

Villaggio

853 E SR 434, Winter Springs, FL 32708



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Join Marco's Pizza, Trustco Bank, Senor Tequila and more!
- Up to 12,556 SF of First Floor Retail Space Available
- Second Generation Restaurant Available
- Office Unit with Kitchenette Available
- Located in the Heart of Winter Springs
- Aggressive Rates & Tenant Incentives Available
- Excellent Visibility & Easy Access to Center
- Average Daily Traffic Count: 34,000+ cars per day

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 - 12,556 SF
Building Size:	52,024 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,423	21,284	63,011
Total Population	6,307	54,449	162,163
Average HH Income	\$99,759	\$92,658	\$92,139

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AERIAL



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LEASE SPACES & SITE PLAN



SPACES	LEASE RATE	SPACE SIZE	VIRTUAL TOUR
1113	Negotiable	1,707 SF	Click here
1121	Negotiable	3,553 SF	Click here
1133	Negotiable	3,119 SF	Click here
1137	Negotiable	6,188 SF	Click here
1153	Negotiable	6,368 - 12,556 SF	Click here
2203	Negotiable	1,600 SF	Click here



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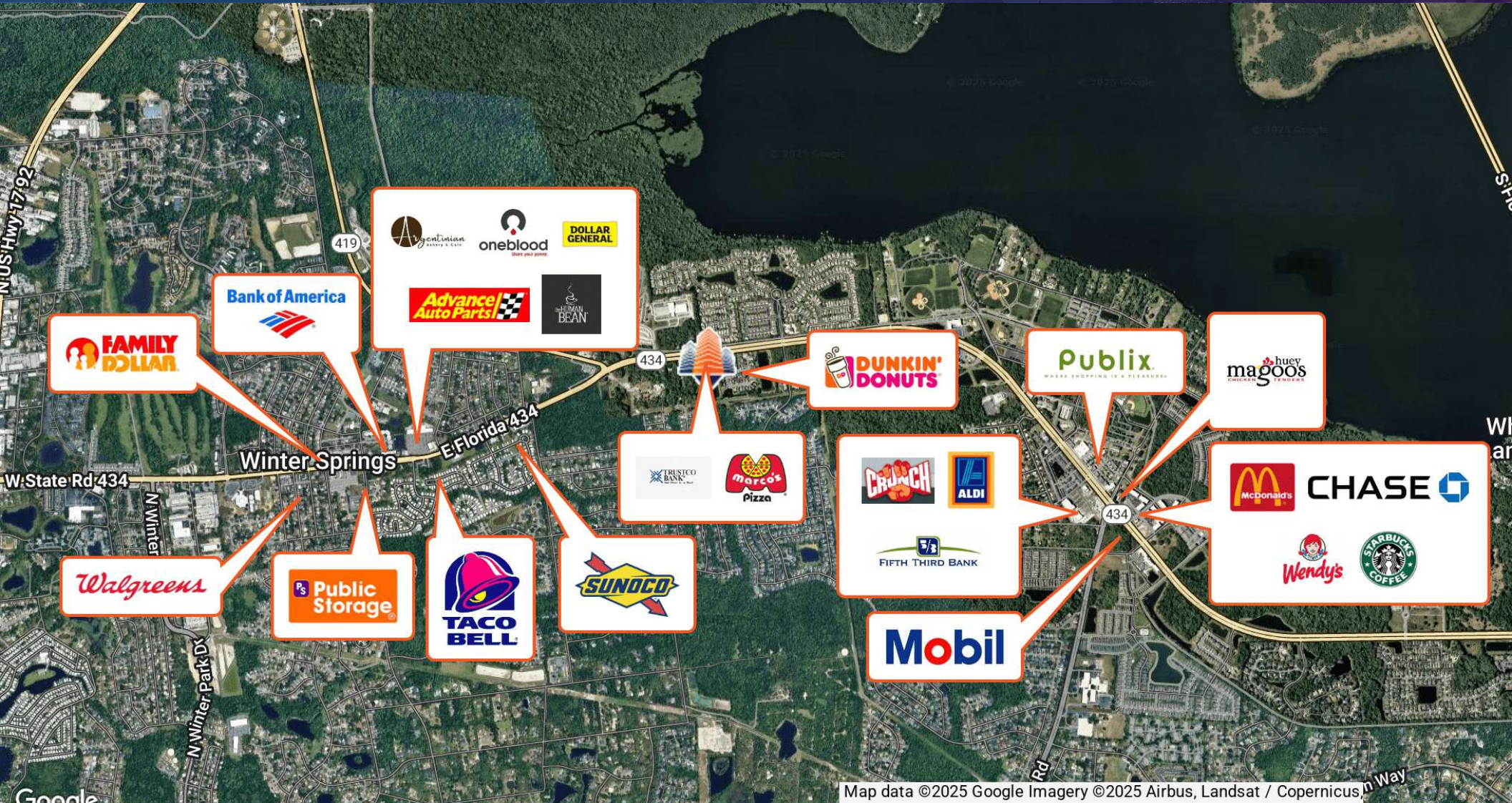
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RETAILER MAP



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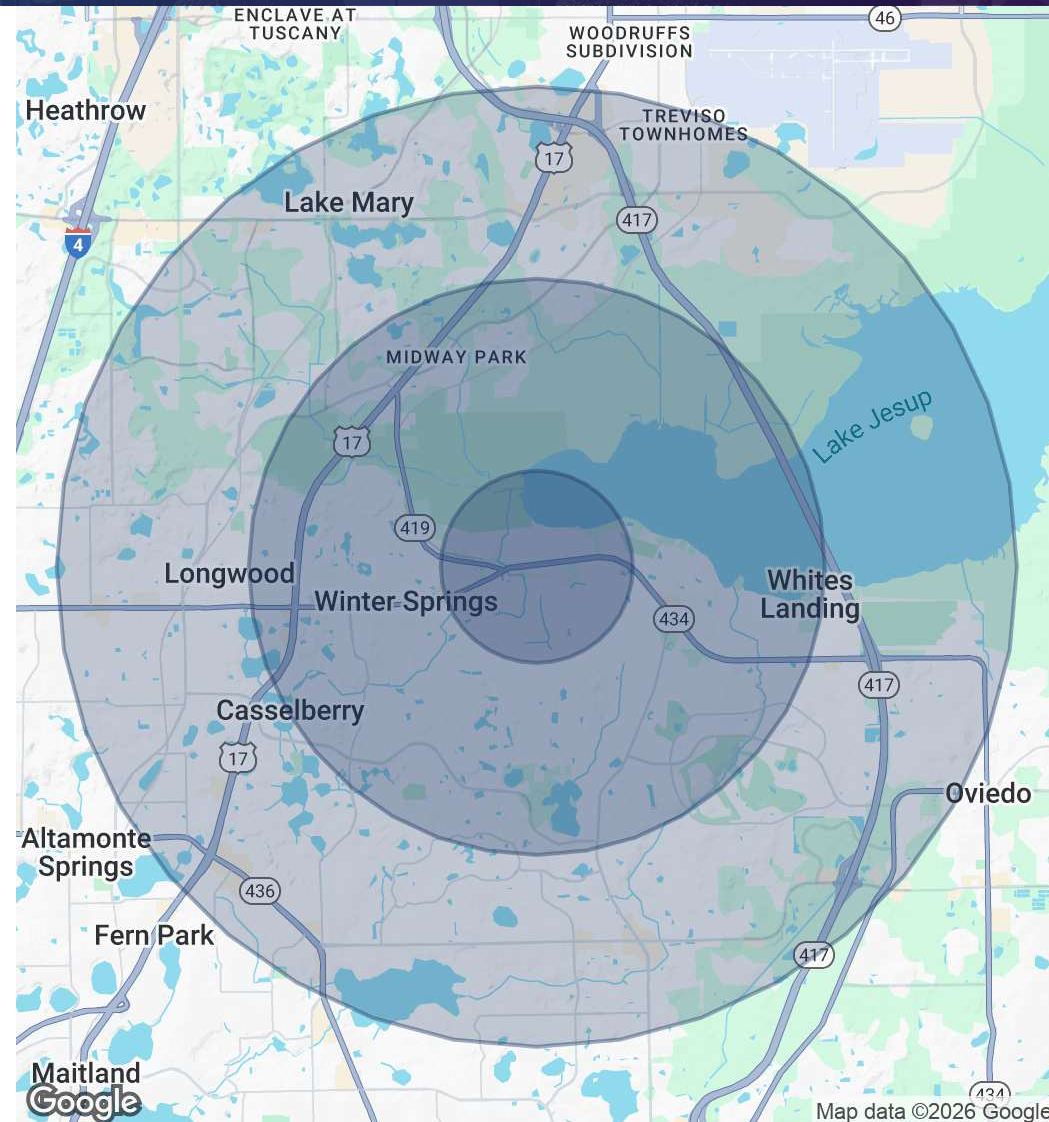
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,307	54,449	162,163
Average Age	35.1	36.5	37.8
Average Age (Male)	33.3	35.3	36.4
Average Age (Female)	36.3	37.8	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,423	21,284	63,011
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$99,759	\$92,658	\$92,139
Average House Value	\$313,992	\$300,218	\$280,910
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,982	41,262	119,394
Total Population - Black	320	3,712	11,189
Total Population - Asian	158	1,265	4,935
Total Population - Hawaiian	6	59	102
Total Population - American Indian	8	141	405
Total Population - Other	138	1,532	4,875



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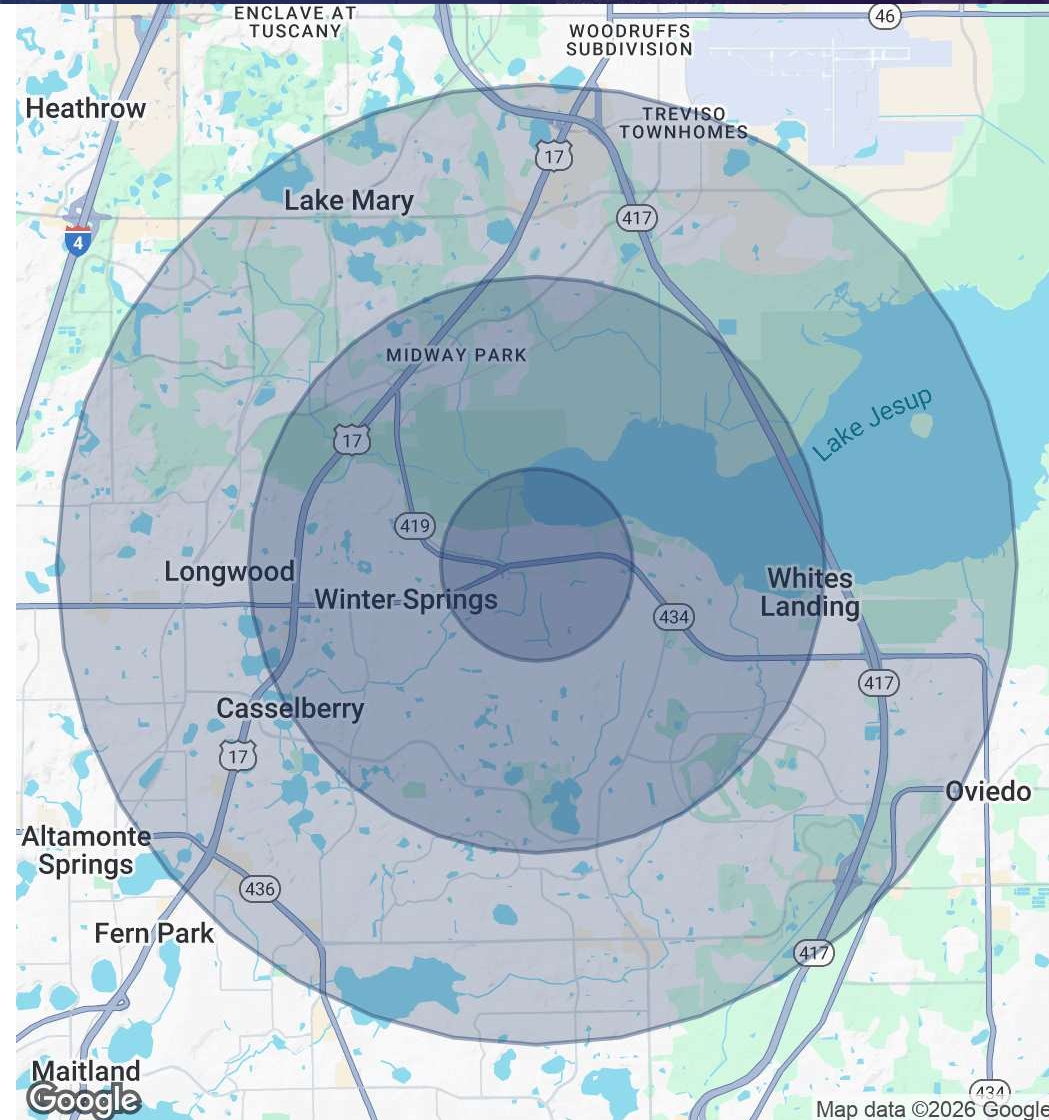
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	283	2,544	8,473
5 - 9	297	2,748	8,865
10 - 14	352	3,260	10,047
15 - 17	212	1,947	6,241
18 - 20	207	1,929	6,221
21 - 24	262	2,466	8,060
25 - 34	667	6,591	22,244
35 - 44	792	7,344	23,720
45 - 54	810	6,744	21,541
55 - 64	924	7,420	22,695
65 - 74	741	6,269	19,074
75 - 84	362	3,232	9,581
85+	94	926	3,212



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