

FOR LEASE



Near
Intersection



1,870 SF & 3,158 SF + PATIO AREA SPACE AVAILABLE

79 MICHAEL BLAKE BLVD, WINTER SPRINGS, FL, 32708

INTERSECTION OF TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

AVAILABLE, NW SIDE

IDEAL COFFEE DRIVE THRU

LAND LEASE AREA +/-

.44 & .57 AC, FRONTS TUSKAWILLA RD

SEE PAGE 3 AND 4

**AVAILABLE
UNIT B: 1,870 SF +/-**

**AVAILABLE
UNIT A: 3,158 SF +/-
+ OUTDOOR PATIO**



**CECI
NAIL LOUNGE**

**YOU GO
HERE**

**POSSIBLE
RESTAURANT**

**YOU GO
HERE**

**POSSIBLE
RESTAURANT**

1,950 SF +/- PATIO

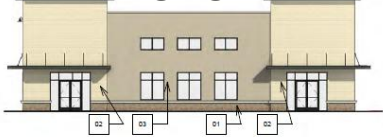
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ANTICIPATED

DELIVERY DATE

Q3/Q4 2026

WEST SIDE



PROPERTY HIGHLIGHTS

- **AVAILABLE:** 1,870 SF In-Line & 3,157 SF End-Cap + Patio
- **Land Size:** 3 acres +/- **High** 1-5 Mile Radius Incomes
- **Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 - Join Chick Fil a, Ace Hardware, other Nationals**
- **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 (1,870 SF +/-) **IN-LINE**
- **Lease Rate:** \$43.99 PSF NNN (3,157 SF +/-) **End-Cap**
- **Land Lease Area:** .44 & .57 ac +/- **Lease Amt:** Ask Broker

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

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FOR LEASE



IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



Drive Thru
Dessert Concept
Going to Lease

POSSIBLE ++ .57 ac
National Scale Retail
Drive Thru Possibilities

Available Possible
Land Lease of .44 ac +/-

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TRAFFIC COUNTS

SR 434	23,854 (2025)		
Tuskawilla Rd @ Milky Way	17,214 (2025)		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	7,864	45,969	141,338
Households:	3,137	17,527	53,260
Avg Income:	\$125,470	\$112,330	\$97,014

Boss Commercial Real Estate, LLC
Licensed Real Estate Brokers

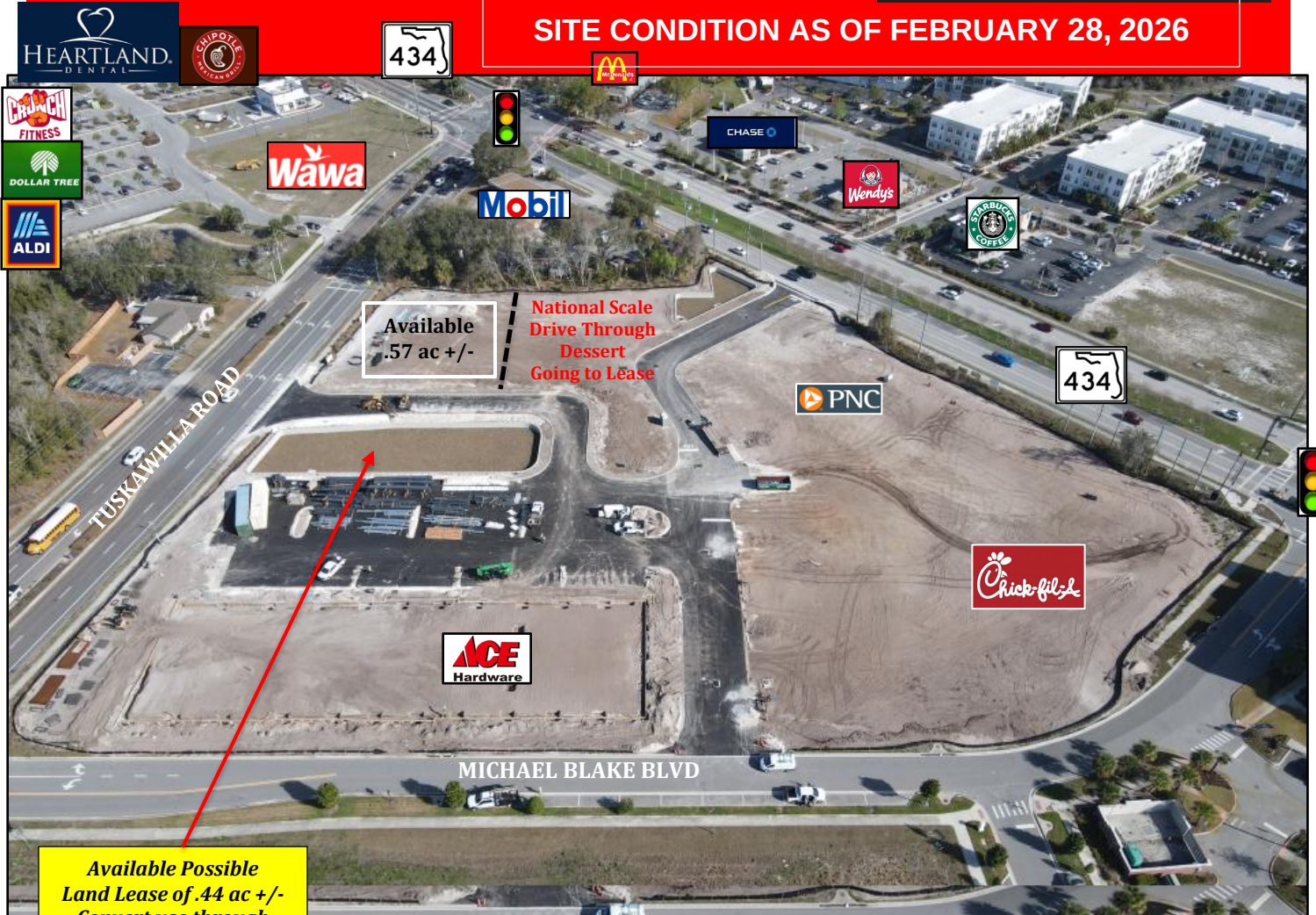
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SITE CONDITION AS OF FEBRUARY 28, 2026



POSSIBLE COFFEE DRIVE THROUGH

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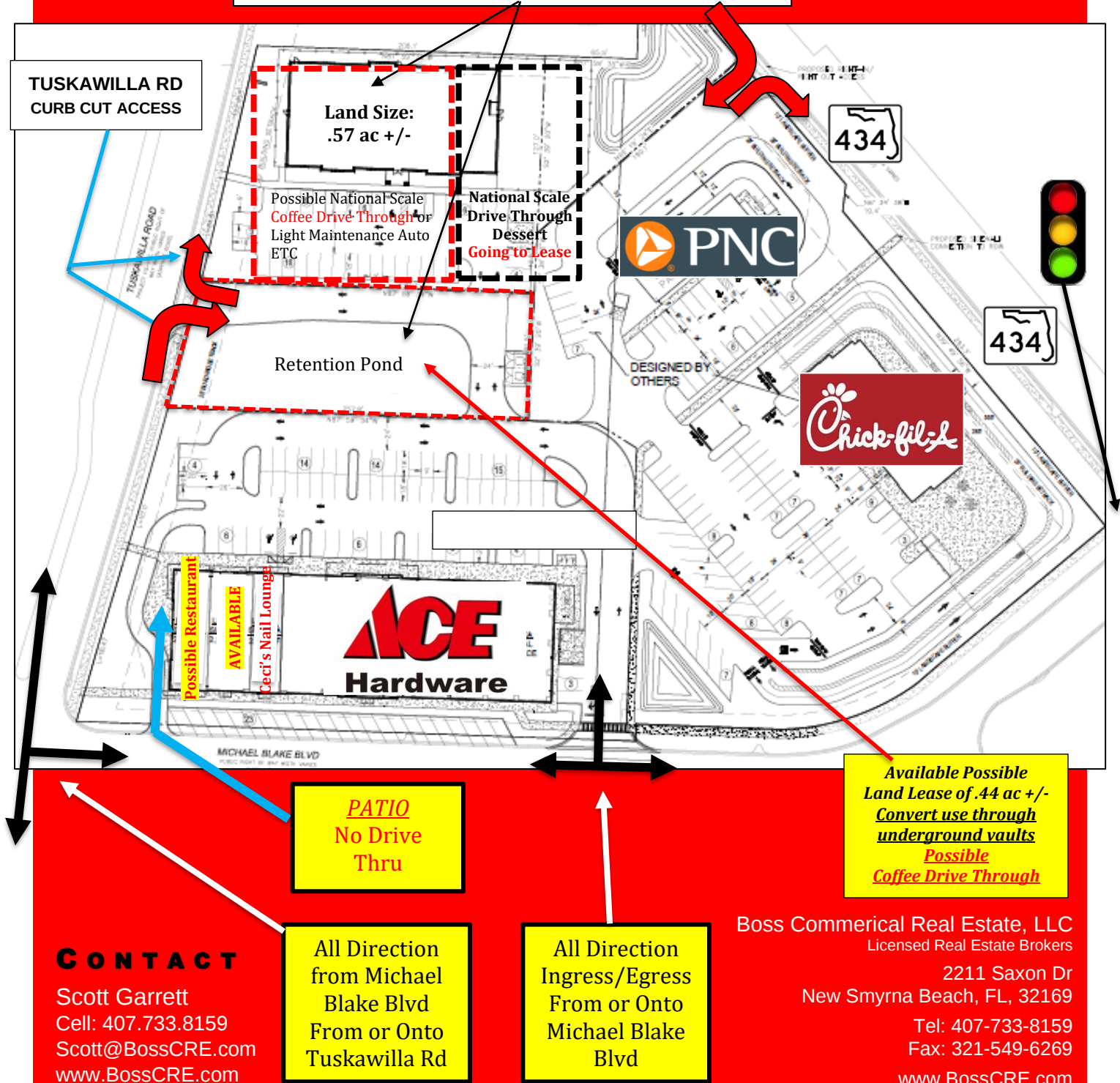
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LAND LEASE AREAS = .57 & .44 AC +/-



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All Direction
from Michael
Blake Blvd
From or Onto
Tuskawilla Rd

All Direction
Ingress/Egress
From or Onto
Michael Blake
Blvd

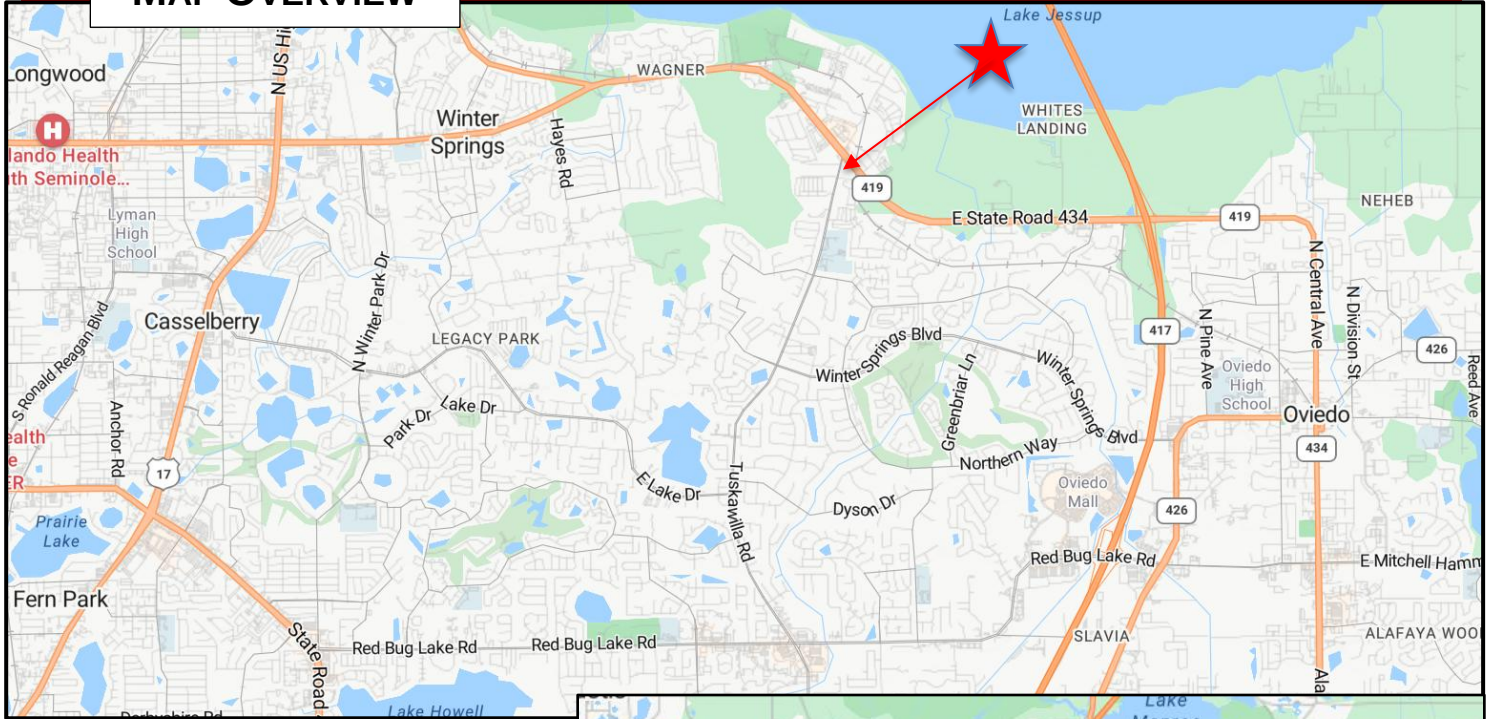
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MAP OVERVIEW

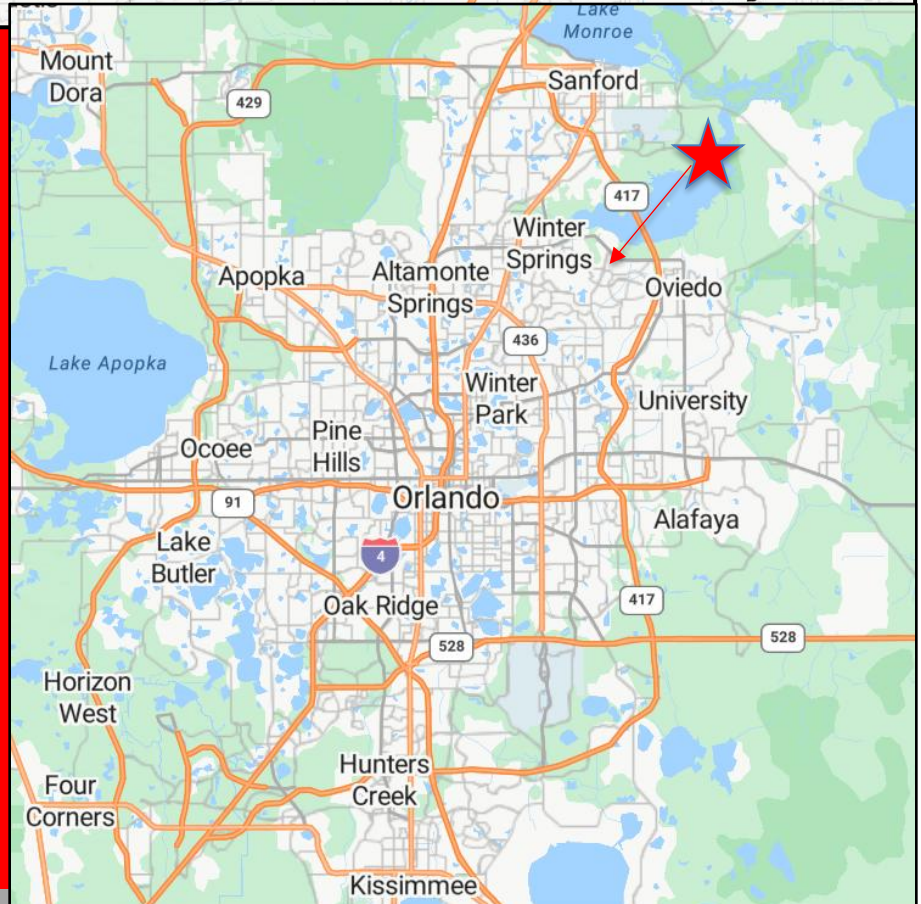


EAST SIDE ACE HARDWARE



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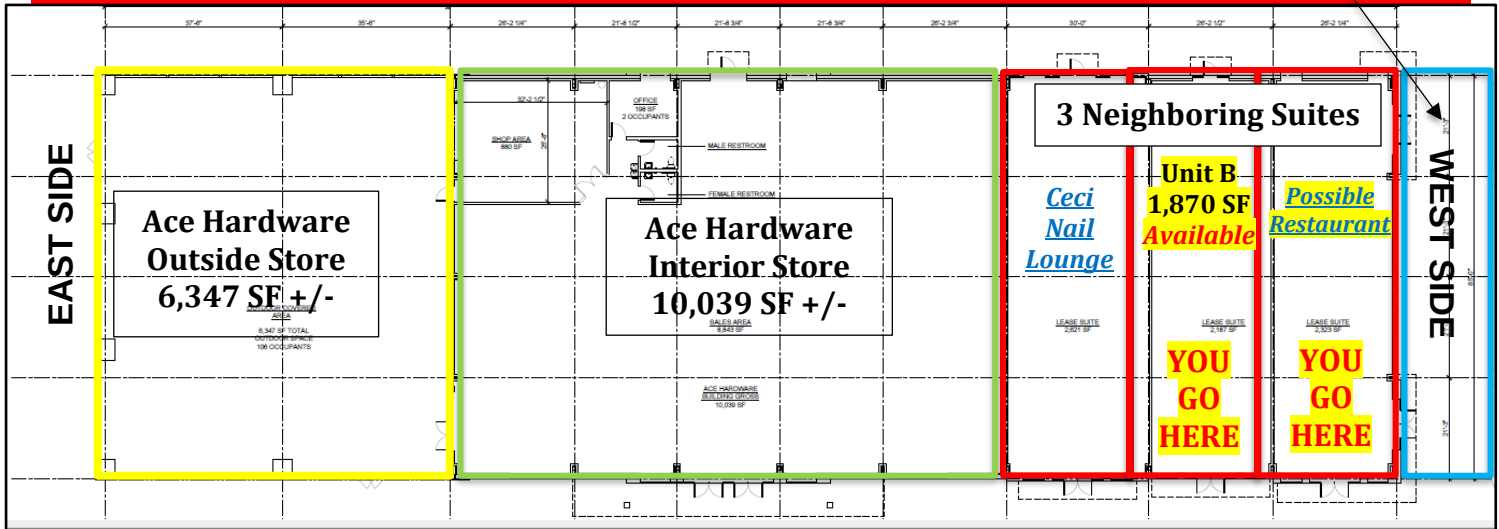
FOR LEASE



FLOOR PLAN

SOUTH SIDE
FRONTS MICHAEL BLAKE BLVD

*Outdoor Patio Area
West Side Fronts Tuskawilla Rd*



NORTH SIDE



Going to
Lease



SOUTH SIDE

FRONTS MICHAEL BLAKE BLVD

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