

# FOR LEASE



## END CAP RETAIL, TUSKAWILLA ROAD FRONTAGE

TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

7,131 SF, DIVISIBLE INTO 3 UNITS

2,323 SF END CAP UNIT A, 2,187 SF UNIT B, 2,621 UNIT C (NEXT TO ACE HARDWARE)



**ANTICIPATED  
DELIVERY DATE**

**Q3 2024**

**WEST SIDE**



## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 7,131 SF +/-, Divisible to 3 Suites
- **End Cap:** Inc 1,950 SF +/- Patio (FRONTS TUSKAWILLA RD)
- **Land Size:** 1.8 acres +/- High 1-5 Mile Incomes
- **Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 with Access:** Left In/Left Out, Right In/Right Out
- **Frontage Tuskawilla Road:** 220 Linear Foot +/-
- **Close to:** Winter Springs Town Center, SR 434, Red Bug Lake Rd, Winter Springs High School, SR 417 - anywhere in Metro Orlando, Neighbors: Aldi's, Publix +
- **Shadows National Scope Retailers - Powerful Intrsrction**
- **Lease Rate:** \$38.99 PSF NNN (7,131 SF) (\$43.99 NNN End Cap)

**Scott Garrett**

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## IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



**PreAP Meeting**  
City of Winter Springs indicates a traffic signal is forthcoming here

**UNDER AGREED LOI -**  
National Scale Day Care  
Going to Lease  
1.35 ac +/-

**UNDER CONTRACT -**  
Retail Developer  
2.9 acres +/-

### TRAFFIC COUNTS

|                           |               |               |               |
|---------------------------|---------------|---------------|---------------|
| SR 434                    | 33,877 (2020) |               |               |
| Tuskawilla Rd @ Milky Way | 16,814 (2022) |               |               |
|                           | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
| Population:               | 7,425         | 45,743        | 137,210       |
| Households:               | 2,829         | 17,409        | 52,305        |
| Avg Income:               | \$111,031     | \$112,187     | \$97,131      |

### CONTACT

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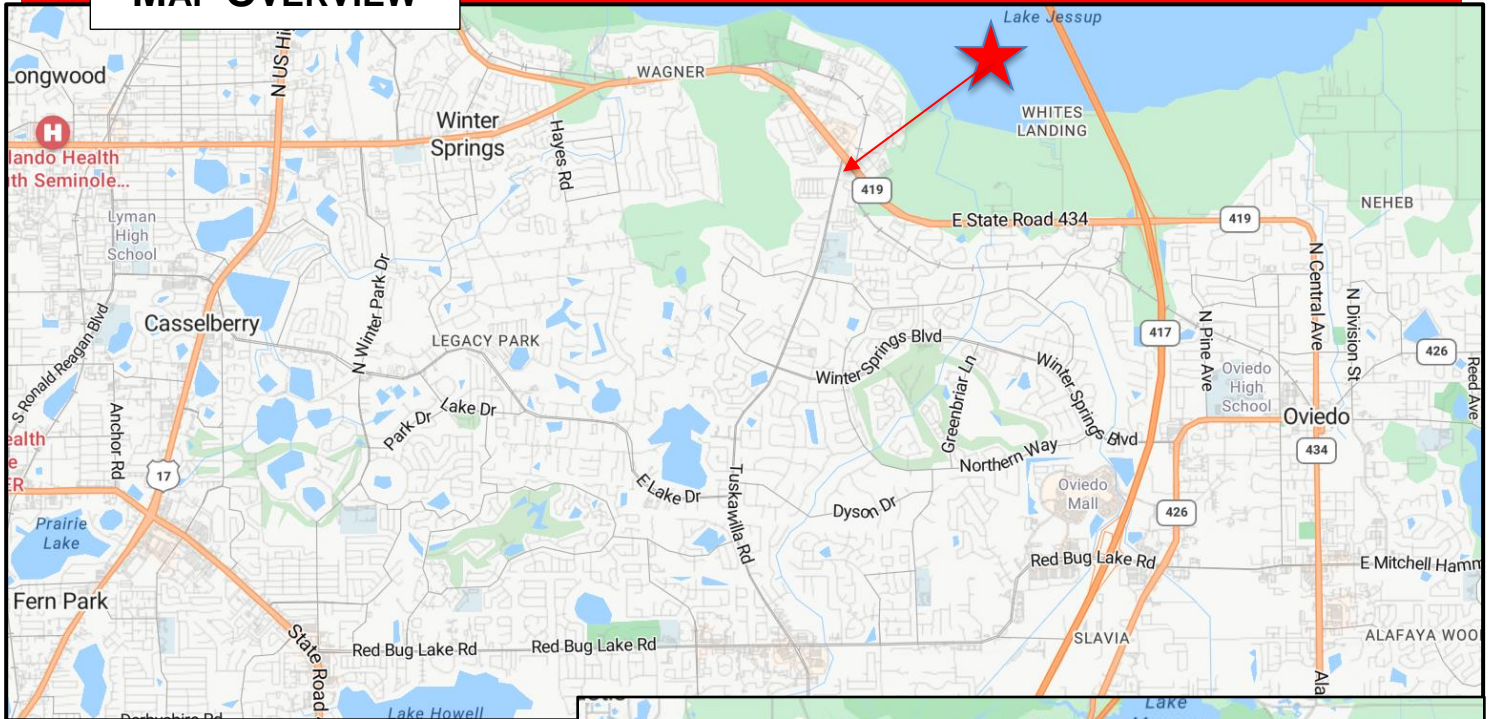
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## MAP OVERVIEW

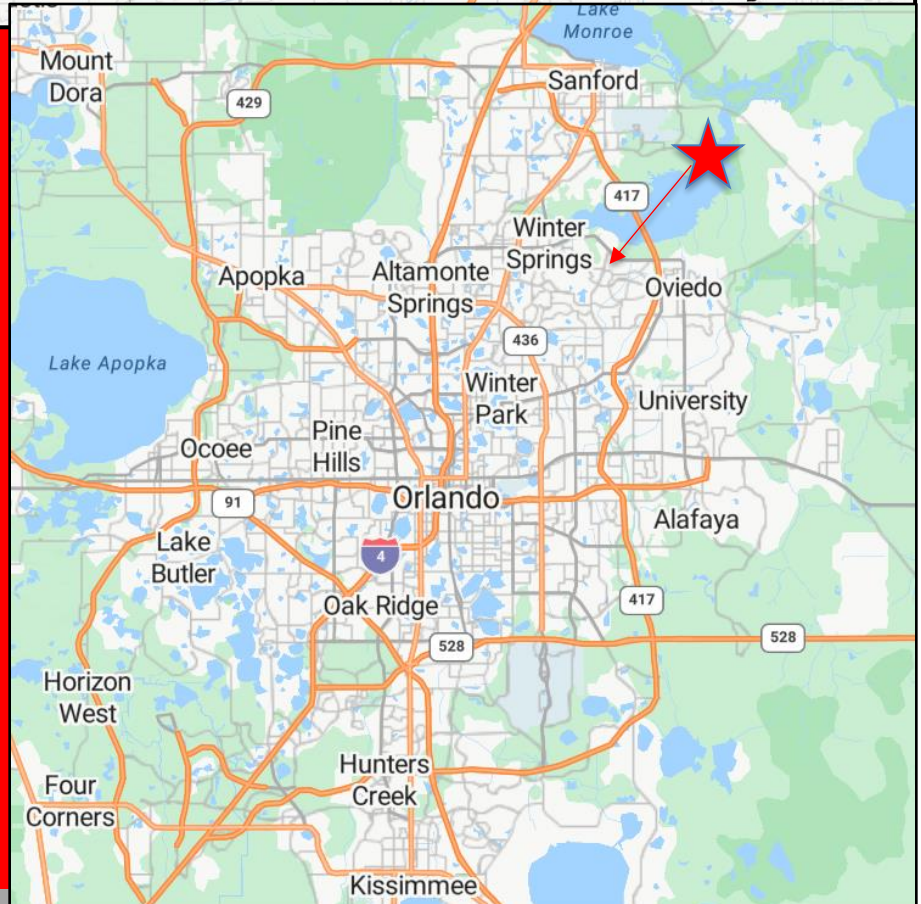


## EAST SIDE ACE HARDWARE



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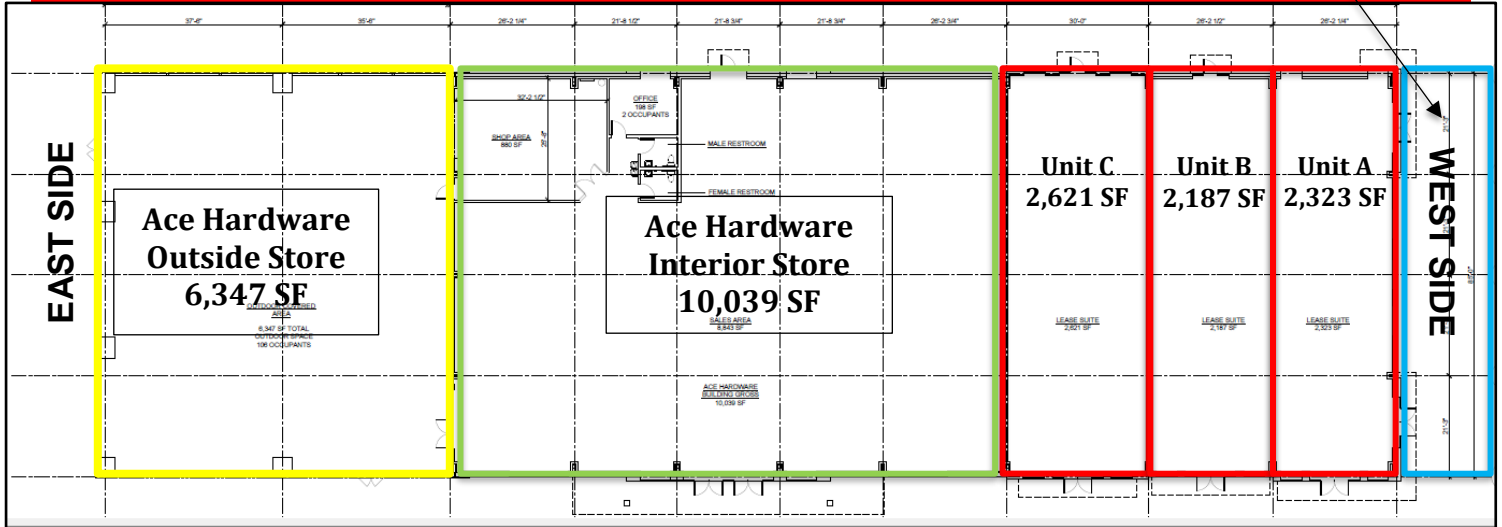
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**FLOOR PLAN**

**SOUTH SIDE**  
**FRONTS MICHAEL BLAKE BLVD**

*Outdoor Patio Area*  
*West Side Fronts Tuskawilla Rd*



**NORTH SIDE**



**SOUTH SIDE**

**FRONTS MICHAEL BLAKE BLVD**

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