

Winter Springs  
City Hall

For Sale - Only 1 Lot Left!

# Winter Springs Development Site

0.5 Acres | \$425,000 / Acre

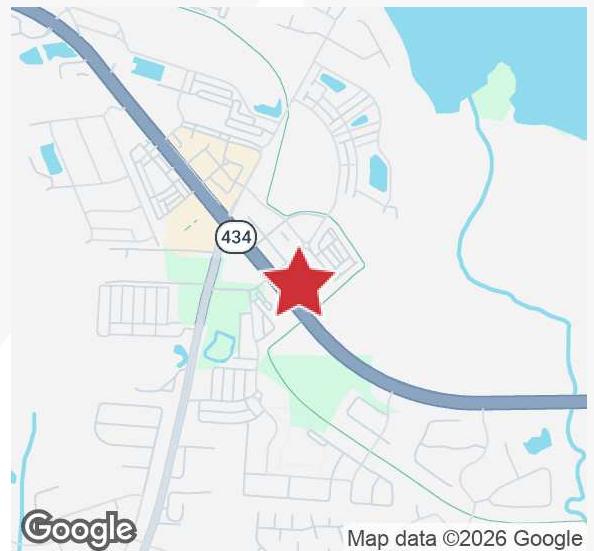


## East SR 434 & Michael Blake Blvd

Winter Springs, Florida 32708

### Property Highlights

- Only 1 lot available!
- High visibility site with 34,500 AADT on SR 434
- Frontage on SR 434 with 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 (GreeneWay) interchange & 5 miles to SR 434 & US Hwy 17-92 interchange
- Construction starting 1st quarter 2026



**Sale Price: \$850,000**

For more information

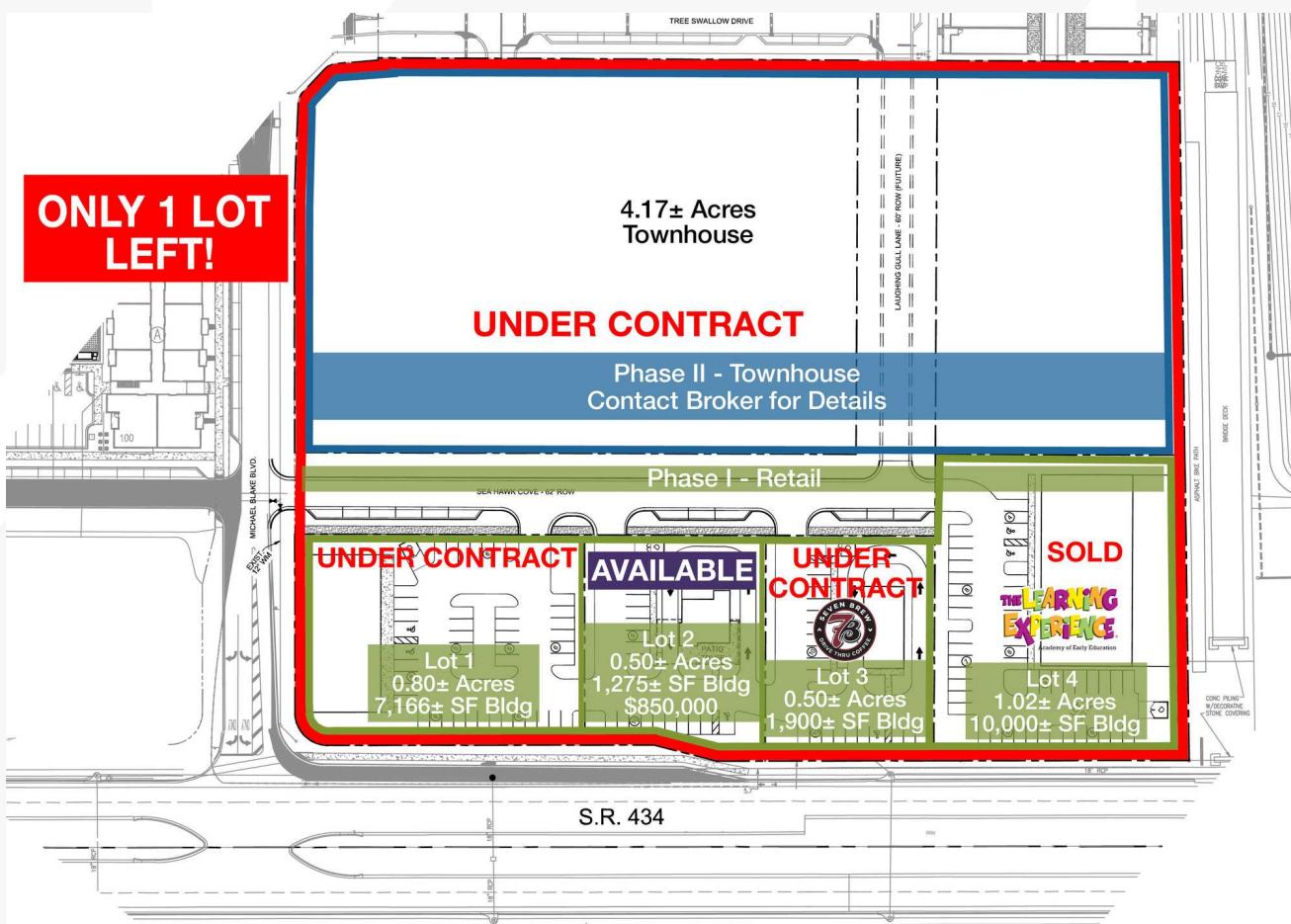
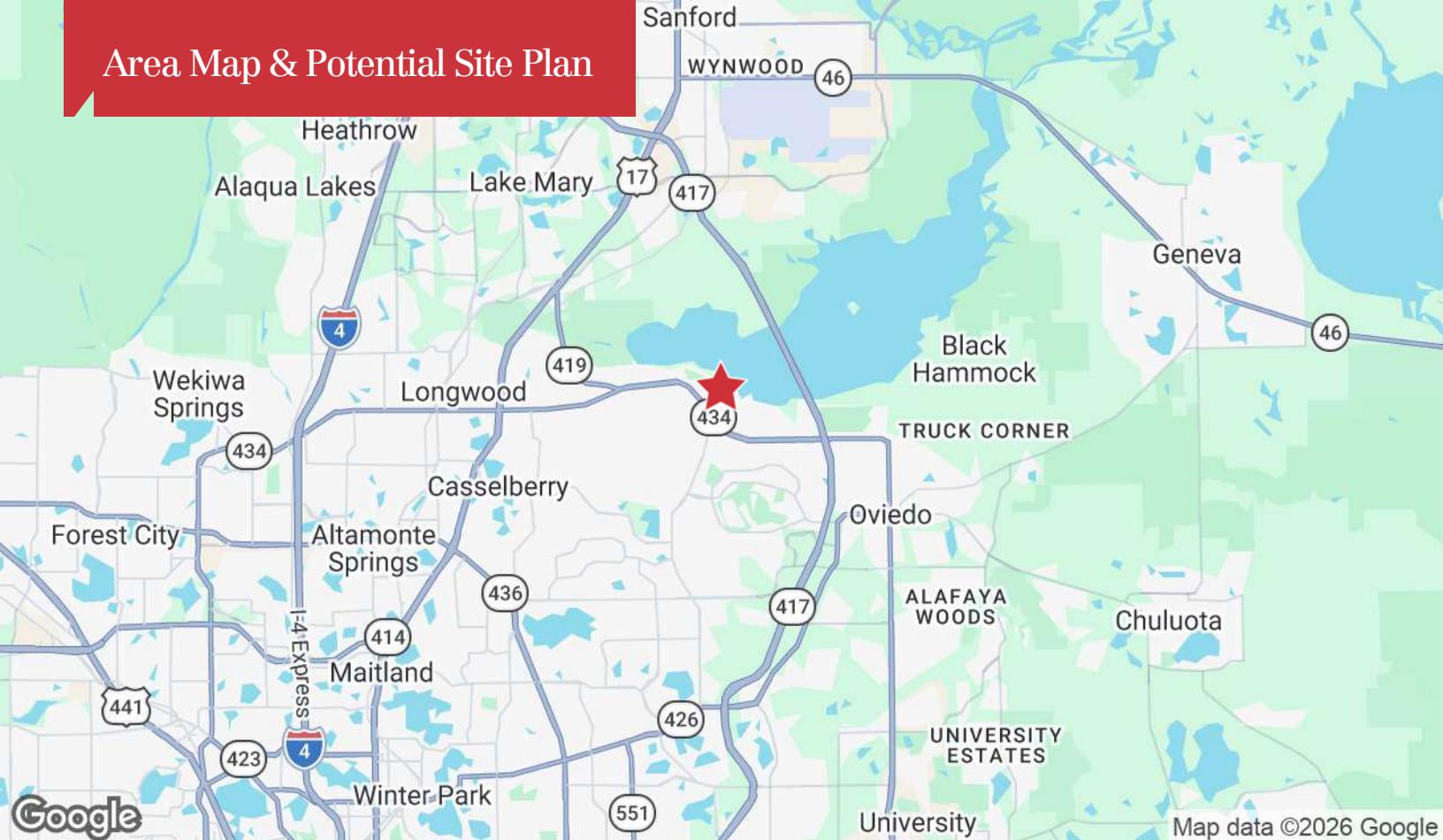
**Paul P. Partyka, CCIM, MiCP, CIPS**

C: 407 341 0805  
ppartyka@realvest.com



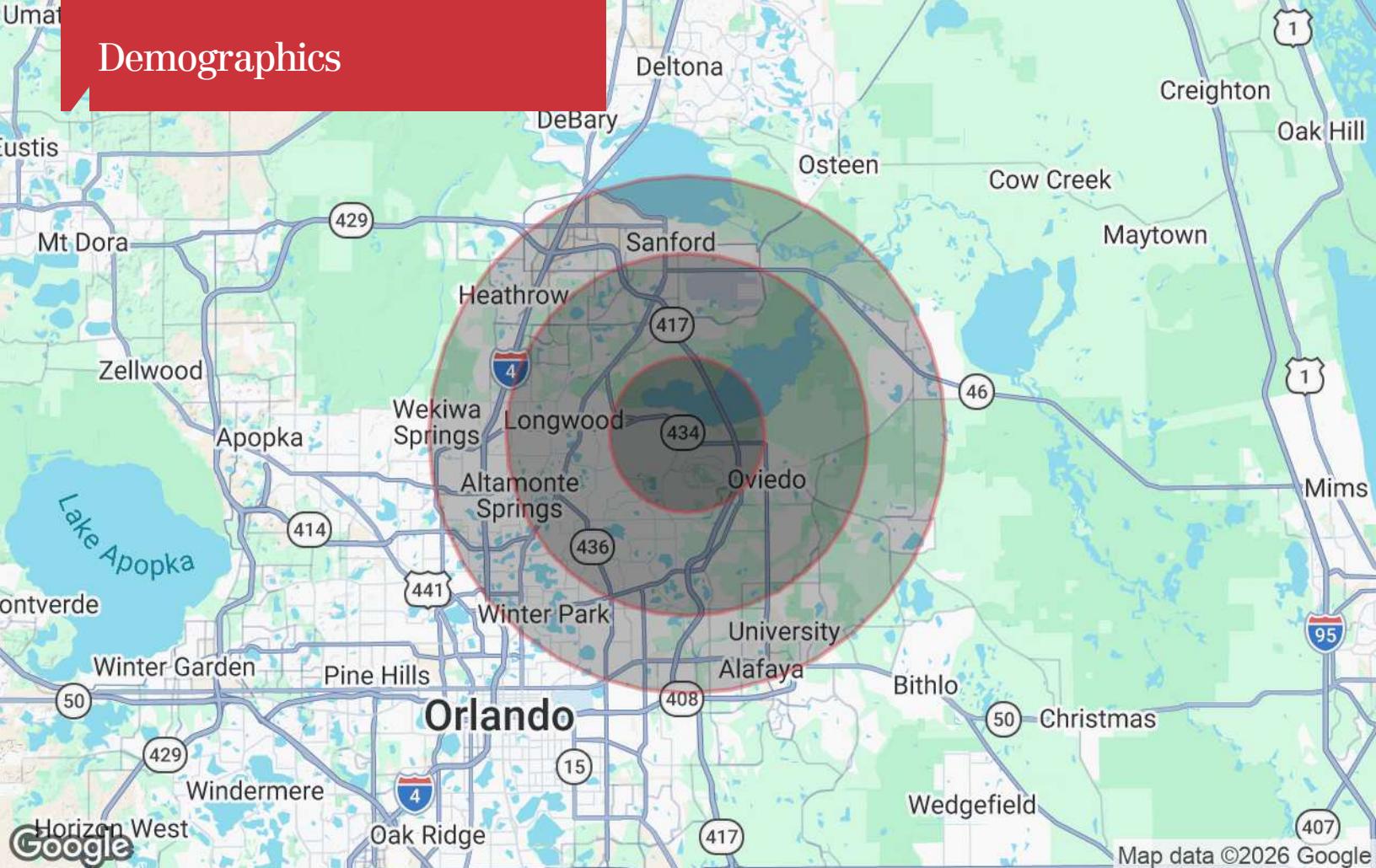
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where-is, with all faults.

# Area Map & Potential Site Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# 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
AVERAGE HOUSE VALUE	\$453,979	\$407,865	\$421,297

\* Demographic data derived from 2020 ACS - US Census

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.