

Investment Opportunity

925 W SR

434

Winter Springs, Florida 32708

Prime commercial retail property offering exceptional investment potential in one of Central Florida's most dynamic markets.





# Executive Summary

Property Type

Retail Commercial

Location

925 W State Road 434, Winter  
Springs, FL 32708

MLS Number

06294058

This exceptional commercial property presents a rare opportunity to acquire a strategically positioned retail asset along the high-traffic with over 30,000 cars passing on State Road 434 corridor. The property benefits from outstanding visibility, robust demographics, and strong tenant fundamentals in the rapidly growing Winter Springs market.

# Property Highlights

1

## Strategic Location

Positioned on State Road 434, one of Central Florida's premier commercial corridors with exceptional traffic counts and visibility.

2

## Strong Demographics

Serving affluent Winter Springs community with growing population and household incomes exceeding regional averages.

3

## Investment Grade Asset

Well-maintained property with institutional-quality construction, offering stable cash flow and value-add potential.

4

## Growth Market

Winter Springs continues to experience robust economic expansion driven by employment growth and residential development.



# Location & Market Overview

## Winter Springs, Florida

Winter Springs is a thriving suburban community in Seminole County, strategically positioned between Orlando and the Atlantic Coast. The city has experienced consistent population and economic growth over the past decade.

### **Key Market Drivers:**

- Proximity to major employment centers including UCF Research Park
- Excellent school system attracting families
- Strong retail spending patterns
- Limited new commercial development creating supply constraints





# Demographics & Traffic Analysis

65K

Daily Traffic Count

SR 434 average daily  
traffic providing  
exceptional exposure

125K

Population 5-Mile  
Radius

Dense, affluent  
residential base  
supporting retail  
demand

\$89K

Median Household  
Income

Above-average  
household incomes  
within primary trade  
area

The property benefits from robust demographics with strong daytime population from nearby office parks and consistent residential growth. The trade area features highly educated households with significant discretionary spending power, creating ideal conditions for retail success.

# Property Features & Specifications

## Building Details

- Professional-grade construction with quality finishes
- Excellent curb appeal and monument signage
- Modern HVAC and building systems
- Well-maintained interior and exterior
- ADA compliant throughout

## Site Features

- Ample on-site parking exceeding code requirements
- Superior visibility from State Road 434
- Easy ingress and egress with multiple access points
- Professional landscaping and lighting
- Pylon signage opportunities



# Investment Highlights



## Value Creation

Multiple paths to enhance property value through lease-up, renovations, or repositioning strategies.



## Stable Cash Flow

There is a high likelihood to draw Strong tenants to this location and quality of building.



## Irreplaceable Location

Limited available land along SR 434 corridor creates competitive moat and supports long-term appreciation.



# Market Comparables & Valuation

Recent transactions along the SR 434 corridor demonstrate strong investor appetite for quality retail assets in Winter Springs. Comparable properties have traded at premium valuations reflecting the area's growth trajectory.

## Recent Sales Activity

Comparable retail properties in the corridor have sold at attractive cap rates, reflecting strong market fundamentals and investor confidence in the submarket.

## Rent Growth

Market rents have increased steadily over the past 36 months, driven by limited new supply and strong tenant demand from national and regional retailers.

## Occupancy Trends

The Winter Springs retail market maintains occupancy levels about 95%, significantly outperforming the broader Orlando MSA average.



# Area Amenities & Access

## Nearby Retail & Services

- Winter Springs Town Center (1.2 miles)
- Publix Super Market (0.8 miles)
- Multiple restaurants and service providers
- Banking and professional services

## Major Employers

- UCF Research Park
- Siemens Energy & Automation
- Seminole County Government
- AdventHealth Altamonte Springs



# Investment Opportunity

**This offering represents a compelling opportunity to acquire a premium retail asset in one of Central Florida's strongest growth markets.**

The property at 925 W SR 434 combines institutional-quality construction, superior location fundamentals, and robust market demographics to deliver an exceptional risk-adjusted return profile. With limited competitive supply and continued population growth, this asset is positioned for long-term value appreciation and stable cash flow generation.

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**For additional information, financial analysis, or to schedule a property tour, please contact the listing broker.**



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