



# 701 E STATE ROAD 434, HAYES ROAD PLAZA WINTER SPRINGS, FL 32708

Position your business in a highly visible retail center along **State Road 434 in Winter Springs**. Hayes Road Plaza offers multiple suite options in a well-established strip center with excellent frontage, convenient access, and strong traffic exposure.

With approximately 22,568 vehicles traveling along State Road 434 daily, the property provides an excellent location for retail, restaurant, service, and professional uses. Multiple suite sizes are available to accommodate a variety of business needs.



## PROPERTY HIGHLIGHTS

### Lease Information

**Asking Rent:** \$1.50/SF/Month NNN

**CAM:** \$0.50/SF

**Lease Type:** Triple Net (NNN)

**Available Space:** 1,500 to 5,182 SF

**Available Suites:** 3

### Property & Location

**Property Type:** Retail Strip Center

**Total Building Area:** 14,225 SF

**Land Area:** 2.00 Acres

**Year Built:** 2014

**Zoning:** CG

**Visibility:** High visibility along State Road 434

**Traffic Volume:** Approximately 22,568 vehicles per day on SR 434

### Property Features

**Frontage:** 480' on SR 434 and 197' on Hayes Road

**Access:** Corner location with access from two roads

**Parking:** Ample surface parking available

**Signage:** Monument signage and property signage

**Turn Lane:** Dedicated turn lane

**Visibility:** Freeway visibility

**Accessibility:** Wheelchair accessible

**Lot:** Fenced lot

## AVAILABLE SUITES

**Suite 1031:** 5,182 SF

**Suite 1051:** 1,500 SF

**Suite 1041:** 1,500 SF

**Potential Uses:** Retail, Restaurant, Professional Services, Medical/Service Uses



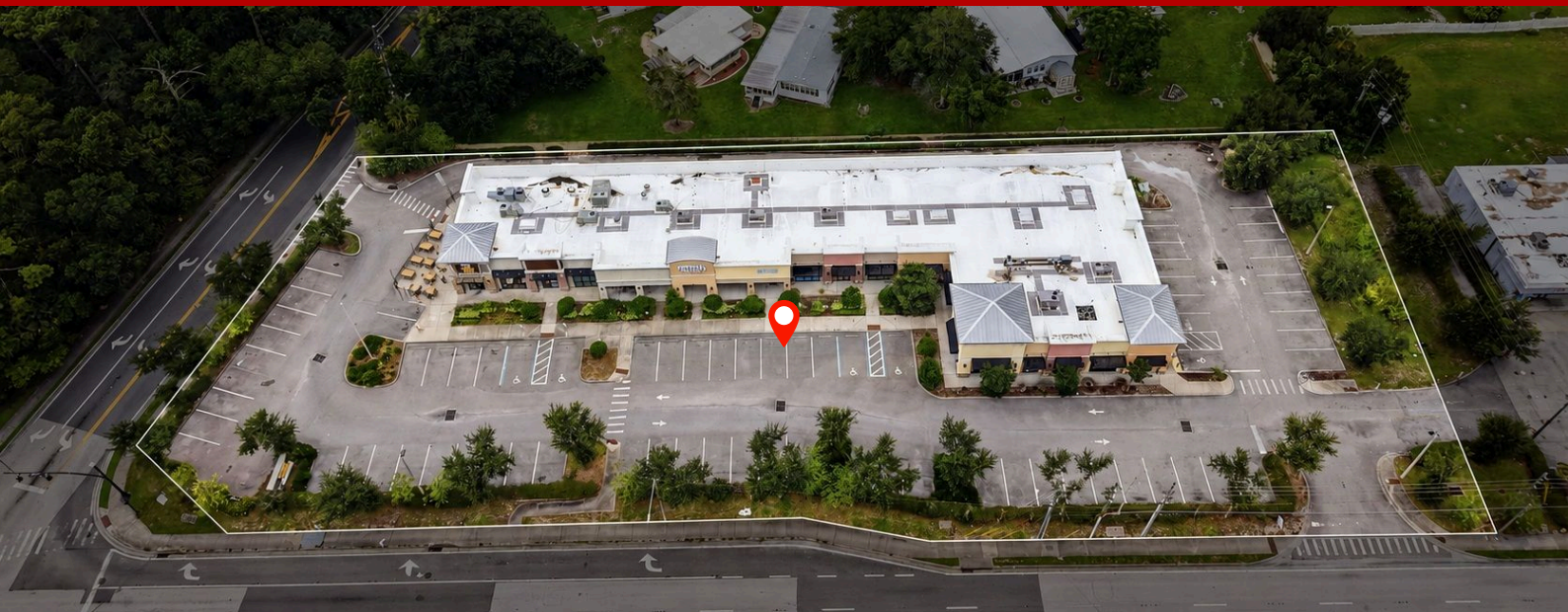
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# PROPERTY OVERVIEW



## WINTER SPRINGS, FL 32708

LOCAL ECONOMY AND DEVELOPMENT

### Growing Business Environment

Winter Springs supports a diverse local economy anchored by professional services, retail, healthcare, education, and small businesses. The city also works with Seminole County to provide customized incentives for qualifying businesses and development projects.

### Innovation & Entrepreneurship

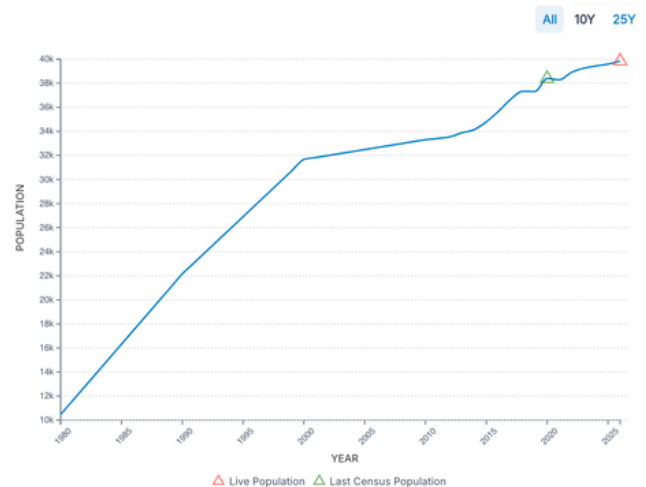
The UCF Business Incubator in Winter Springs supports growing companies and job creation, connecting local businesses with the resources and expertise of the University of Central Florida.



## WHY INVEST IN WINTER SPRINGS?

Winter Springs combines a strong residential base with opportunities for business growth, innovation, and continued investment, making it an attractive location within the Central Florida market.

## WINTER SPRINGS POPULATION



Winter Springs is a city located in Seminole County, Florida. Winter Springs has a 2026 population of 39,843. Winter Springs is currently growing at a rate of 0.65% annually, and its population has increased by 3.77% since the most recent census, which recorded a population of 38,394 in 2020.

The median household income in Winter Springs is \$92,574, with a poverty rate of 6.8%. The median age in Winter Springs is 40.2 years: 38.1 years for males, and 43.5 years for females. For every 100 females, there are 103.6 males.



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