



E STATE ROAD 434, WINTER SPRINGS, FL 32708

DEVELOPMENT OPPORTUNITY

ZONING

Mixed-Use

LAND AREA

1.01± AC

PRICING

**CONTACT
BROKER**

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JOSH SMITH, SIOR

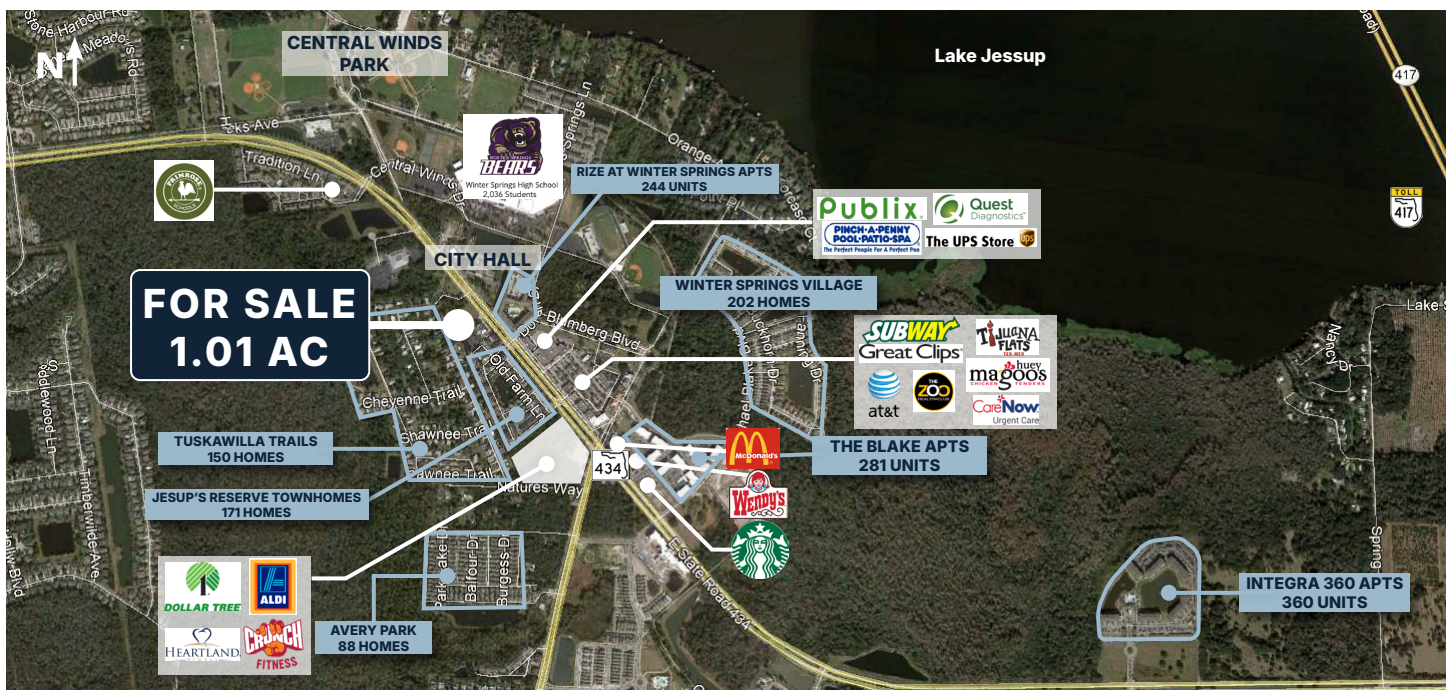
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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- High income and strong population growth within trade area
- Located directly across from City Hall and the Winter Springs Town Center with an abundance of restaurants, retail and banking
- High visibility frontage on SR 434 with easy access to SR 417
- Water, sewer and electric available to site
- Master stormwater pond existing for the site
- Right-in, right-out access constructed
- Access road to the south

TYPE	SIZE	PRICE	DEVELOPMENT
Land	1.01± Acres	Contact Broker	Zoned For Mixed Use



POPULATION			TOTAL EMPLOYEES			HOUSEHOLD INCOME			HOUSEHOLDS		
1 Mile	5 Miles	10 Miles	1 Mile	5 Miles	10 Miles	1 Mile	5 Miles	10 Miles	1 Mile	5 Miles	10 Miles
6,494	44,005	147,637	1,805	9,425	58,604	\$136,116	\$124,740	\$115,049	2,642	17,501	57,755

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