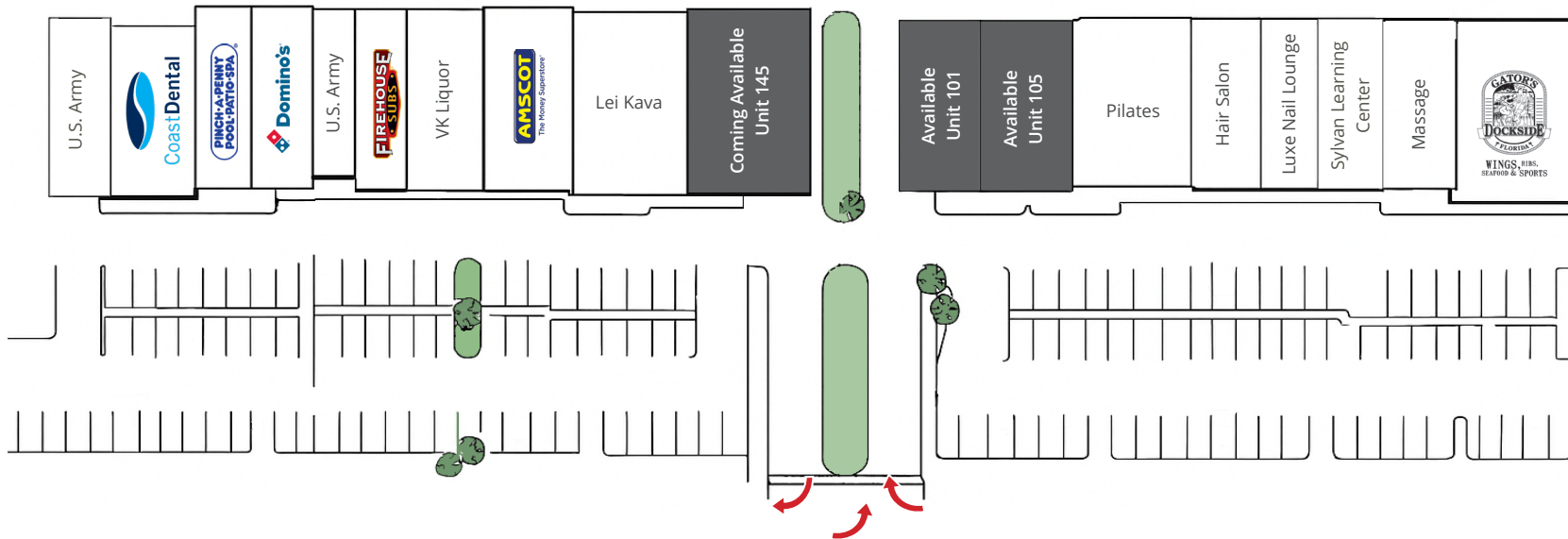
PROPERTY OVERVIEW

- » New ownership
- » Space available for lease:
 - 2,960 SF (end cap) – available 9/30/2026
 - 1,638 SF (end cap)
 - 1,637 SF – can be combined with the adjacent 1,638 SF space for a total of 3,275 SF
- » Recent property enhancements include new exterior paint and parking lot resurfacing
- » Positioned along a high-traffic retail corridor in a densely populated residential area
- » Excellent visibility and access from Red Bug Lake Road, with a daily traffic count of 39,500 vehicles
- » Directly across from Walmart Neighborhood Market (1.2M annual visits) and just 0.5 mile west of Publix-anchored Willa Springs Shopping Center (2.1M annual visits)
- » Quick access to SR-417 (64,300 AADT)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,673	86,051	235,998
Households	4,935	35,133	96,997
Daytime Pop.	10,095	52,085	157,344
Ave. HH Income	\$130,093	\$111,375	\$117,897





Red Bug Lake Road - 39,500 AADT

5285		
Unit	Tenant	SQ FT
101	U.S. Army	1,200
105	Coast Dental	2,000
109	Pinch-A-Penny	1,450
117	Domino's	1,400
121	U.S. Army Career Center	1,200
125	VK Liquor	1,400
129	Firehouse Subs	1,400
133	Amscot	2,800
139	Lei Kava	2,064
145	Coming Available 9/30/2026	2,960

5275		
Unit	Tenant	SQ FT
101*	Available	1,638
105*	Available	1,637
109	Pilates	2,205
117	Hair Salon	1,400
121	Luxe Nail Lounge	1,450
125	Sylvan Learning Center	1,320
129	Massage	1,320
133	Gator's Dockside	5,508

*Units 101 and 105 can be combined for a total of 3,275 SF

