

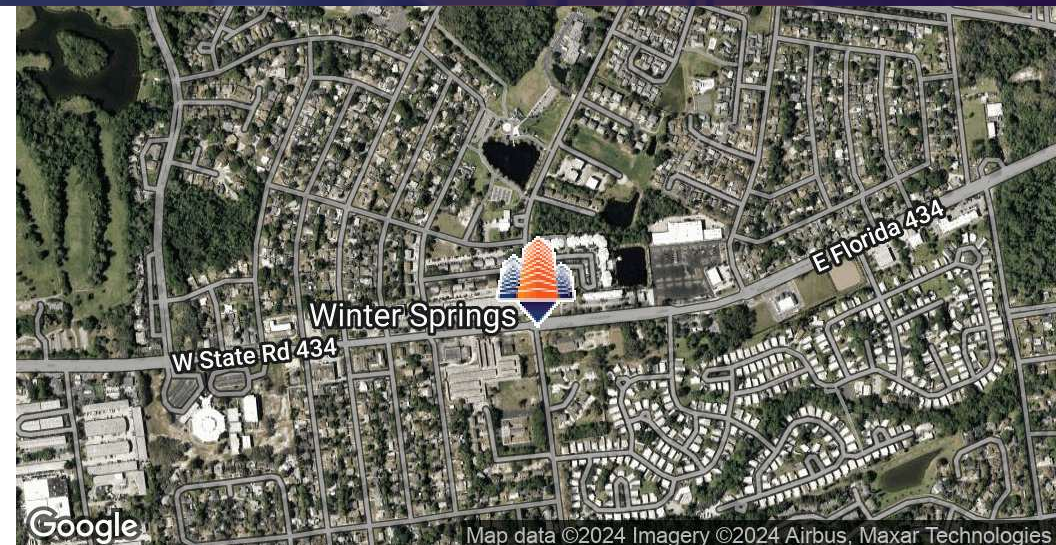
# Winter Springs Retail Site

434, Winter Springs, FL 32708



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Corner Lot Available for Ground Lease or Build to Suit
- Drive-thru Available
- Affluent submarket with growth in all directions
- 28,000+ cars per day along State Road 434
- Ideal Uses: QSR, Medical, Automotive, and more
- Surrounding retailers include Planet Fitness, Bank of America, Dollar General, and Advance Auto Parts
- Just minutes from 17-92, I-4, and 417

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Up to 3,000 SF
Lot Size:	0.92 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,254	25,574	75,255
Total Population	12,966	65,458	189,341
Average HH Income	\$75,400	\$96,925	\$101,525

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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## SITE PLAN



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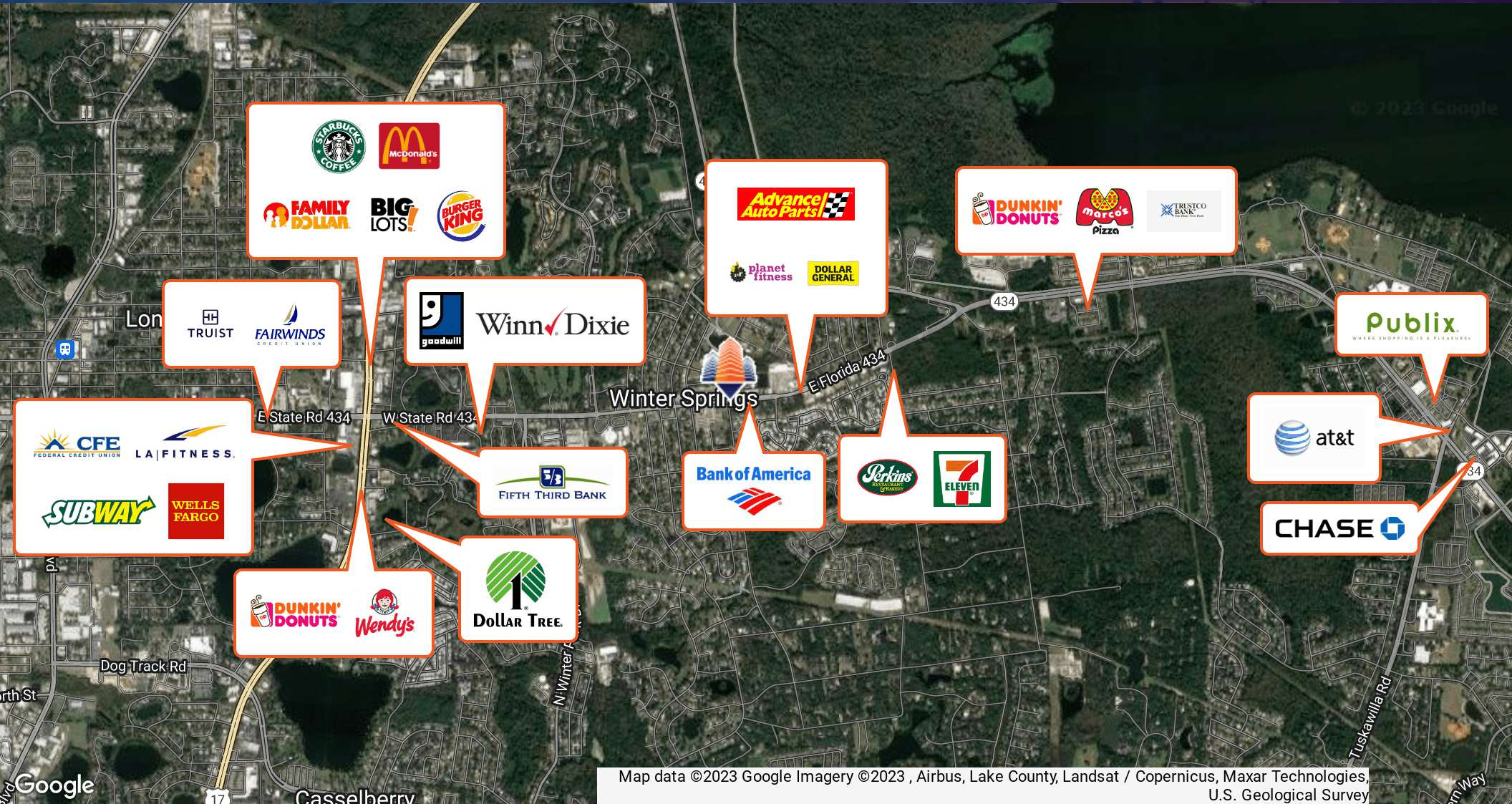
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## RETAILER MAP



Map data ©2023 Google Imagery ©2023, Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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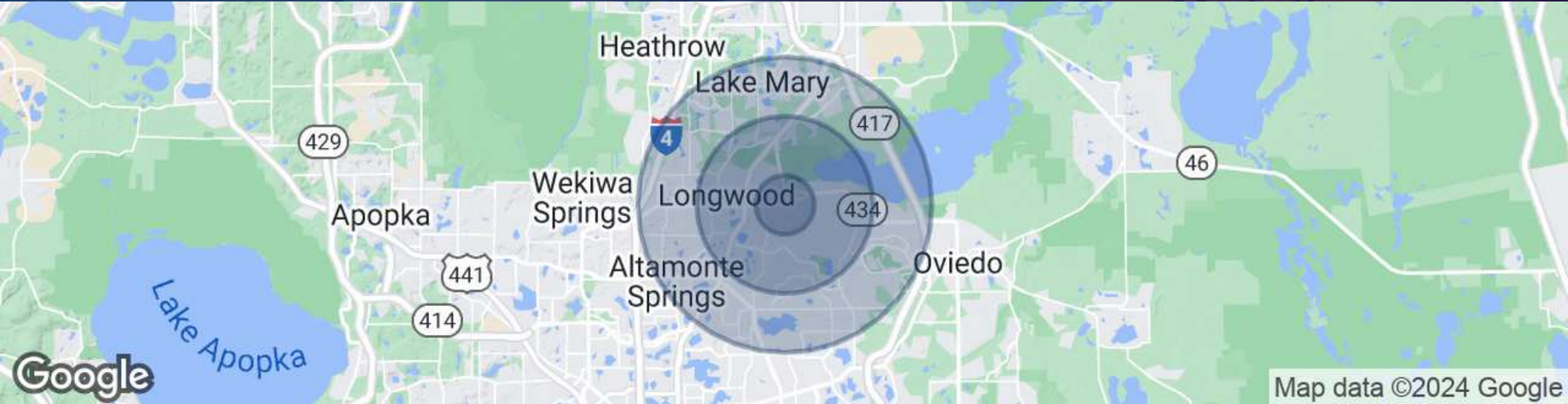
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,966	65,458	189,341
Average Age	40.9	41.3	41.9
Average Age (Male)	37.3	39.9	40.2
Average Age (Female)	41.6	42.2	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,254	25,574	75,255
# of Persons per HH	2.47	2.55	2.48
Average HH Income	\$75,400	\$96,925	\$101,525
Average House Value	\$226,974	\$298,193	\$312,909

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