

FOR SUBLEASE
PROMENADE AT TUSKAWILLA
1425 TUSKAWILLA ROAD, WINTER SPRINGS, FL



SUBLEASE FROM HOBBY LOBBY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

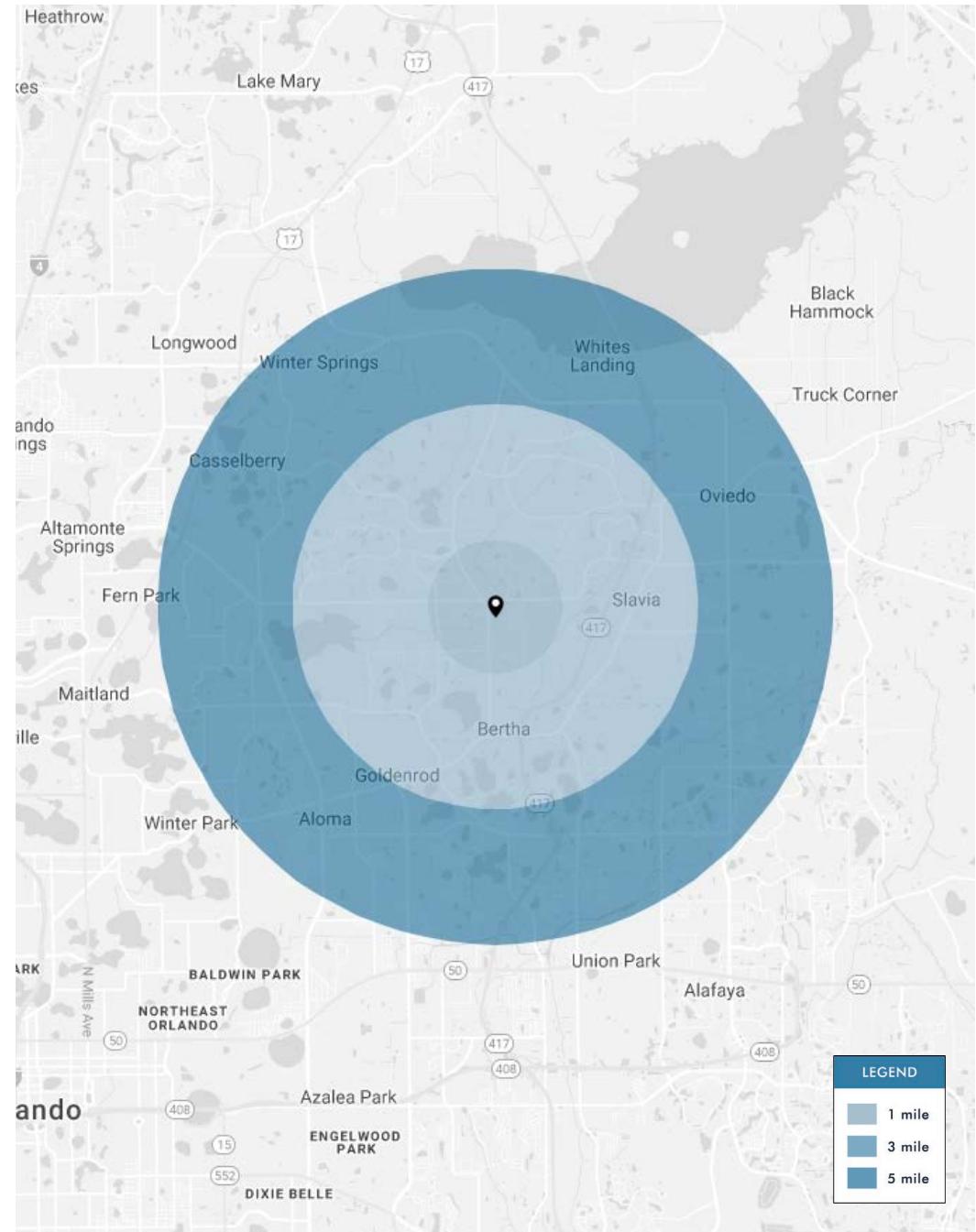
HIGHLIGHTS

- ±4,444 SF space available
- Dense retail corridor on Tuskawilla Road and Red Bug Lake Road
- Strong surrounding national retailers including Hobby Lobby, Fresh Market, Publix, Party City, Panera Bread and Starbucks
- Close proximity to SR 417 with heavy traffic counts of 58,800 cars per day
- Strong daytime population
- Center redevelopment to include:



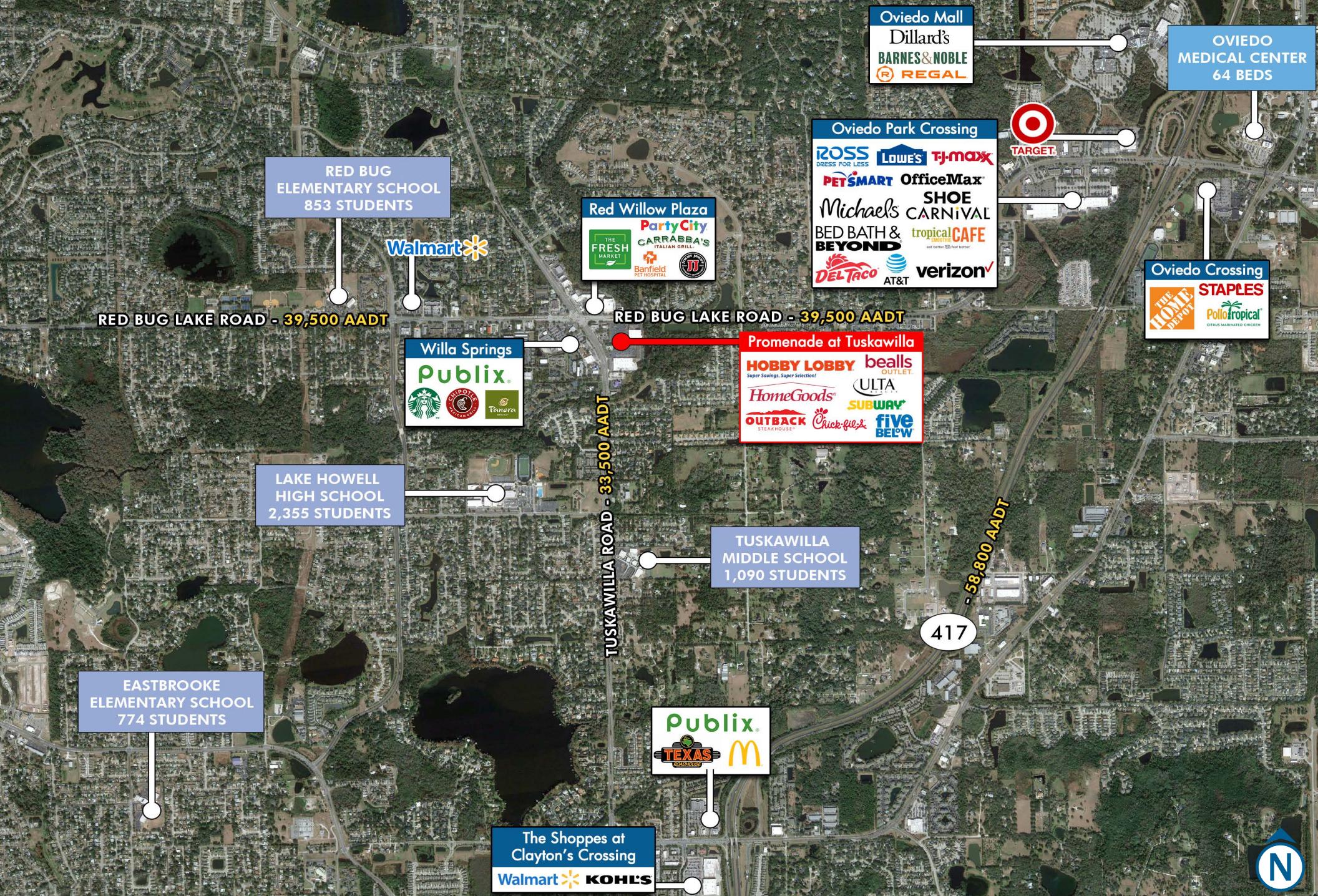
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,008	70,254	224,844
HOUSEHOLDS	3,829	27,061	88,925
DAYTIME EMPLOYEES	8,171	57,862	184,910
AVERAGE HH INCOME	\$90,577	\$96,957	\$85,394
	5 Minutes	10 Minutes	15 Minutes
POPULATION	21,500	97,052	248,435
HOUSEHOLDS	8,103	37,741	98,106
DAYTIME EMPLOYEES	17,667	79,816	203,682
AVERAGE HH INCOME	\$97,920	\$91,056	\$84,738



PROMENADE AT TUSKAWILLA | EXECUTIVE SUMMARY





PROMENADE AT TUSKAILLA | MARKET AERIAL



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