

For Sale & Lease

Winter Springs Development Site

Contact Broker | Ground Lease, Build-to-Suit or Sale



East SR 434 & Michael Blake Blvd

Winter Springs, Florida 32708

Property Highlights

- Multiple options available: ground lease; sale - all or part; build-to-suit
- 8.12± acre site with high visibility: 36,500 AADT on SR 434
- 670+ feet of frontage on SR 434 with master retention in place
- Proposed site plan: Phase I - retail uses on the lots with SR 434 frontage and Phase II - mixed use
- Zoning: T-C - Town Center (Winter Springs)
- 1,000 feet from intersection of SR 434 and Tuskawilla Road
- Close to Winter Springs Marketplace and Winter Springs Town Center shopping centers
- 1.5 miles to both Keeth Elementary and Indian Trails Middle Schools
- Great location close to major roads: 2 miles to SR 434 & SR 417 (GreeneWay) interchange & 5 miles to SR 434 & US Hwy 17-92 interchange



Sale Price / Lease Rate:
Contact Broker

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

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Winter Springs High School

Winter Springs City Hall



Winter Springs Town Center



CHASE



Winter Springs Marketplace



Seminole Crossing Townhomes

Tuskawilla Road

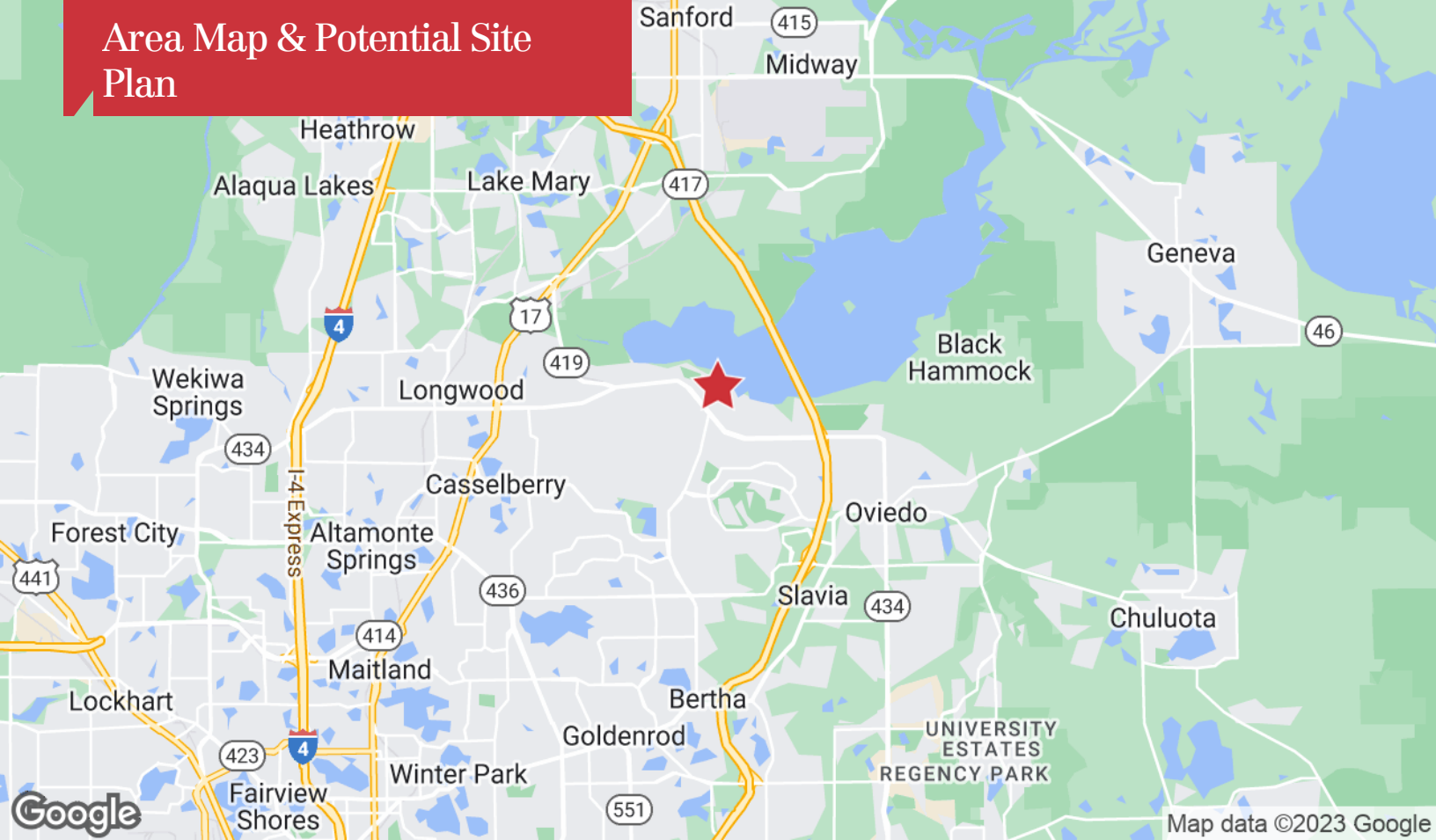
Michael Beard Blvd

Cross Seminole Trail

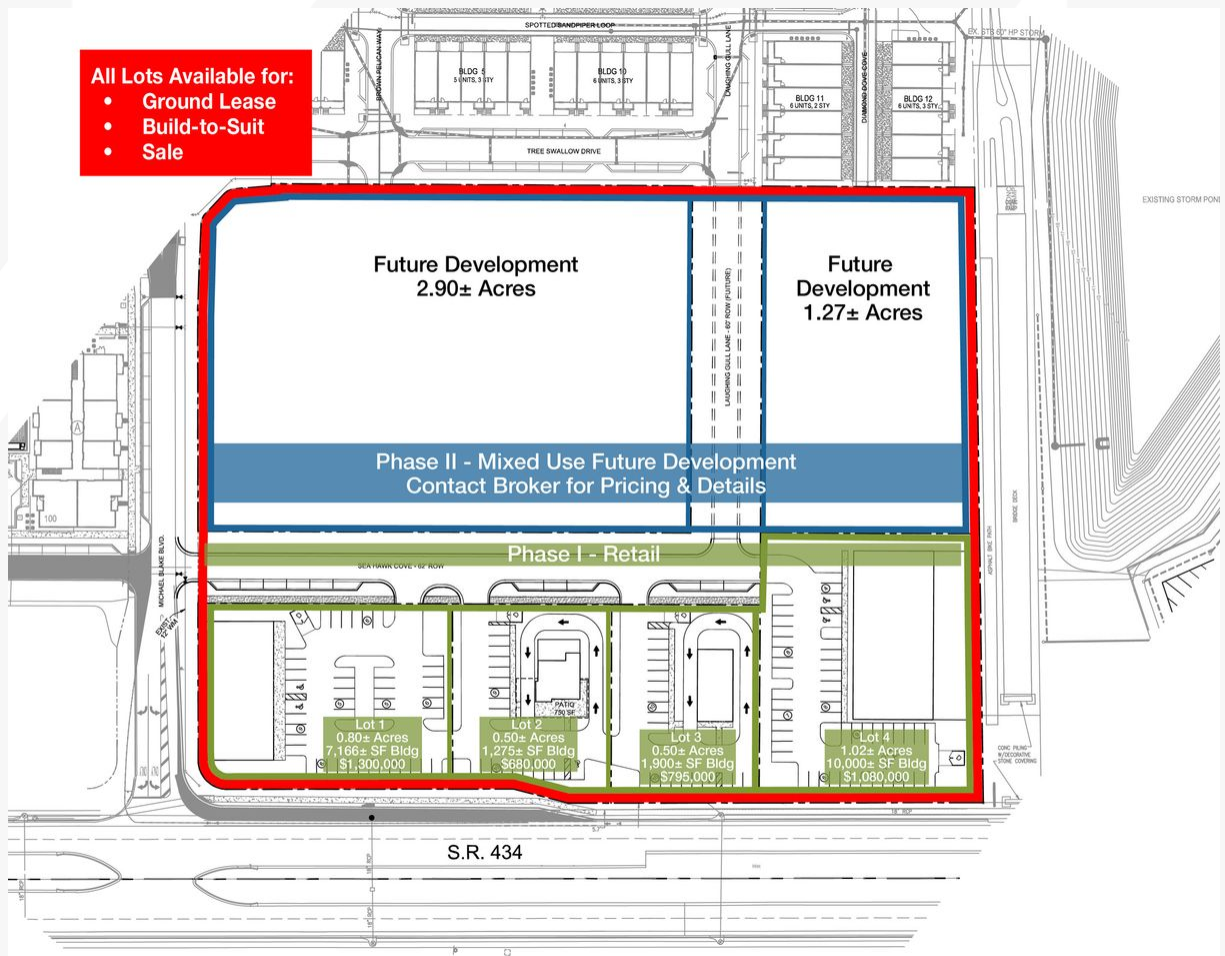
THE SAVOY
Gracious Retirement Living



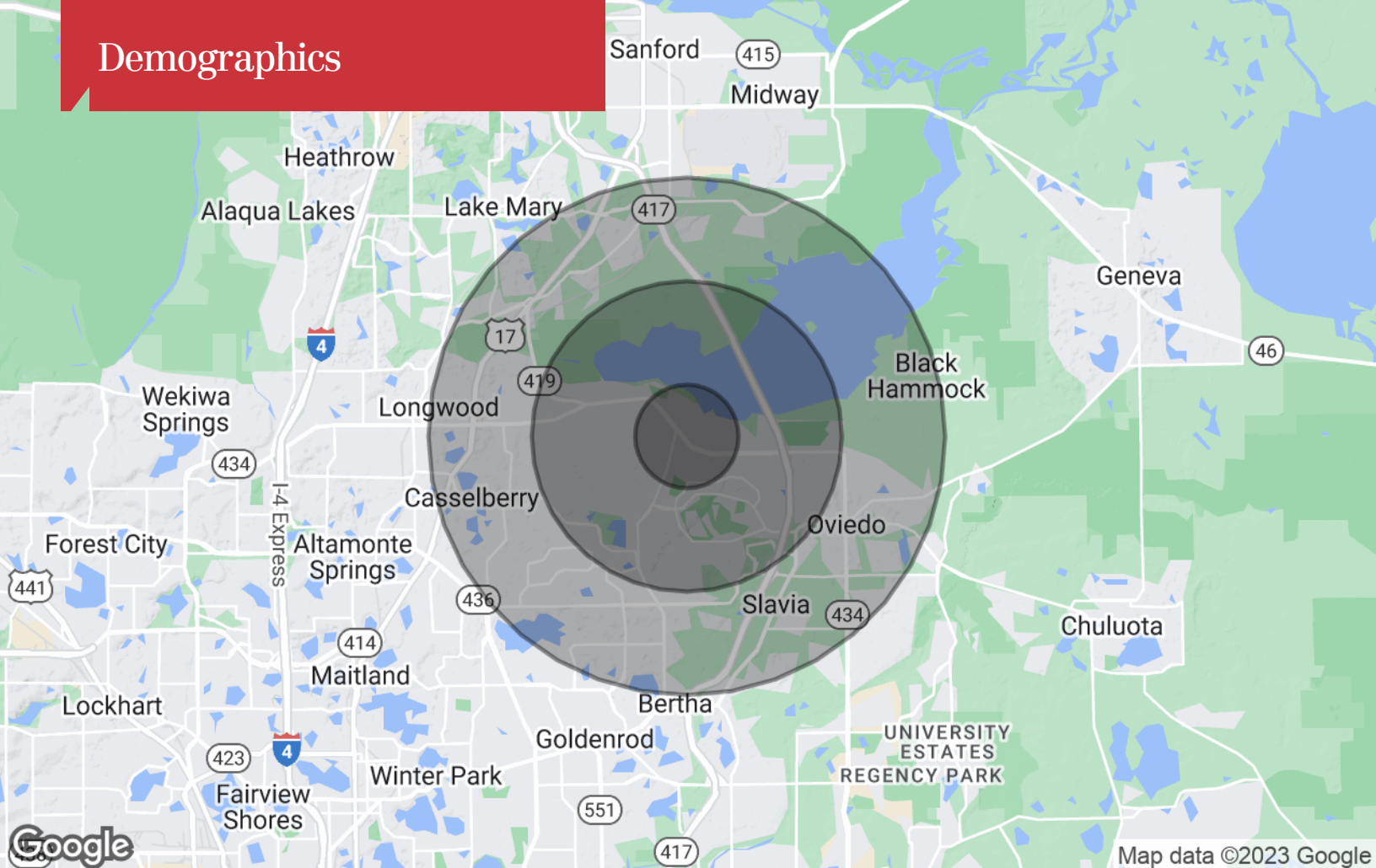
Area Map & Potential Site Plan



- All Lots Available for:**
- Ground Lease
 - Build-to-Suit
 - Sale



Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,015	42,075	130,256
MEDIAN AGE	39.4	43.0	41.1
MEDIAN AGE (MALE)	36.5	40.8	40.0
MEDIAN AGE (FEMALE)	40.9	44.4	42.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,374	17,115	53,418
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$104,105	\$97,574	\$84,201

* Demographic data derived from 2020 ACS - US Census