

## OFFICE FOR LEASE

### 154 TUSKAWILLA RD

154 TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708



#### OPTIMA REAL ESTATE

7250 Red Bug Lake Rd, Ste 1000  
Oviedo, FL 32765



#### PRESENTED BY:

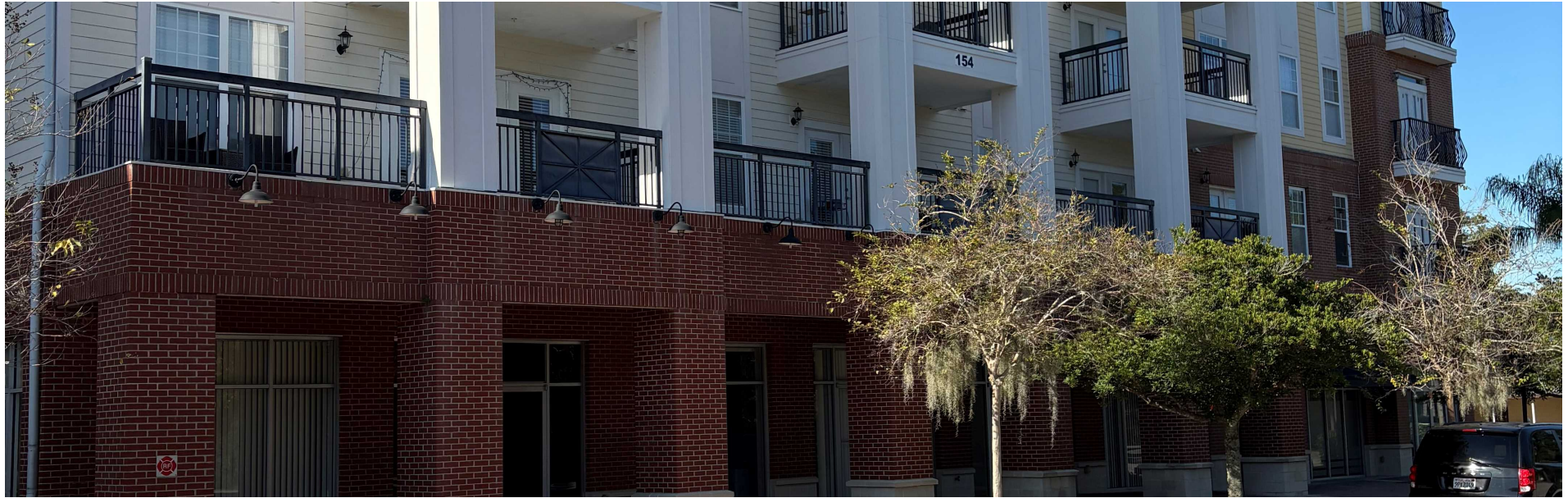
##### ROBIN KESLER, CCIM

Commercial Director  
office: (407) 366-4500  
cell: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

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# PROPERTY SUMMARY

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## Property Summary

Lease Rate:	24.00 mg
Lease Term:	NEG
Building SF:	37,990
Rentable SF:	1,654
Available SF:	1,654
Year Built:	2009
Floors:	1
Parking:	Street, Lot and Back Lot
Parking Ratio:	4/1000
Zoning:	TC

## Property Overview

Work/Live/Play in Winter Springs!

This very nice Office/Retail first floor, end unit is available. Ideal for any office, retail, medical or specialty user. Abundant natural light with a flexible floorplan makes this space an easy and pleasant place to work in. The current floorplan consists of reception, 7 offices, 2 ADA RR, break room, IT/stock room, with a front and back entry. If you ever wanted to work in the middle of everything then this is your chance!!

Pay your own separately metered utilities, no CAM!

Located on the bottom floor, left end cap (facing the building).

## Location Overview

The location is ideally located in the Winter Springs Town Center. Parking is available on the street, in the front lot and back lot. 20,000+/- population live within 2 miles.

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# PROPERTY PHOTOS

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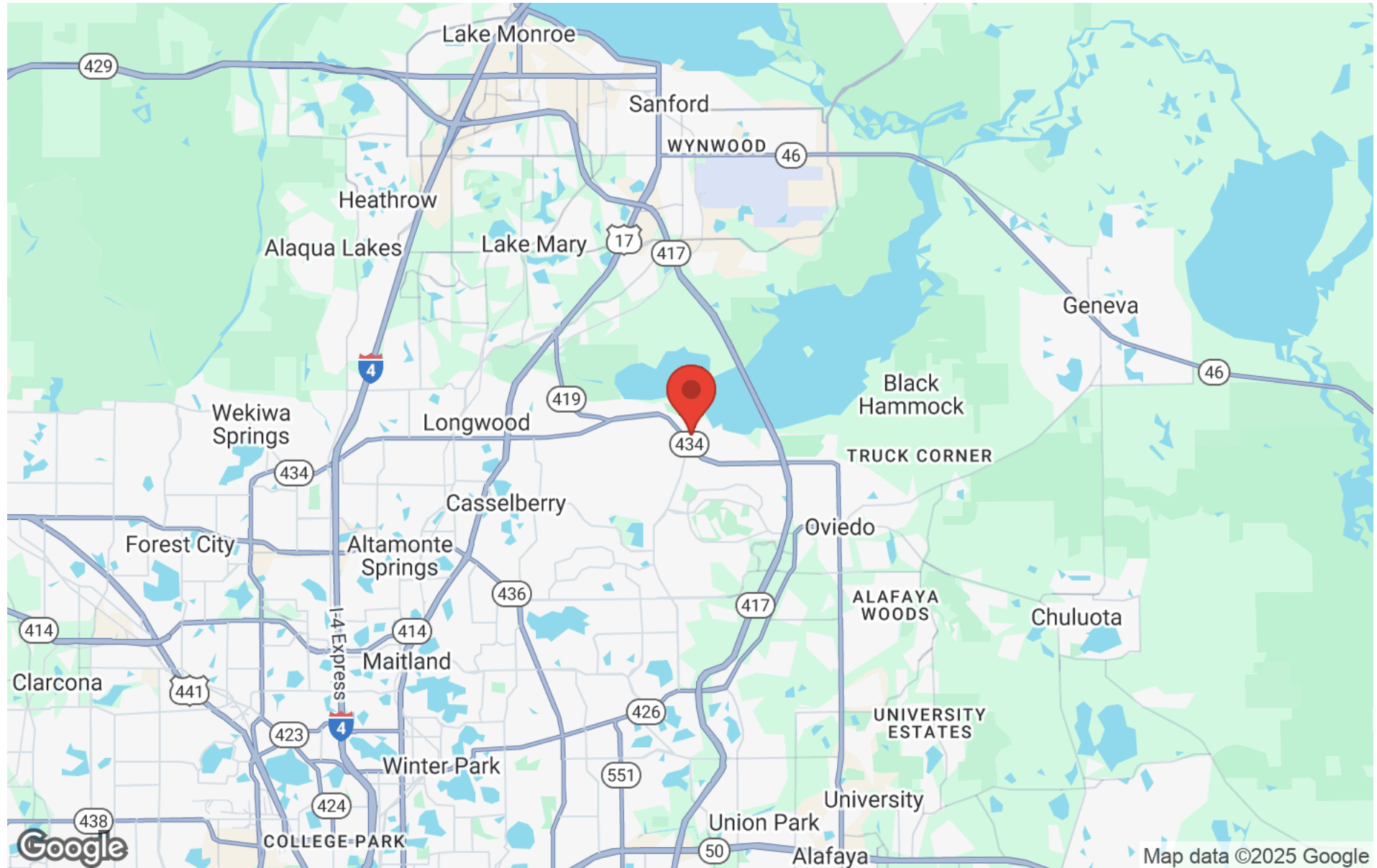
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# REGIONAL MAP

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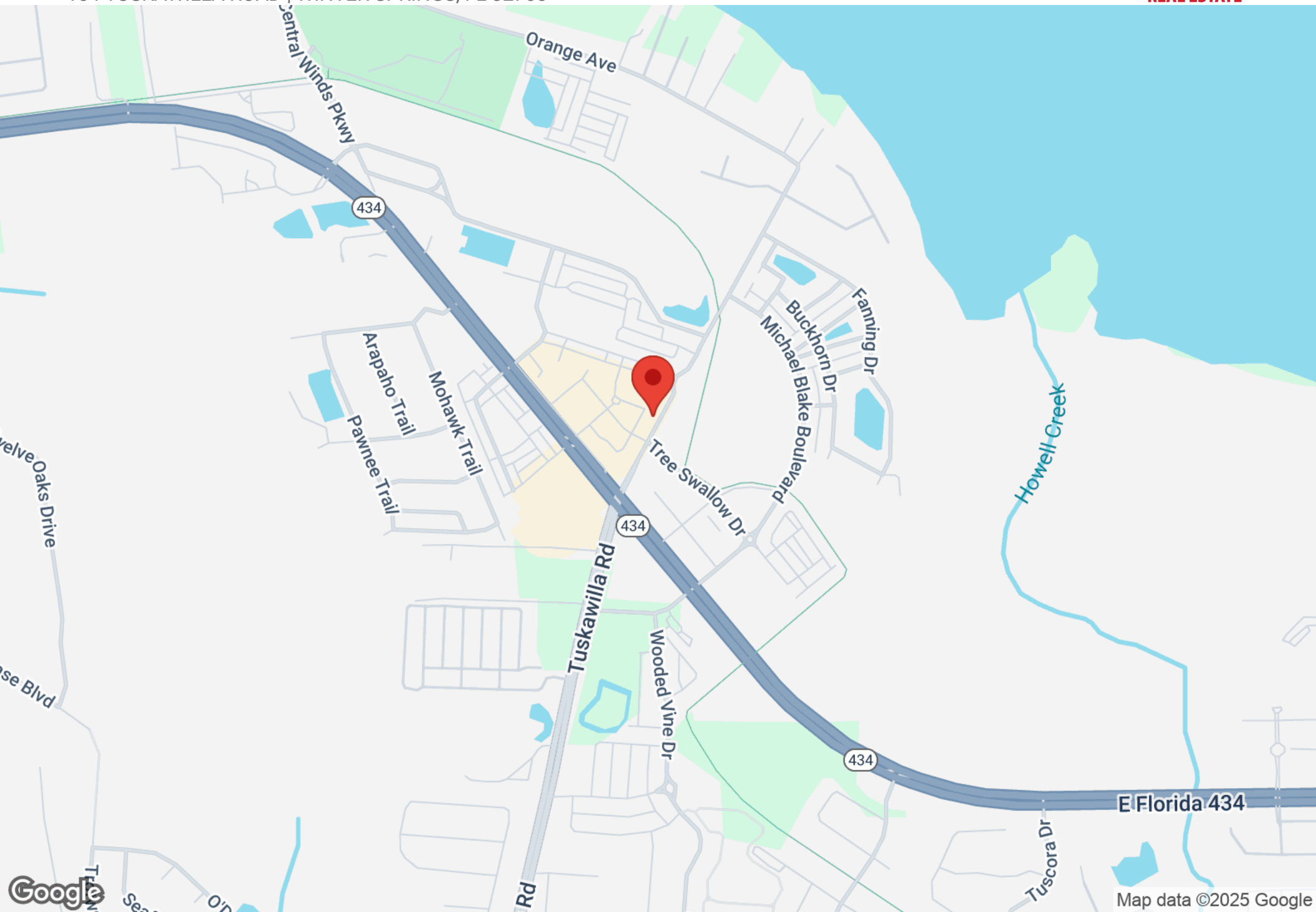


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Map data ©2025 Google

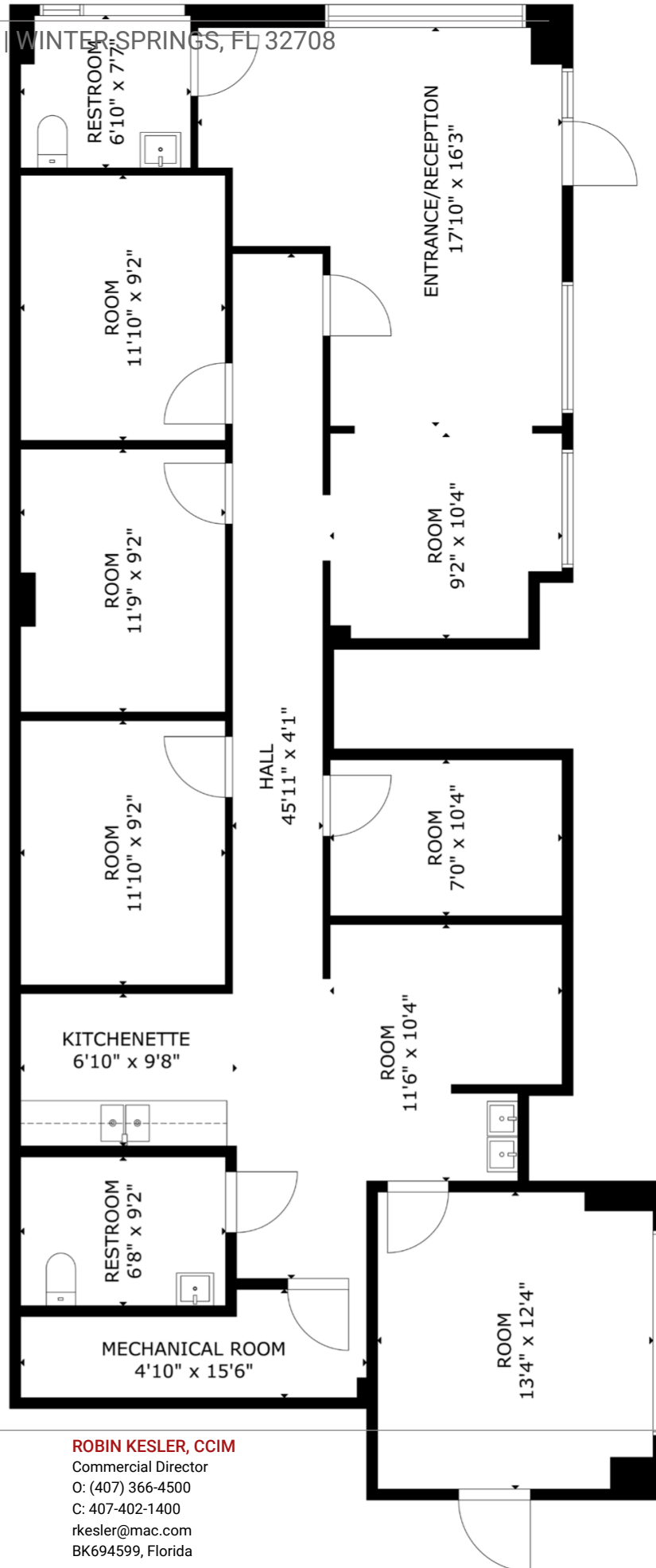
# BUSINESS MAP

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# FLOORPLAN

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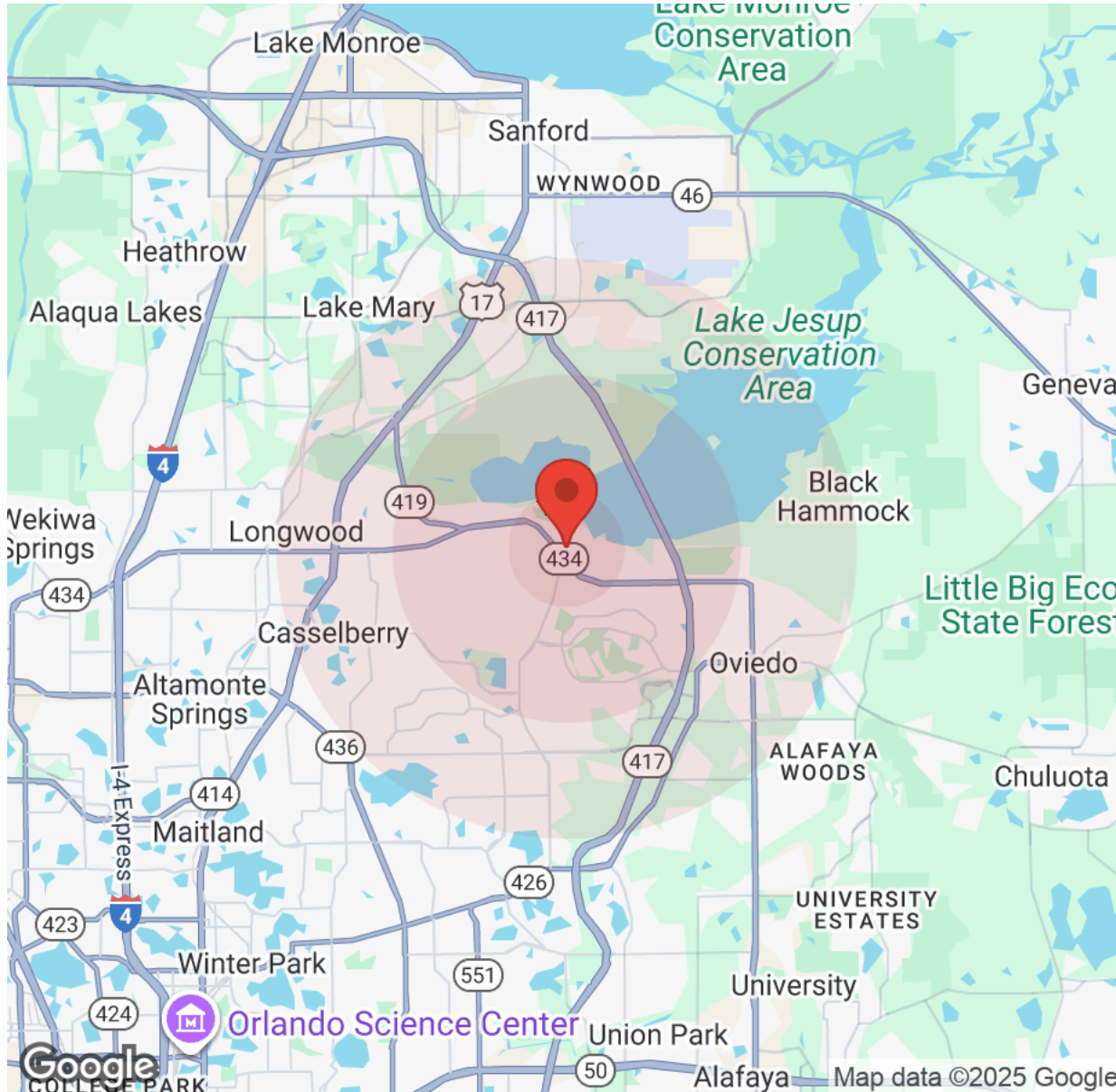
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,824	20,183	70,156
Female	3,191	21,934	73,895
Total Population	6,015	42,116	144,052

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	973	6,883	23,777
Ages 15-24	672	4,471	16,254
Ages 25-54	2,438	16,332	59,930
Ages 55-64	806	5,793	18,361
Ages 65+	1,123	8,635	25,730

Race	1 Mile	3 Miles	5 Miles
White	3,675	26,255	81,490
Black	458	3,319	15,025
Am In/AK Nat	6	34	115
Hawaiian	2	17	43
Hispanic	1,361	9,236	36,042
Asian	377	2,236	7,764
Multi-Racial	129	952	3,212
Other	8	72	360

Income	1 Mile	3 Miles	5 Miles
Median	\$109,455	\$97,712	\$90,565
< \$15,000	71	872	3,258
\$15,000-\$24,999	62	615	2,397
\$25,000-\$34,999	92	684	3,052
\$35,000-\$49,999	138	1,080	5,009
\$50,000-\$74,999	393	2,503	8,792
\$75,000-\$99,999	347	2,821	8,921
\$100,000-\$149,999	648	3,440	11,593
\$150,000-\$199,999	244	1,643	5,470
> \$200,000	473	2,975	7,633

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,567	17,285	58,314
Occupied	2,468	16,633	56,126
Owner Occupied	1,760	12,761	38,672
Renter Occupied	708	3,872	17,454
Vacant	98	651	2,188

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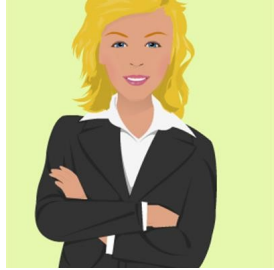
# PROFESSIONAL BIO

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Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

# DISCLAIMER

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