

FOR LEASE



Near
Intersection



END CAP RETAIL TUSKAWILLA ROAD FRONTAGE

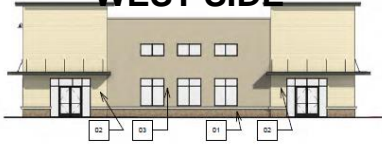
79 MICHAEL BLAKE BLVD, WINTER SPRINGS, FL, 32708
INTERSECTION OF TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

AVAILABLE, NW SIDE
LAND LEASE AREA +/-
1.5 AC, FRONTS TUSKAWILLA RD
SEE PAGE 3 (DIVIDE IT UP)



**ANTICIPATED
DELIVERY DATE
Q2/Q3 2026**

WEST SIDE



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PROPERTY HIGHLIGHTS

- **AVAILABLE: 1,870 SF In-Line & 2,422 SF +/- END CAP**
- **Patio Size 1,950 SF +/- (FRONTS TUSKAWILLA RD)**
- **Land Size: 3 acres +/- High 1-5 Mile Incomes**
- **Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 with Access: Left In/Left Out, Right In/Right Out**
- **Frontage Tuskawilla Road: 220 Linear Foot +/-**
- **Close to: Winter Springs Town Center, SR 434, Red Bug Lake Rd, Winter Springs High School, SR 417 - anywhere in Metro Orlando, Neighbors: Aldi's, Publix +**
- **Shadows National Scope Retailers - Powerful Intrsrction**
- **Lease Rate: \$43.99 PSF NNN (2,422 SF +/-) END CAP**
- **Lease Rate: \$38.99 PSF NNN (1,800 SF +/-) IN-LINE**
- **Land Lease Area: 1.50 ac +/- Lease Rate: Withheld**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



**POSSIBLE ++
National Scale Retail
Drive Thru Possibilities**

**Available Possible
Land Lease of .44 ac +/-**

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TRAFFIC COUNTS

SR 434	23,854 (2025)		
Tuskawilla Rd @ Milky Way	17,214 (2025)		
Population:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Households:	7,864	45,969	141,338
Avg Income:	3,137	17,527	53,260
	\$125,470	\$112,330	\$97,014

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LAND LEASE AREA = 1.50 AC +/-
DIVIDE IT UP



Available Possible
Land Lease of .44 ac +/-
Convert use through
underground vaults

PATIO
No Drive
Thru

All Direction
from Michael
Blake Blvd
From or Onto
Tuskawilla Rd

All Direction
Ingress/Egress
From or Onto
Michael Blake
Blvd

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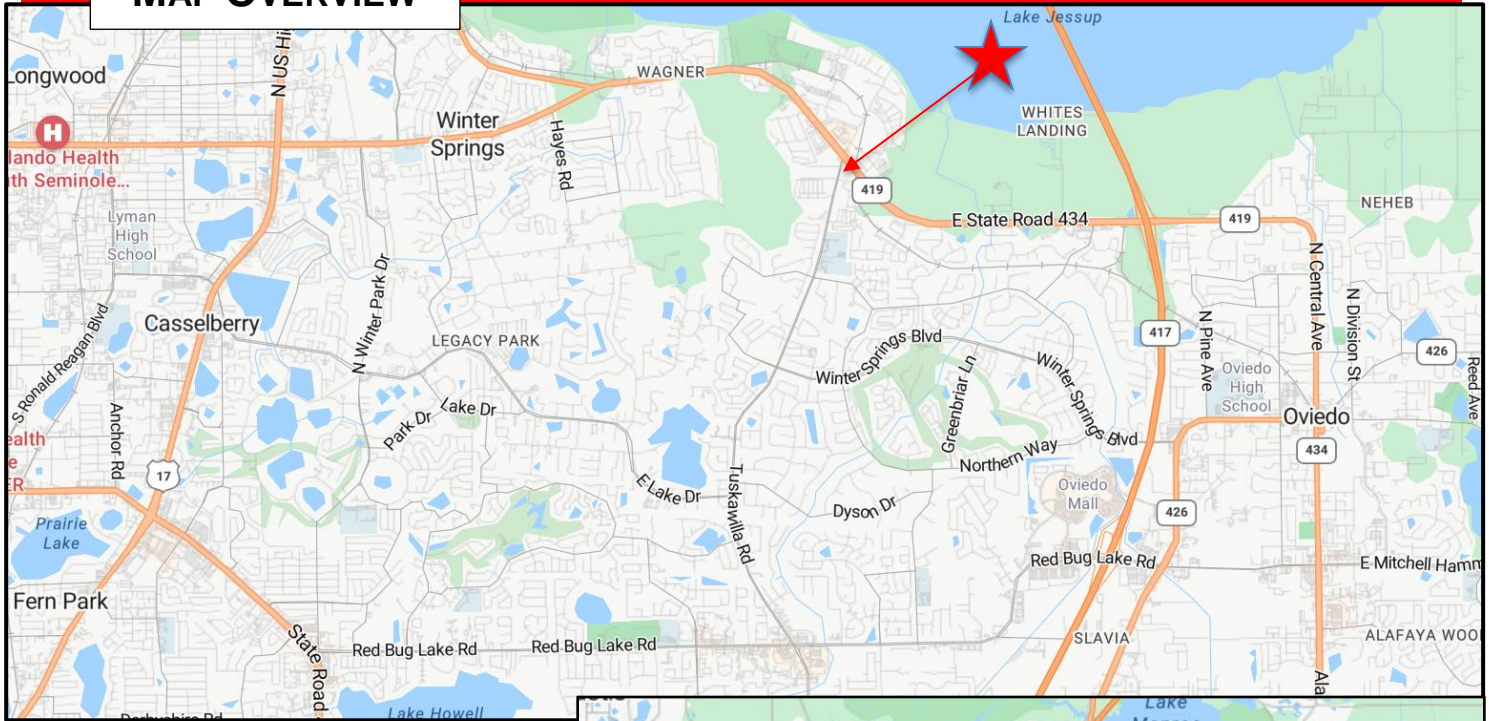
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MAP OVERVIEW

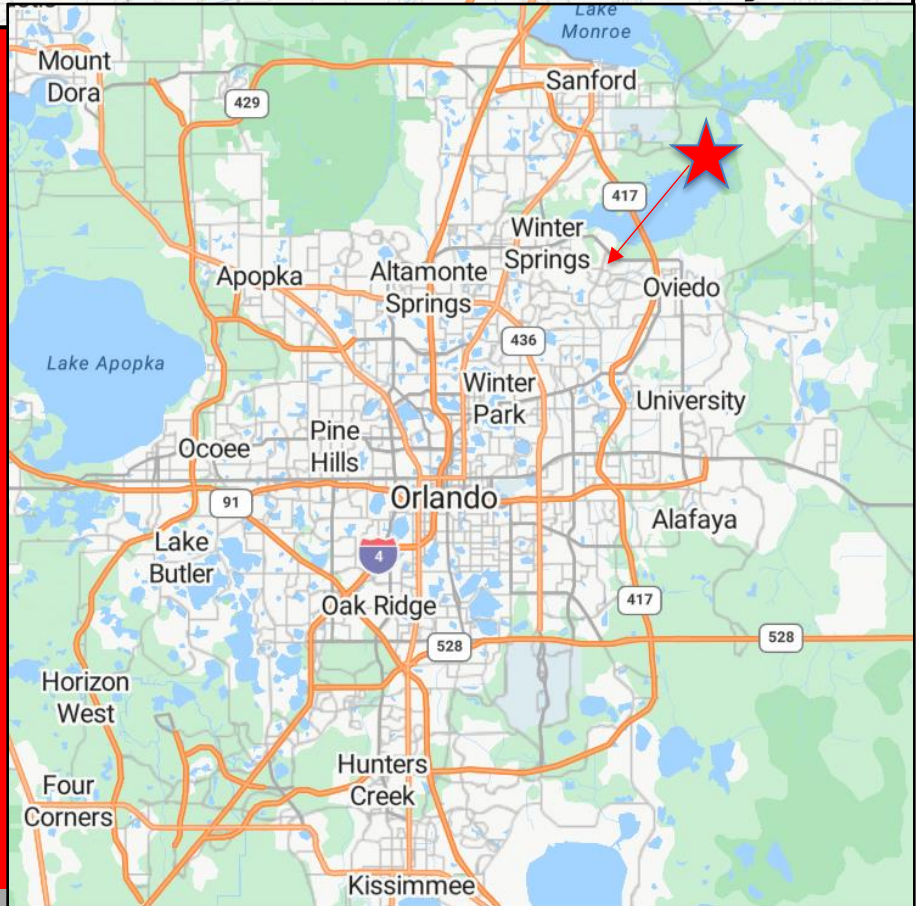


EAST SIDE ACE HARDWARE



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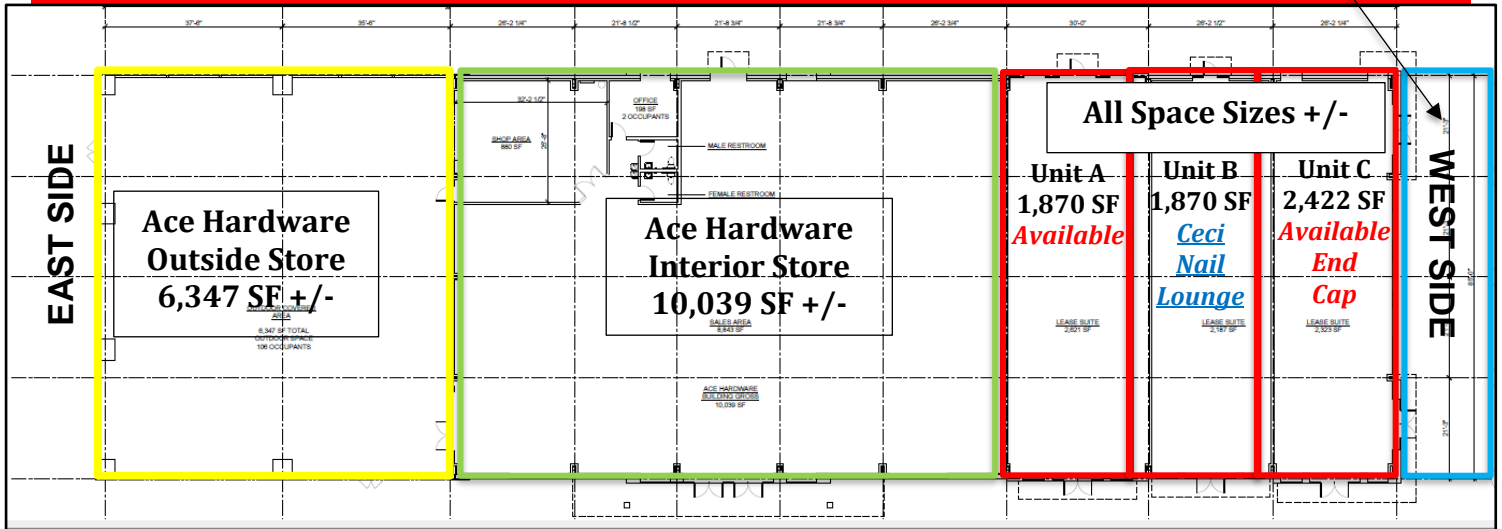
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FLOOR PLAN

SOUTH SIDE
FRONTS MICHAEL BLAKE BLVD

*Outdoor Patio Area
West Side Fronts Tuskawilla Rd*



NORTH SIDE



SOUTH SIDE

FRONTS MICHAEL BLAKE BLVD

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