

Winter Springs
City Hall

For Sale & Lease - 1 Lot Left!

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; build-to-suit
- 8.12± acre site with high visibility: 38,500 AADT on SR 434
- 670+ feet of frontage on SR 434; master retention in place
- Phase I (434 frontage) - retail use for the 1 available lot; coming soon: The Learning Experience and 7-Brew | Phase II (back) - townhouses
- Zoning: T-C - Town Center (Winter Springs)
- 1,000 feet from intersection of SR 434 and Tuskawilla Rd
- Part of the Winter Springs Town Center
- Close to Keeth Elementary, Indian Trails Middle and Winter Springs High School
- Great location close to major roads: 2 miles to SR 434 & SR 417 interchange & 5 miles to SR 434 & US Hwy 17-92 interchange
- Construction starting September 2025



Sale Price / Lease Rate:
Contact Broker

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805
ppartyka@realvest.com

Winter Springs
High School

Winter Springs
City Hall



Winter Springs
Town Center



Winter Springs
Marketplace



CHASE



Seminole Crossing
Townhomes

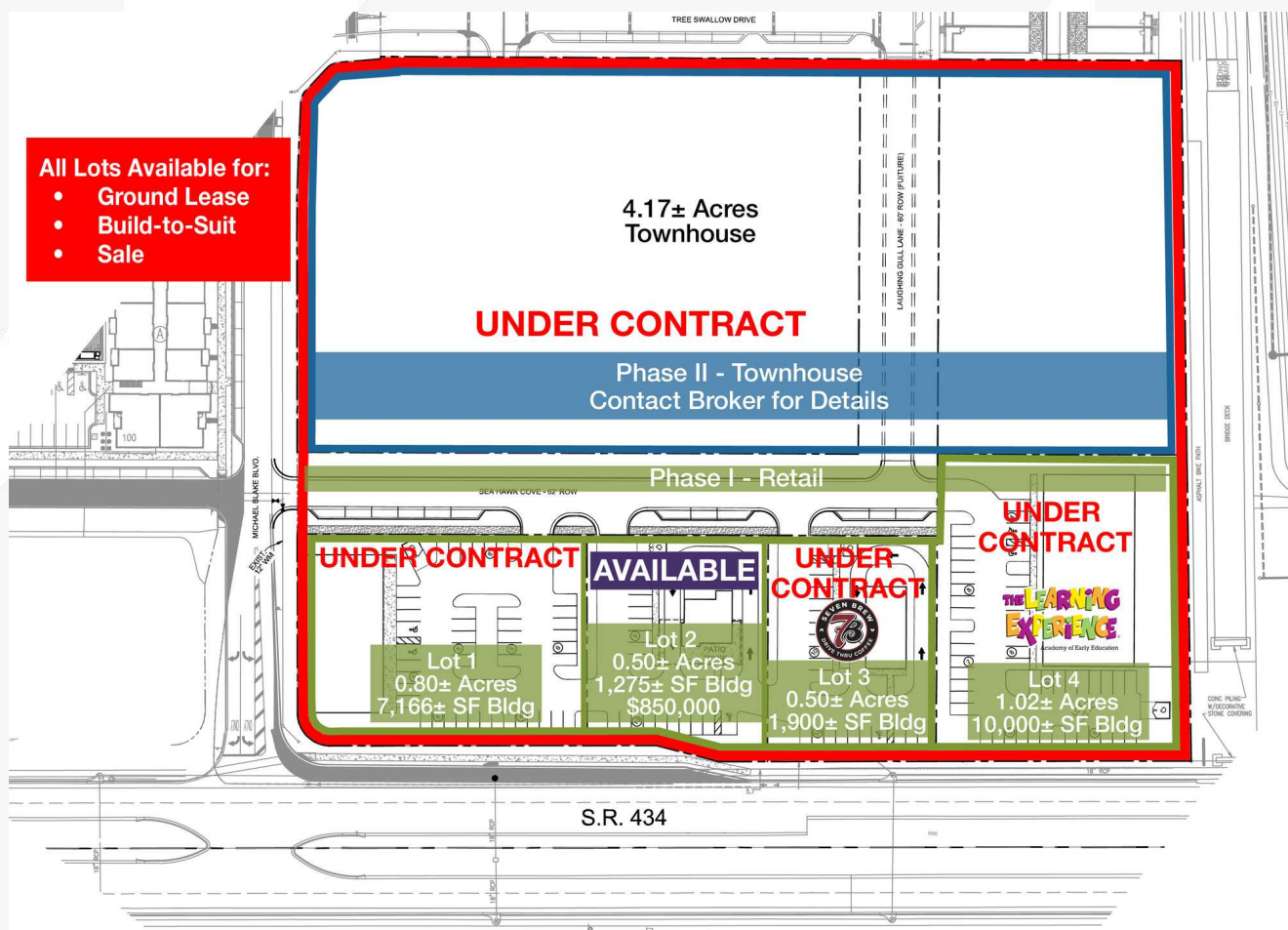
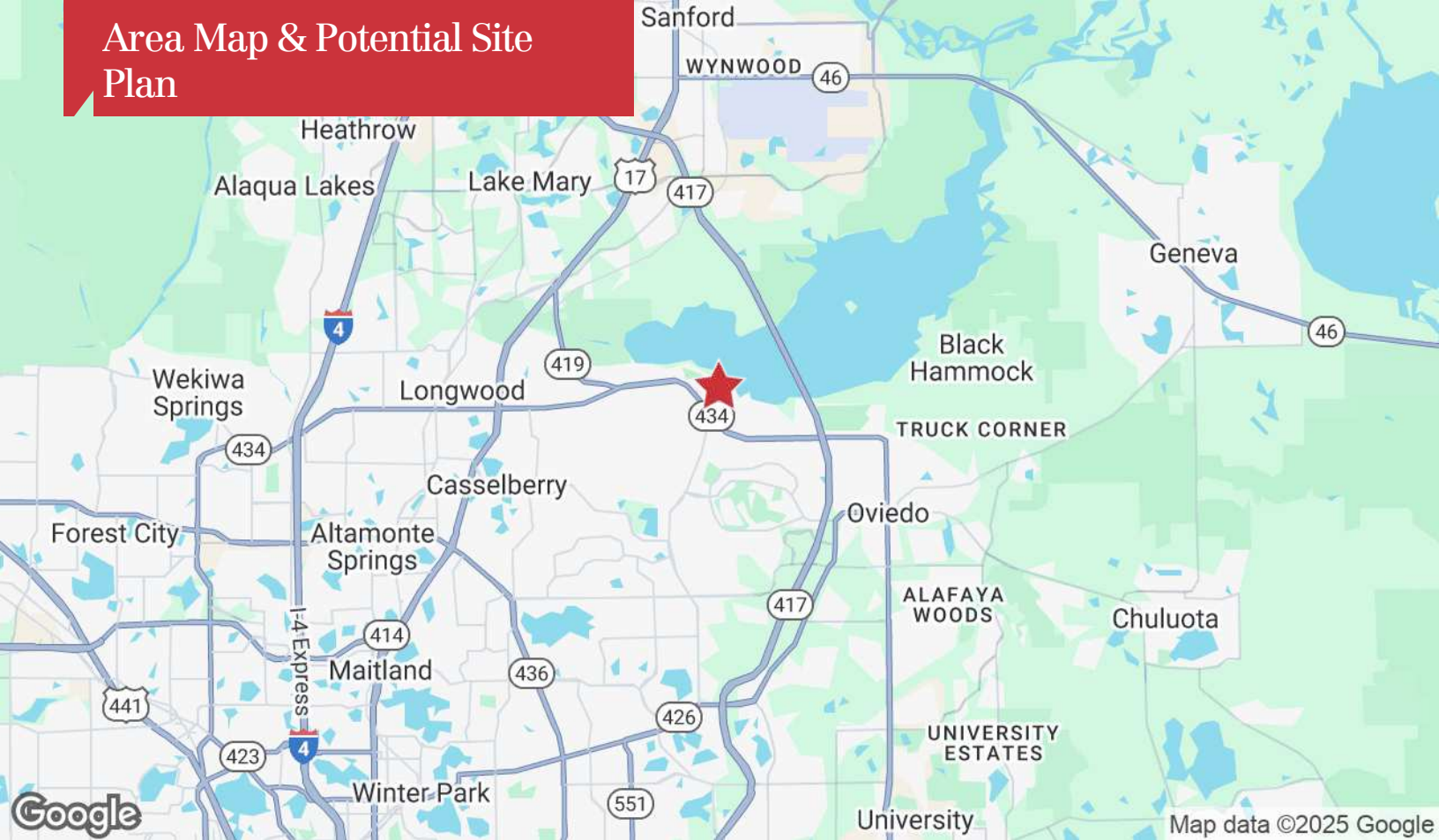
Michael Blake Blvd

Cross Seminole Trail

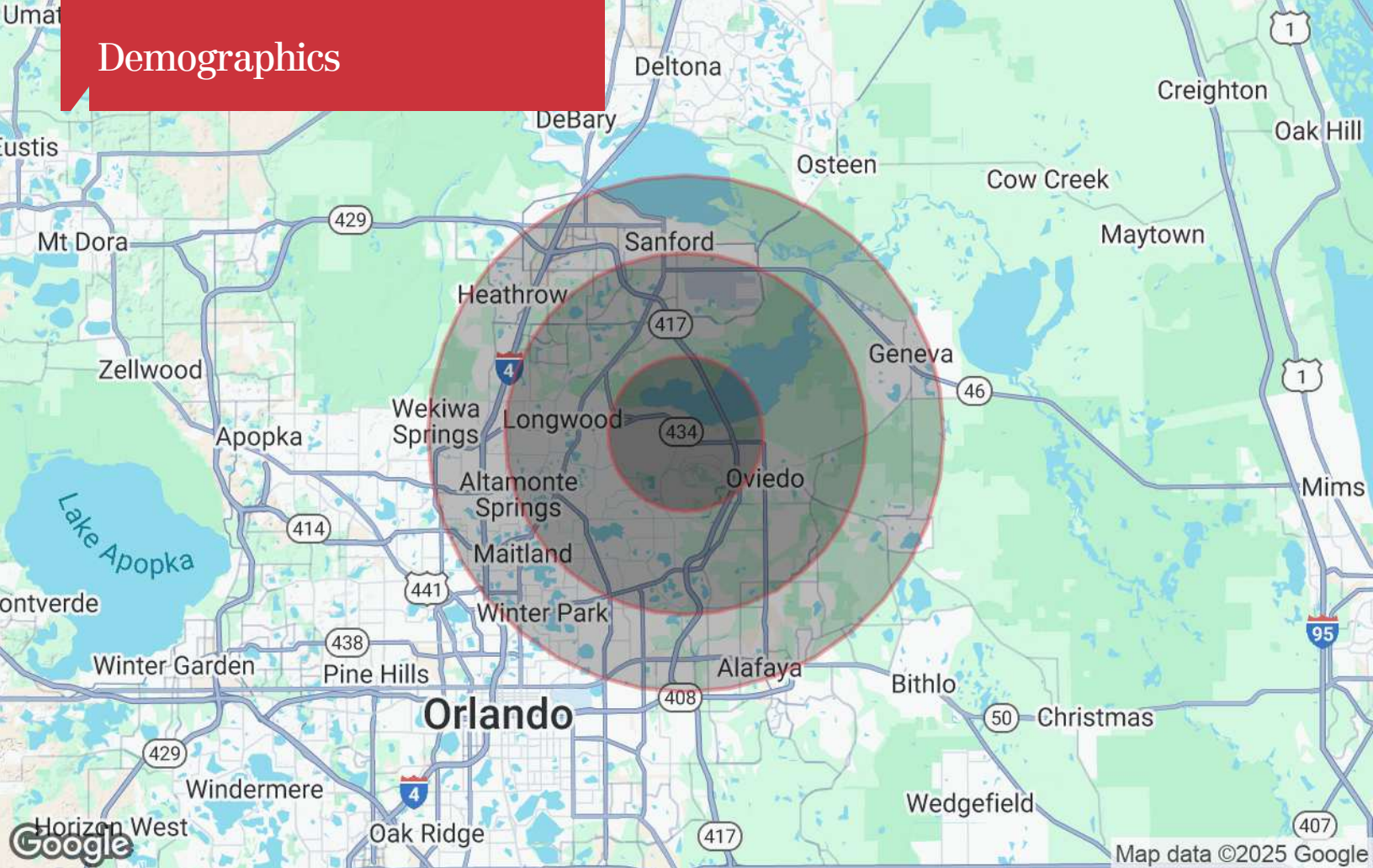
THE SAVOY
Gracious Retirement Living



Area Map & Potential Site Plan



Demographics



Population

	3 Miles	7 Miles	10 Miles
TOTAL POPULATION	45,712	316,775	605,155
MEDIAN AGE	43	40	40
MEDIAN AGE (MALE)	42	39	39
MEDIAN AGE (FEMALE)	44	42	41

Households & Income

	3 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	17,481	121,684	231,126
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$127,725	\$105,995	\$107,216

* Demographic data derived from 2020 ACS - US Census