

An aerial photograph of a commercial property in Winter Springs, FL. The property is outlined in red and contains a large retail building with a red roof and a white section. A parking lot with several cars is visible in front of the building. The surrounding area includes trees and a road. A large red semi-transparent circle is overlaid on the left side of the image.

RETAIL BUILDING & LAND FOR SALE

WINTER SPRINGS, FL 32708

Price: \$1,399,000



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Property Summary

Built 2005, Two Air
Handlers, Steel
Building & Roof.
Flood zone B& X.
Traffic Count 24,732
Daily

Property Overview

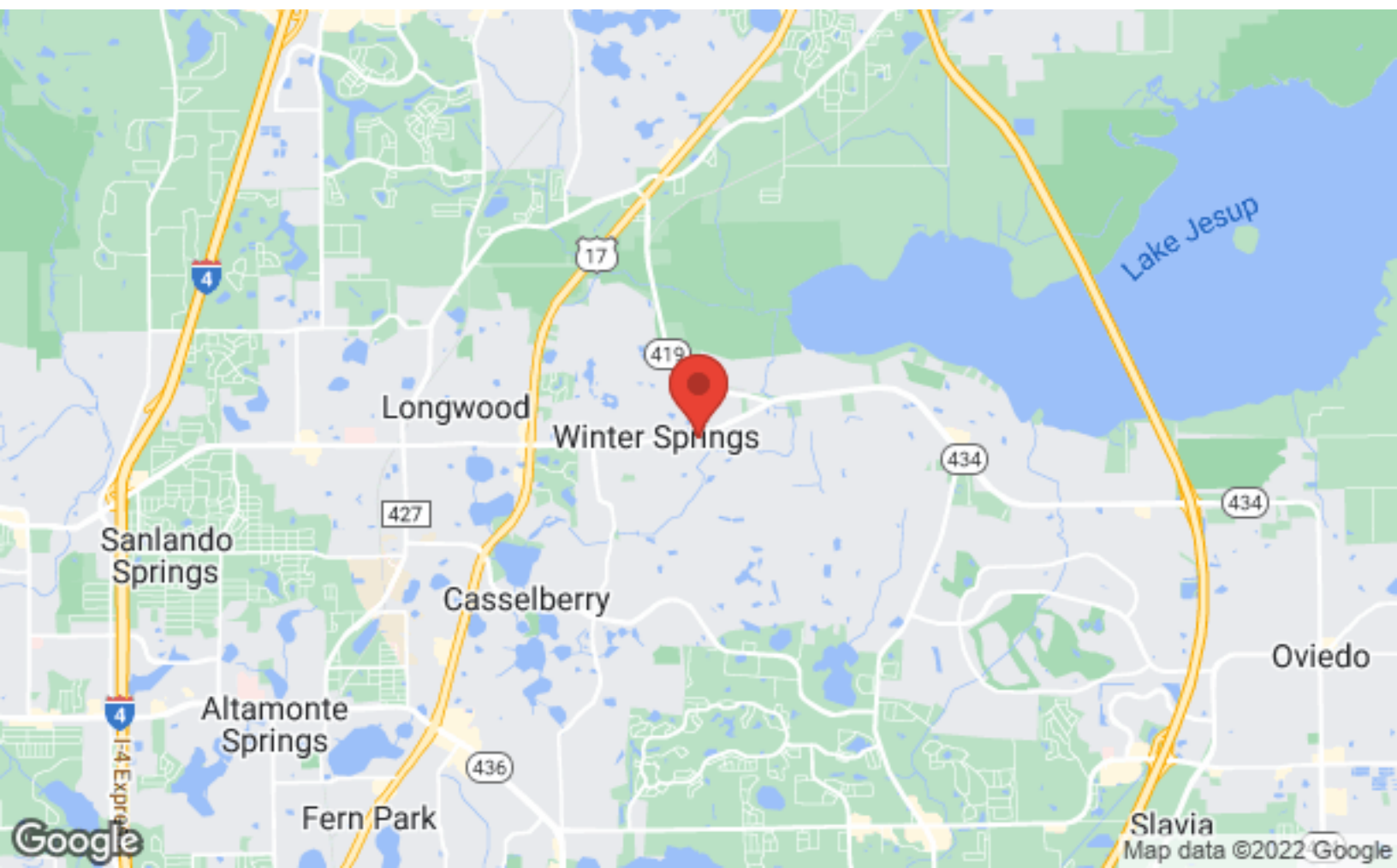
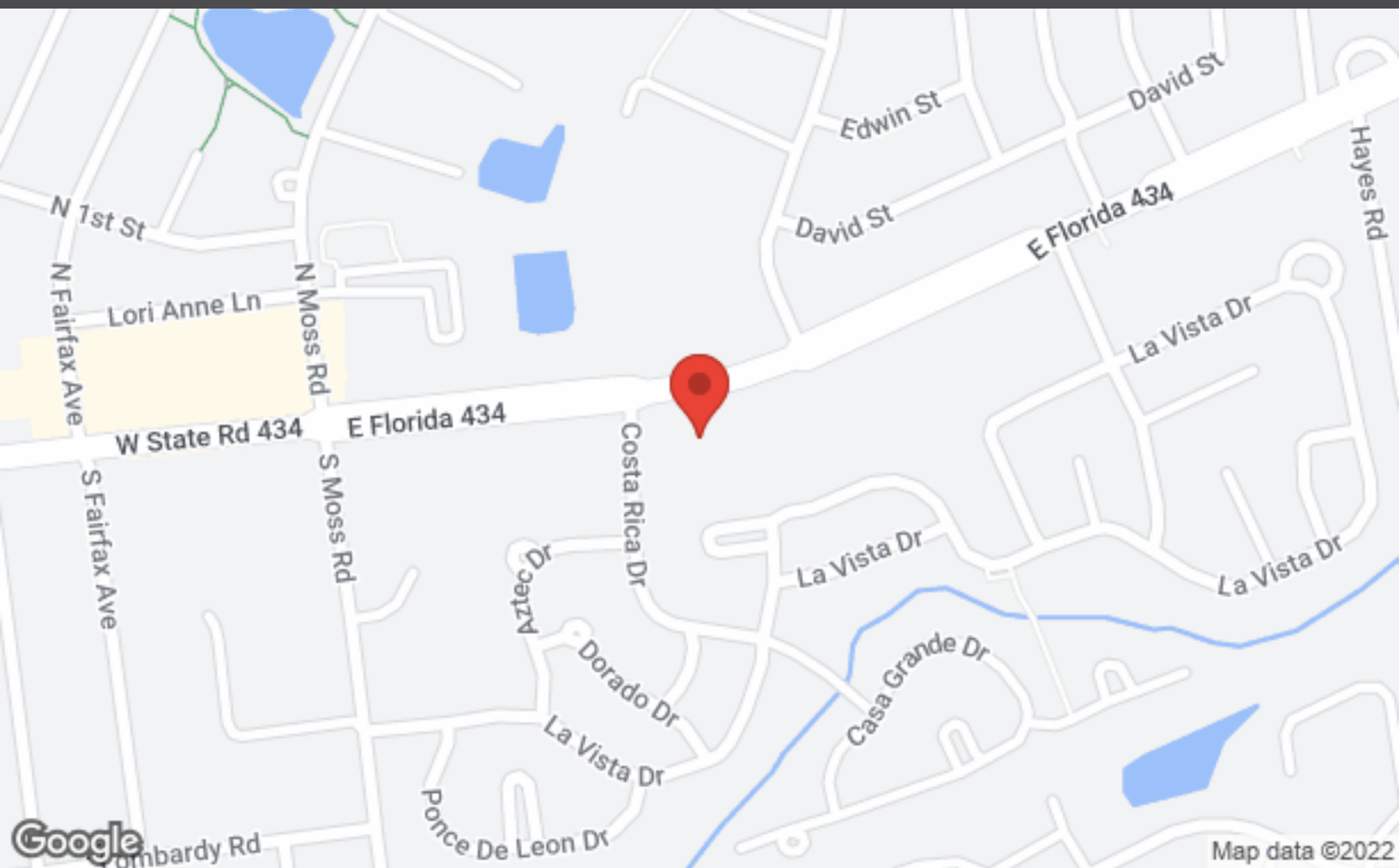
ReDevelop, ReBuild or ReUse

This current Brusters Ice Cream is ready for a change! The retiring owner is selling the location which includes: Walk In Cooler, Grease Trap, All attached shelving and sinks, Pre Piped Hood, Drive Thru Seating Patios with tables and benches, and Monument Sign. The extra large lot is developed but not utilized. 212 FT of SR 434 frontage is ideal for retail, office, medical or mixed use.

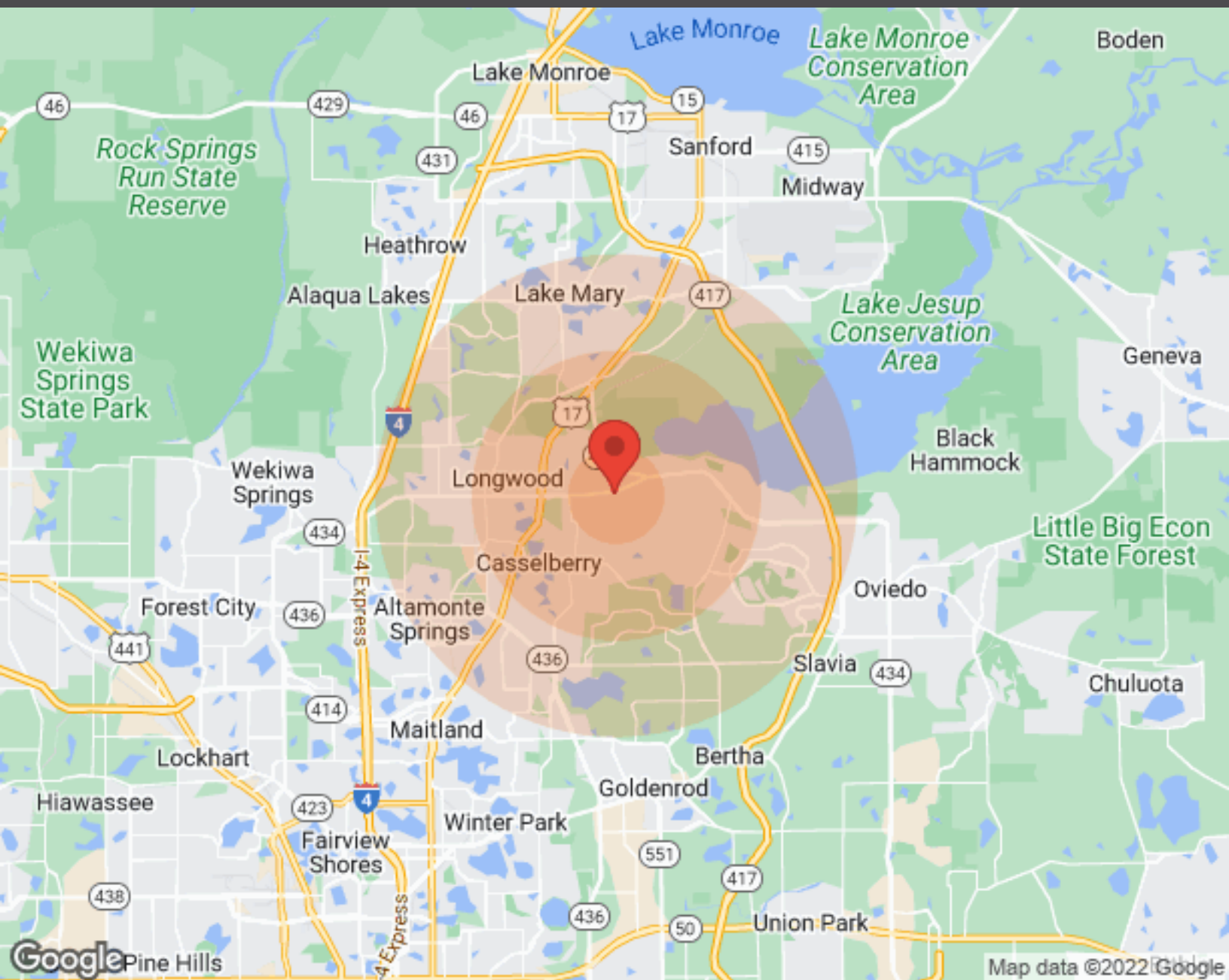
Location Overview

Desirable Winter Springs Demographics, with 25,702 HH in 3 mile radius make this a very appealing site! Located between Tuskawilla and 17/92 with easy access to 419 and 417, this highly desirable location is ready for a change!

LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,037	27,264	81,261
Female	5,518	28,719	84,349
Total Population	10,555	55,983	165,610

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,880	9,491	27,075
Ages 15-24	1,347	7,272	21,123
Ages 55-64	1,238	7,625	22,764
Ages 65+	2,095	10,279	29,757

Race	1 Mile	3 Miles	5 Miles
White	9,071	48,793	141,226
Black	765	3,268	11,532
Am In/AK Nat	N/A	N/A	42
Hawaiian	N/A	N/A	N/A
Hispanic	2,444	9,568	29,201
Multi-Racial	1,268	5,624	17,944

Income	1 Mile	3 Miles	5 Miles
Median	\$53,704	\$61,309	\$61,309
< \$15,000	388	1,782	4,839
\$15,000-\$24,999	372	2,114	5,976
\$25,000-\$34,999	614	2,376	7,120
\$35,000-\$49,999	742	2,949	9,507
\$50,000-\$74,999	1,098	4,801	14,373
\$75,000-\$99,999	583	3,164	9,427
\$10,000-\$149,999	377	2,987	8,964
\$150,000-\$199,999	60	825	3,148
> \$200,000	112	750	2,345

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,208	24,972	74,363
Occupied	4,757	23,001	68,447
Owner Occupied	3,445	17,043	47,362
Renter Occupied	1,312	5,958	21,085
Vacant	451	1,971	5,916

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.