

Ground Lease Site

Chau Plaza Dev. Area 2 | 411 E. State Road 434

Winter Springs, FL 32708



Quest Company
Commercial Real Estate Services

1.25^{+/-} Acre

Parcel on

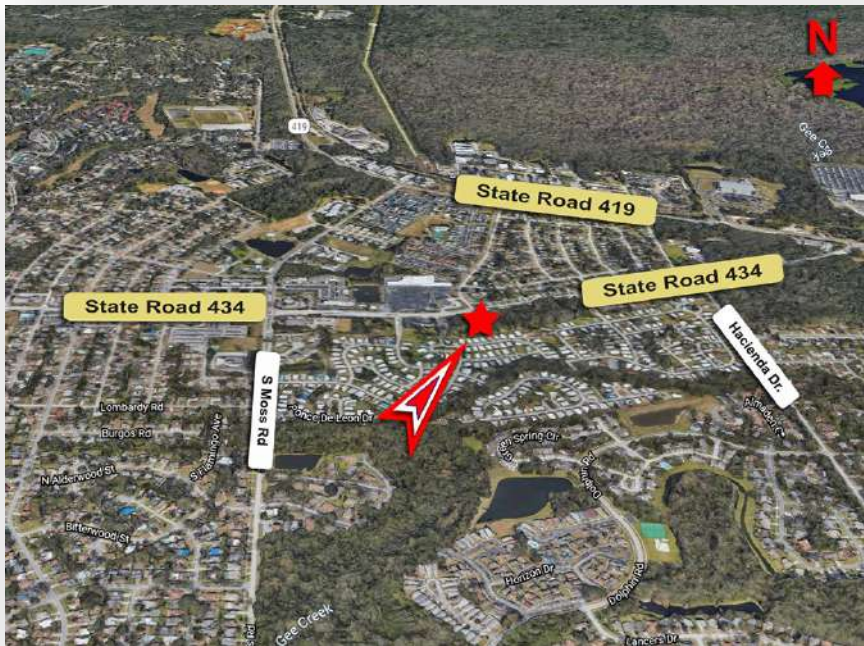
State Rd 434

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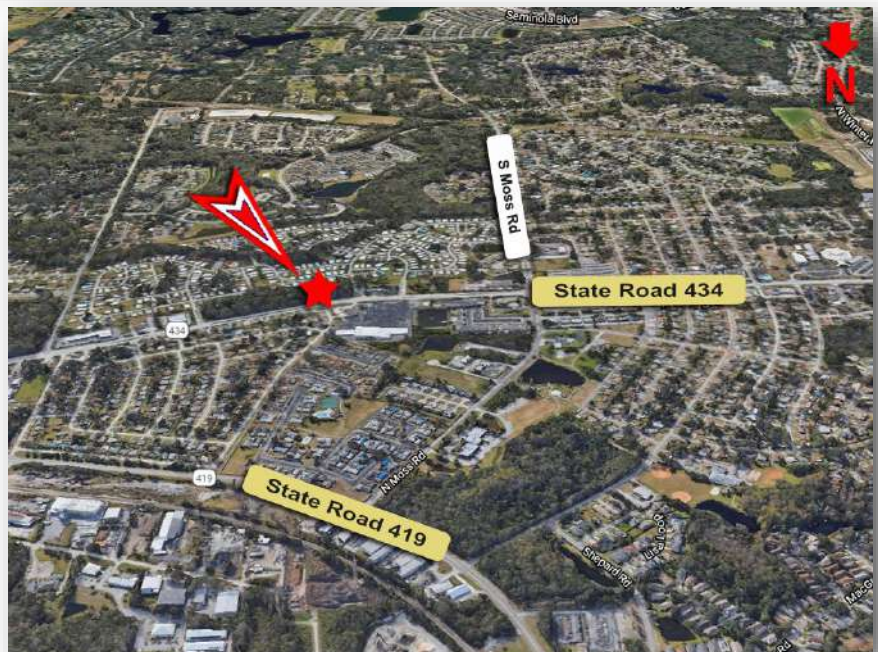
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Aerials | Facing North & South



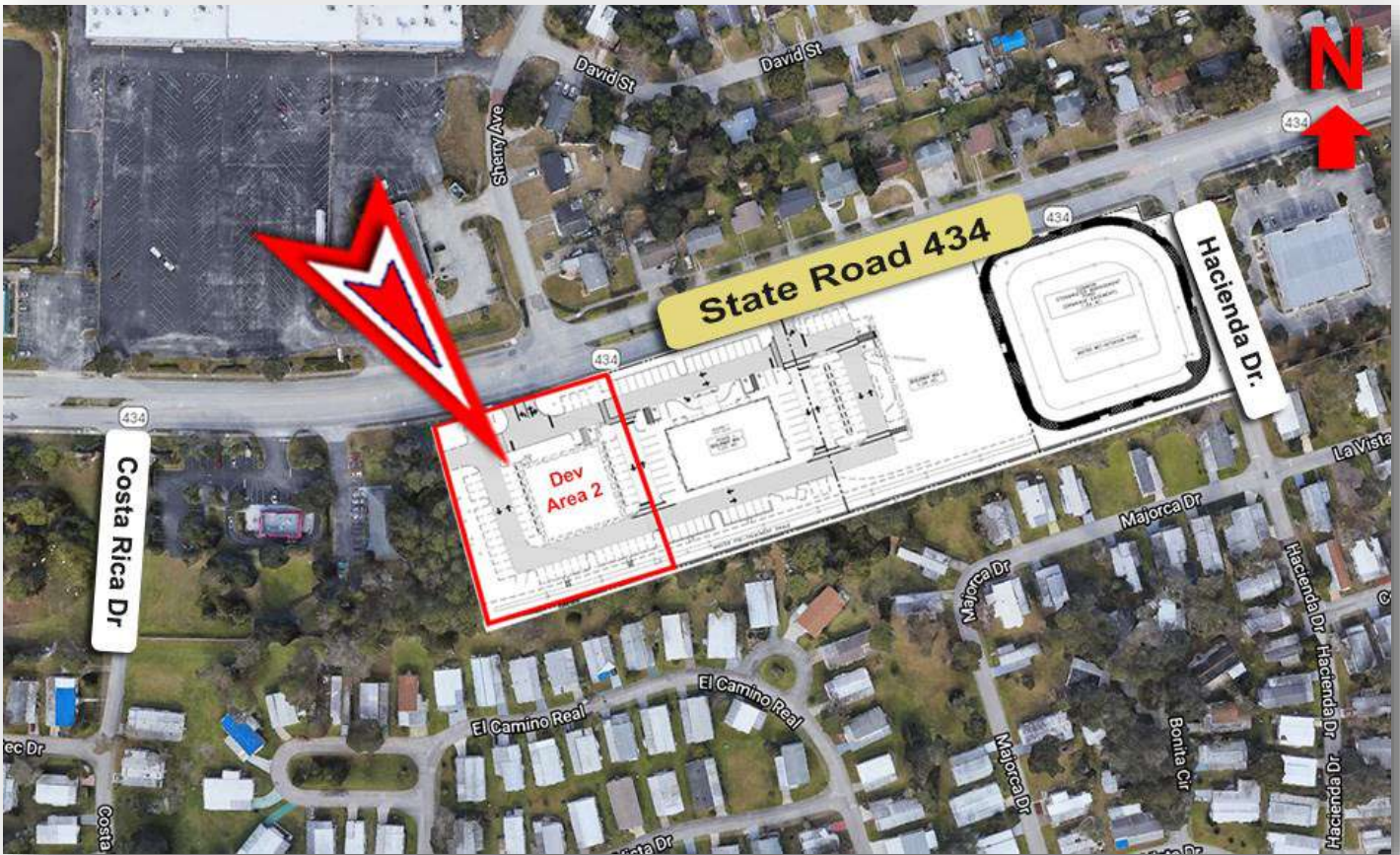
Facing North



Facing South



Aerials | 3D View



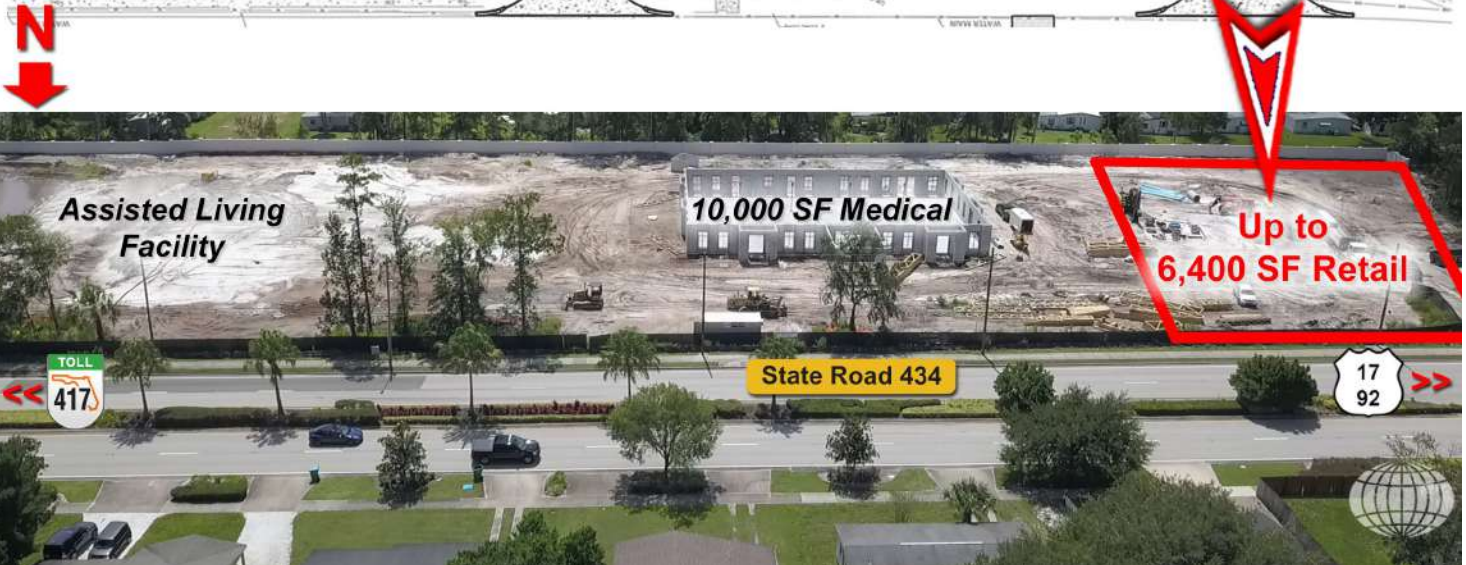
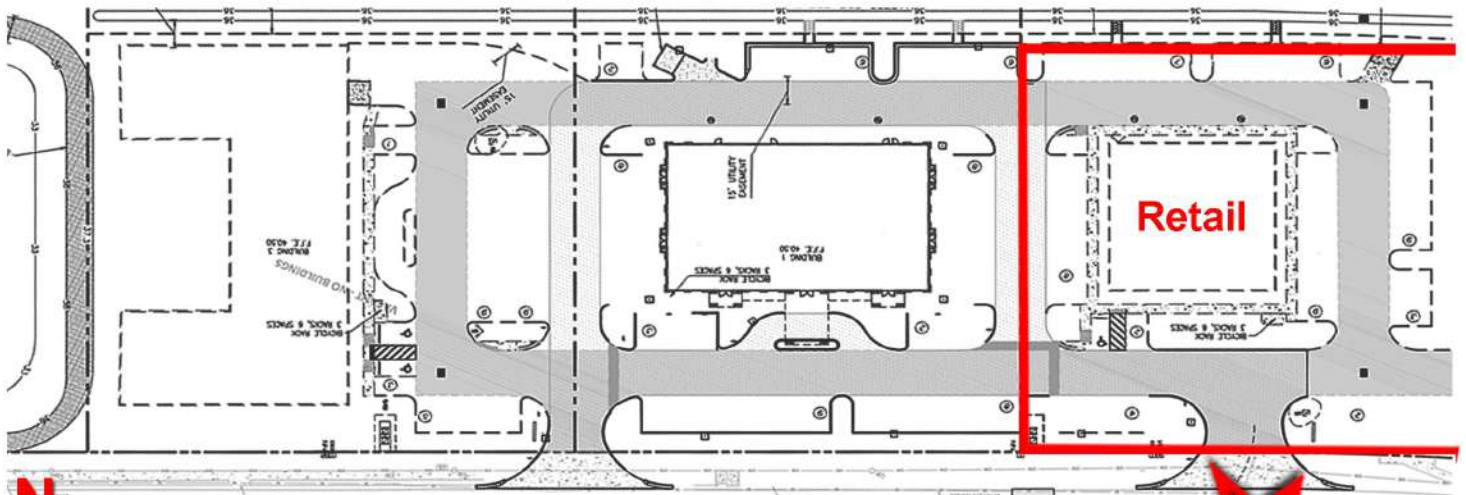
Site is approximately 1.25 acres fronting the main thoroughfare in Winter Springs, State Road 434.

Owner has finished developing the 10,000 SF office building in Dev. Area 1.
Area 2 will be retail shops and Area 3, an assisted living facility.



Site Plan & Aerial

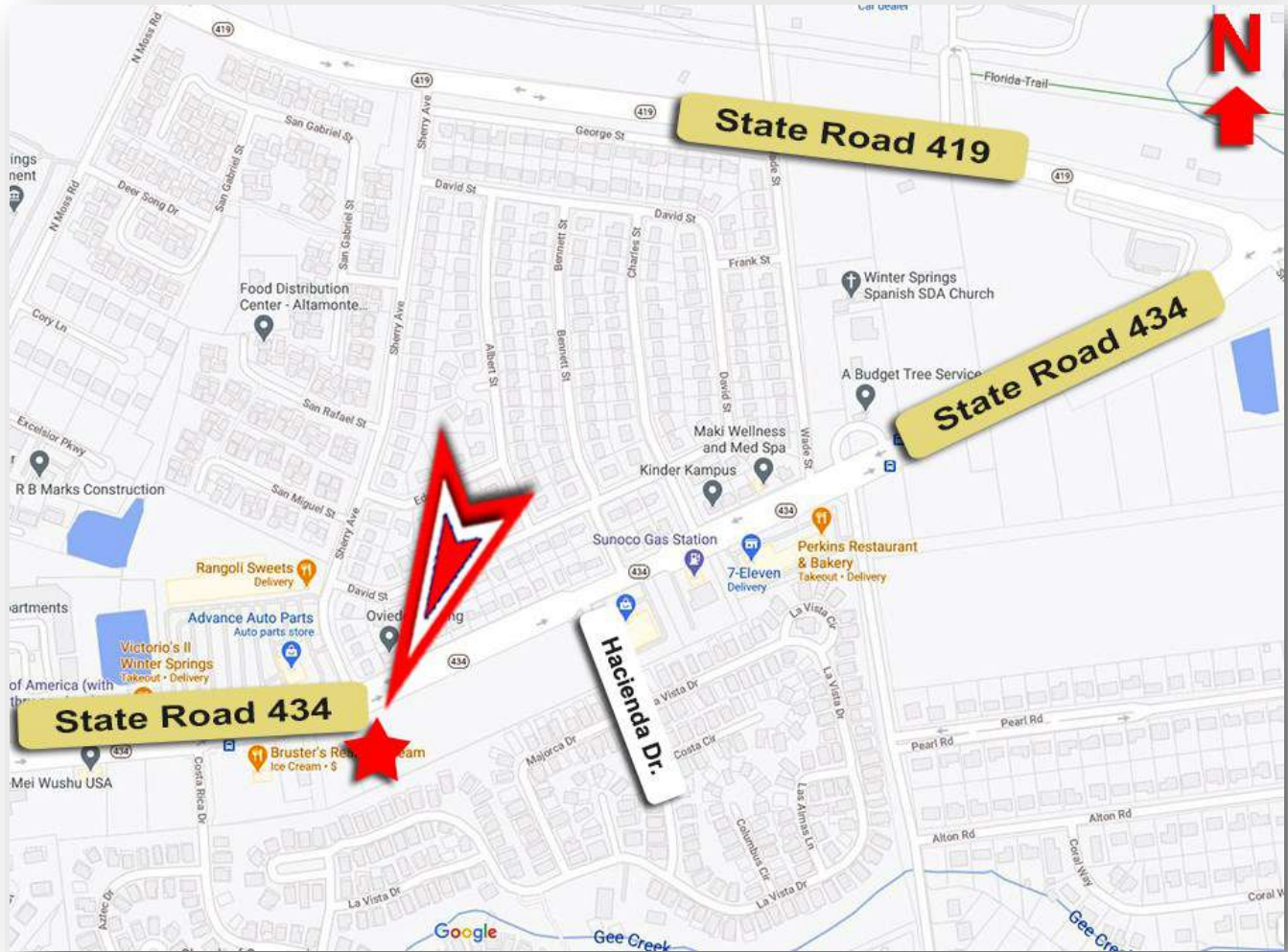
Retail Segment of Mixed-Use Dev on SR 434



Development Area 1 is now built. Our offering is Area #2, the Westernmost parcel outlined in red.



Location Map



Chau Plaza | Gallery

Development Area 1 [Medical/Office Bldg.] & Area 2 [Subject Parcel]



SR 434 entrance, looking West



Approx. 1.25 Ac Subject Site



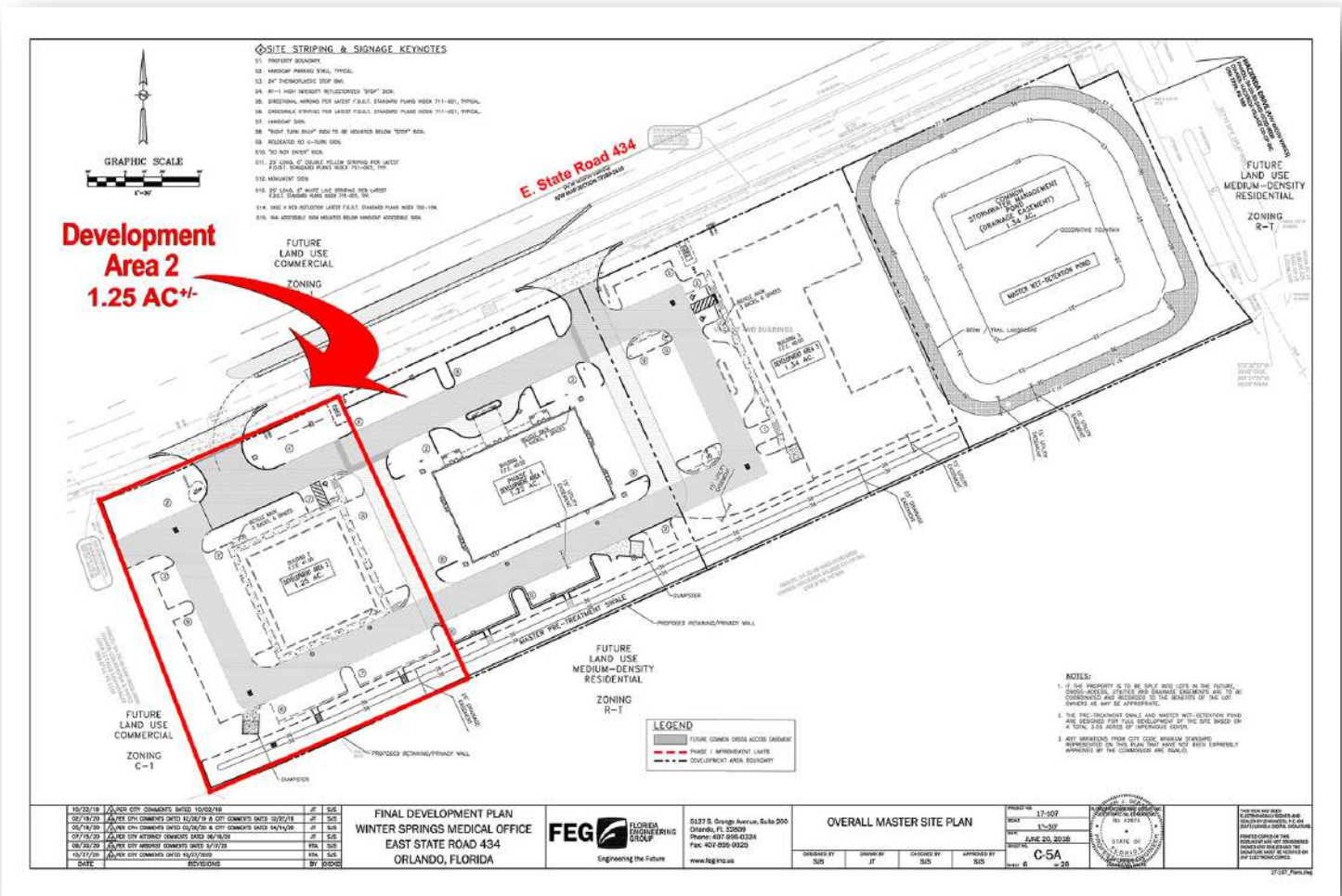
Approx. 1.25 Acre Site -
Adjacent to Chau Medical Group Building



Development Area 1:
Chau Medical Group



Conceptual Site Plan



The approved Site Plan above is conceptual. The owner is developing the property in three phases, with this site falling in Phase 2. The owner's medical building was built first, in the middle parcel, with total site stormwater and infrastructure for future phases.

Prospects are encouraged to conduct their own due diligence.



Property Description

- **Approx. 1.25-Acre^{+/-} parcel** for ground lease with frontage directly on heavily-traveled E. State Road 434.
- This opportunity is part of a 3-phase development approved for mixed-use as: 1] a 10,000 SF medical office, 2] **up to 6,400 SF retail**, and 3] a 114-bed assisted living facility. **Features will include improvements to the area's streetscape, as well as a walking trail and large pond with sparkling fountain.**
- The retail parcel has been graded, leveled & landscaped, complete with ingress and egress.
- **Restricted C-1 zoning** permits many C-1 uses.
- Newly-renovated shopping center across the street will also serve as a traffic generator.
- Average HH Income of approx. **\$85,287 within 3 miles**. The **population growth** from 2010 - 2022 has been more than **16%** in the same radius.
- Ground lease rate of **\$105,000 annually**. Build To Suit available at **\$35/SF, NNN**



Demographics

2022 Traffic Count

E State Road 434: 23,335 MPSI

Proximity to Airport

Orlando-Sanford International: 8.6 Miles

2022 Estimated Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Avg. HH Income:	\$67,363	\$85,287	\$89,296
Population:	10,222	63,014	182,162
Area Growth '10-'22:	7.53%	16.27%	12.08%



Market Overview

CITY OF WINTER SPRINGS

Winter Springs was recognized by Money Magazine in 2007 and 2011 as one of the country's "Best Places to Live." Home to more than 36,000 people, Winter Springs is the largest city geographically in Seminole County.

Quality of life is high for residents with its numerous recreational outlets, well-landscaped parks and lakes, historically low unemployment, excellent schools and abundant sunshine. Winter Springs is also just 9 miles from the Orlando-Sanford International Airport.

SEMINOLE COUNTY

Seminole County has been the perfect incubator for growth with everything from a new expressway to pre-approved development sites, specialized job training and infrastructure incentives. The median household's effective buying income is the highest in the region. Seminole County is also home to school districts that produce some of the highest testing scores in the state.

FLORIDA STATE TAX INCENTIVES

Florida boasts no state personal income tax, no state-level ad valorem tax; no inventory tax; no ad valorem tax on goods-in-transit; exemptions from sales tax on manufacturing machinery and equipment used in production; and exemptions from sales tax on purchases of research and development equipment.



E. STATE RD. 434 SITE

For more information, contact:

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