

# WINTER SPRINGS TOWN CENTER

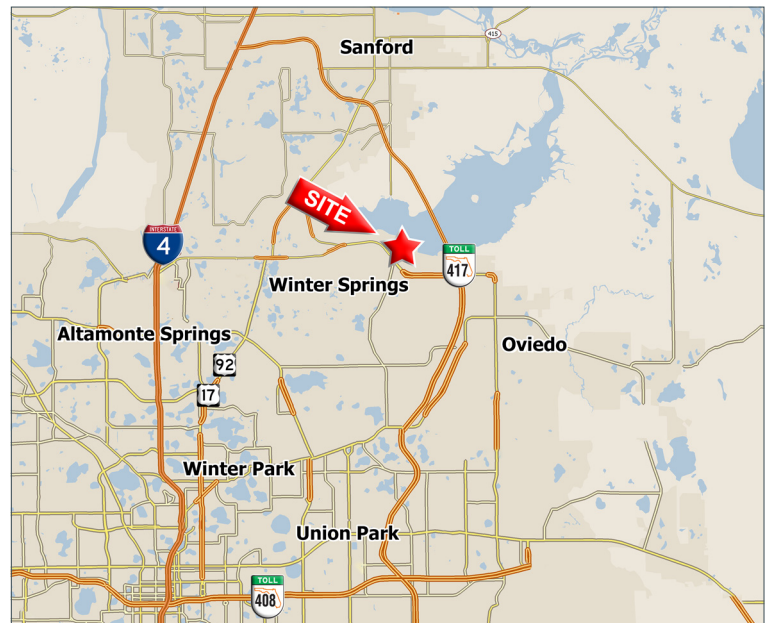
156 Tuskawilla Rd. & 1196 Tree Swallow Dr. | Winter Springs FL



## PROPERTY HIGHLIGHTS

- 1196 Tree Swallow Dr.  
Suite #1318- 1,121 SF former Daily Dose  
Suite #1328 - 1,405 SF grey shell
- 156 Tuskawilla Rd.  
Suite #1344 4,165sf 2nd Gen  
Restaurant  
Suite # 2326 - 1,737sf Second story  
office space
- Traffic Counts:  
SR 434: 35,000 VPD  
Tuskawilla Rd.: 34,500 VPD

Demographics	1-Mile	3-Mile	5-Mile
Population	4,778	44,429	135,00
Average HH Income	\$117,899	\$105,347	\$88,627
Daytime Population	1,898	12,562	58,580



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