



FOR LEASE
1066± SF
AVAILABLE

128 W S.R. 434, WINTER SPRINGS, FL 32708

High-traffic, single-story building shared with other professional office, medical, retail, and restaurant tenants

Ample free parking with direct access to parking lot and handicap space right in front

Lighted building signage above space

Zoning C-1

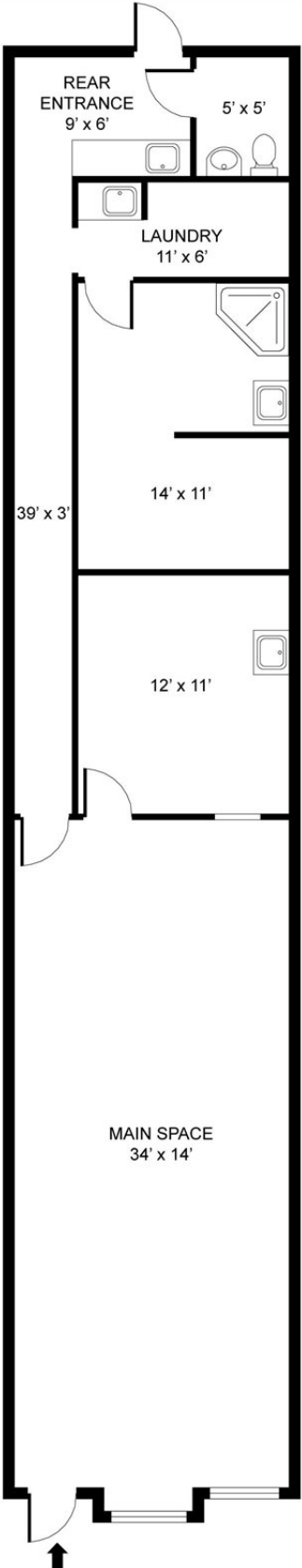
Well-suited for a variety of uses, including:

- Retail
- Beauty / Salon / Spa
- Restaurant or cafe concept
- Medical / Wellness
- Professional office



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Large main space with flexible options for other rooms

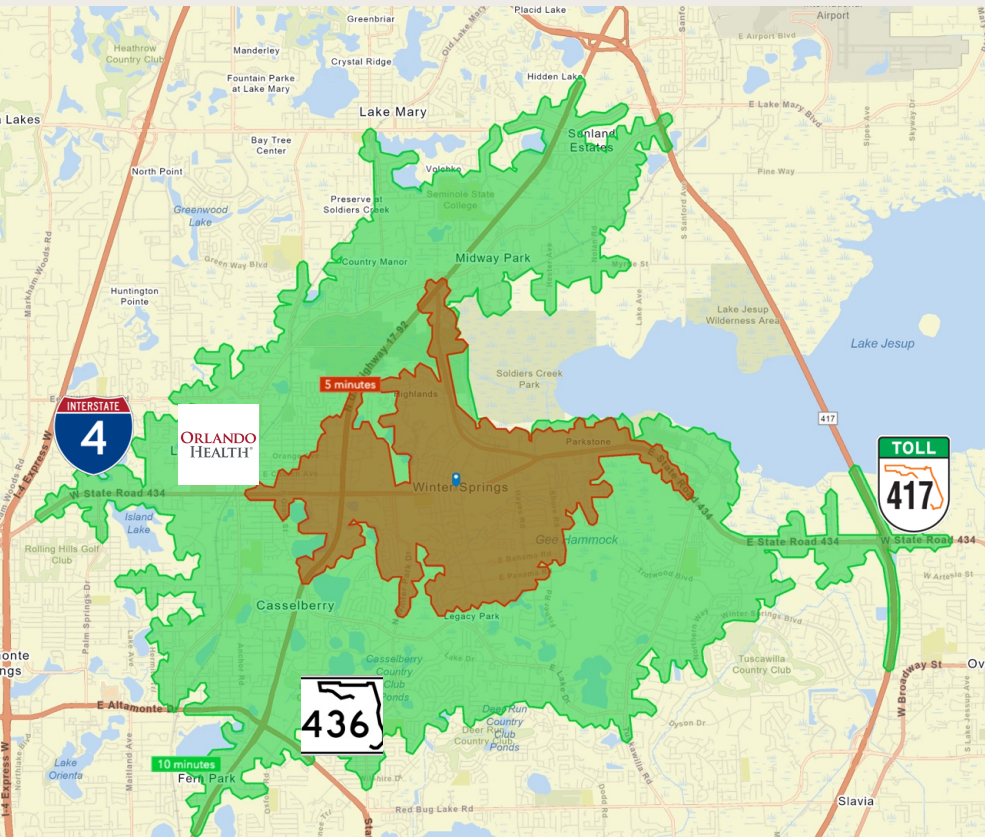
Plumbing available in multiple locations throughout entire space

Bathroom in the rear with additional shower



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Located less than 10 minutes from Winter Springs Town Center, Orlando Health - South Seminole Hospital, Longwood, Casselberry, and Lake Mary

Easy access to SR 417, Interstate 4, SR 436 (Semoran), and US 17-92

Excellent frontage on SR 434 with a traffic count of 24,500/day (2025)

DEMOGRAPHICS (10 MIN DRIVE TIME)

Households

There are **30,712** households living in the area with an average size of **2.48** people per household.

Household Income

Median household income is **\$78,515** with household spending on medical expenses totaling **\$2,400**.



Population

76,995 people live in the area. With a growth rate of **0.69%**, the population is expected to reach **79,682** by 2030.

Home Value

The median home value is **\$412,660** with home ownership at **67.6%**.

Age

The median age is **41.2**.
19.3% are under 18,
62.6% 18-65 and
19.4% 65 or older.

Source: Esri, Esri-U.S. BLS. Esri forecasts for 2025, 2030.



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