

**FOR LEASE**

# COMING SOON: NEW RETAIL DEVELOPMENT

S.R. 434 & TUSKAWILLA RD | WINTER SPRINGS FL 32708

**RETAIL**

## Box, Outparcel & In-line Opportunities Available

Property Overview

Property Description

Aerials

Site Plan

Demographics

Demographic Maps

Market Overview

Contacts

**NEW RETAIL  
DEVELOPMENT  
OPPORTUNITY**

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CBRE is proud to announce a new retail development opportunity coming soon located at the intersection of S.R. 434 and Tuskawilla Rd in Winter Springs FL. Featuring over 20± acres of retail and residential mix, this site is planned for major retailers and anchors.

We invite you to review this information package and contact us for additional details.

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The following information is included herein for informational reference purposes only.

#### TRADE AREA:

- + High income trade area
- + Under-served retail market per capita
- + Strong single family, town-home & multifamily unit growth in immediate trade area.
- + Limited retail market competition within submarket

#### SITE INFORMATION:

- + Total retail project land area approximately 8.15± AC
- + 55,000± SF retail space available
- + Planned traffic signal at proposed shopping center main entrance
- + Ideal for grocery, bank, quick service restaurants, urgent care, gas station, drugstore, dental etc.
- + Directly adjacent to 281 high end apartment units
- + Proposed delivery 2Q 2019

#### TRAFFIC:

- + DOT Traffic Counts:
  - 26,500 AADT on S.R. 434
  - 33,500 AADT on Tuskawilla Rd (South of SR 434)
- + Signalized Intersection
- + Across from the Winter Springs Town Center

#### CONCEPTUAL SITE PLAN

#### STATUS

#### SIZE (SF)

Anchor	Available	24,000± - 45,000± SF
Retail (Can be subdivided)	Available	Up to 26,000± SF
Outparcel	Available	Up to 1.5± AC
Outparcel	Available	Up to 1± AC
Outparcel	Available	Up to 1± AC

#### LOCATION/ACCESS:

##### Location/Access

The property is located at the Northeast corner of State Road 434 and Tuskawilla Rd just 2 miles (3 km) west of Florida State Road 417 (4 km) and 8 miles (13 km) east of Interstate 4. Winter Springs is located in Seminole County FL, approximately 20 miles (20 km) Northeast of Orlando and 10 miles (16 km) south of Sanford.

#### ZONING AND LAND USE CONTROLS

##### Zoning

The current zoning (City of Winter Springs) allows retail, office, and medical commercial development. The intent of this district is to allow general business uses including the retail of major goods and services, general office facilities and public areas.

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## PROPERTY MICRO AERIAL

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## RETAIL MACRO AERIAL

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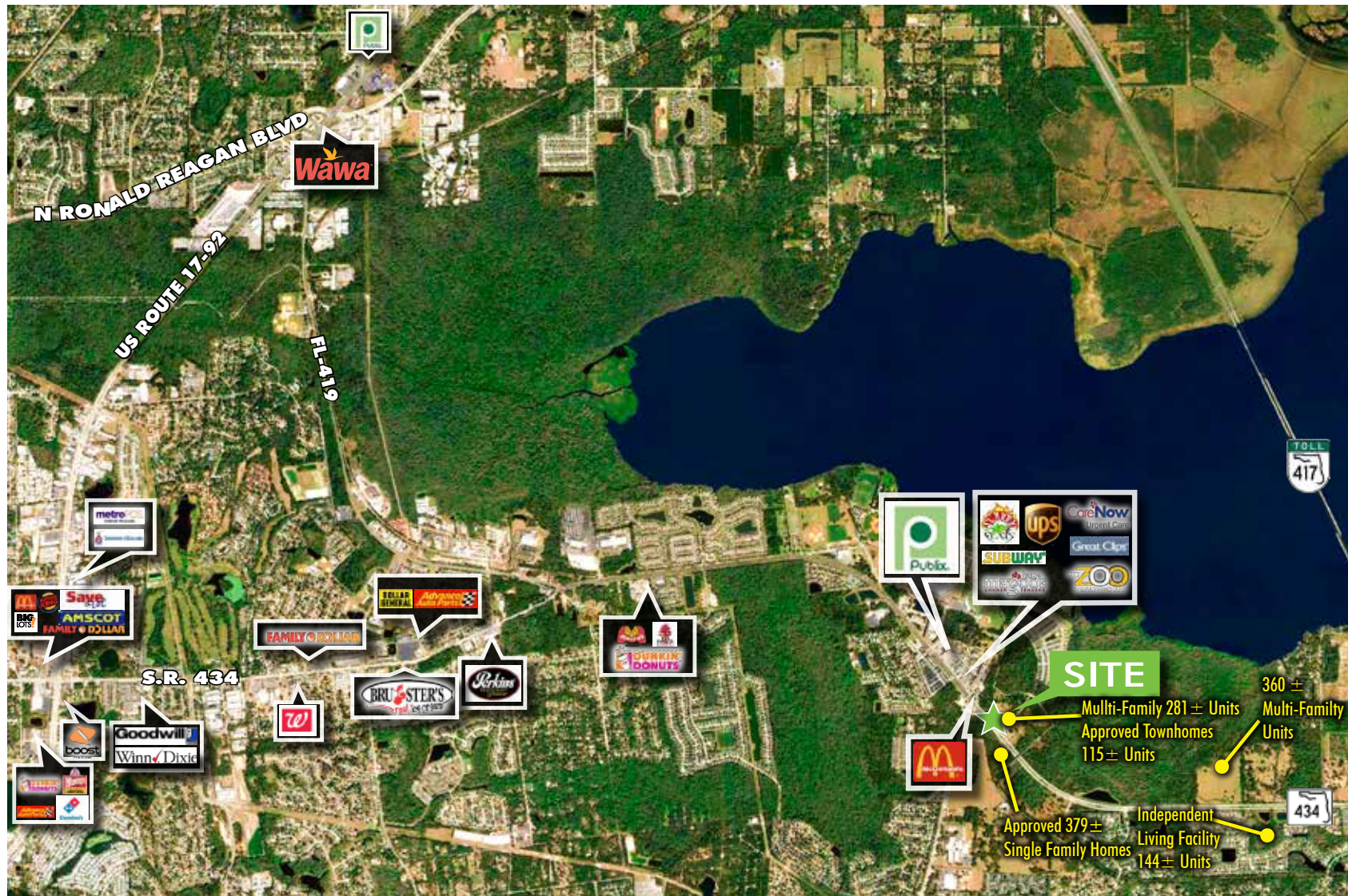
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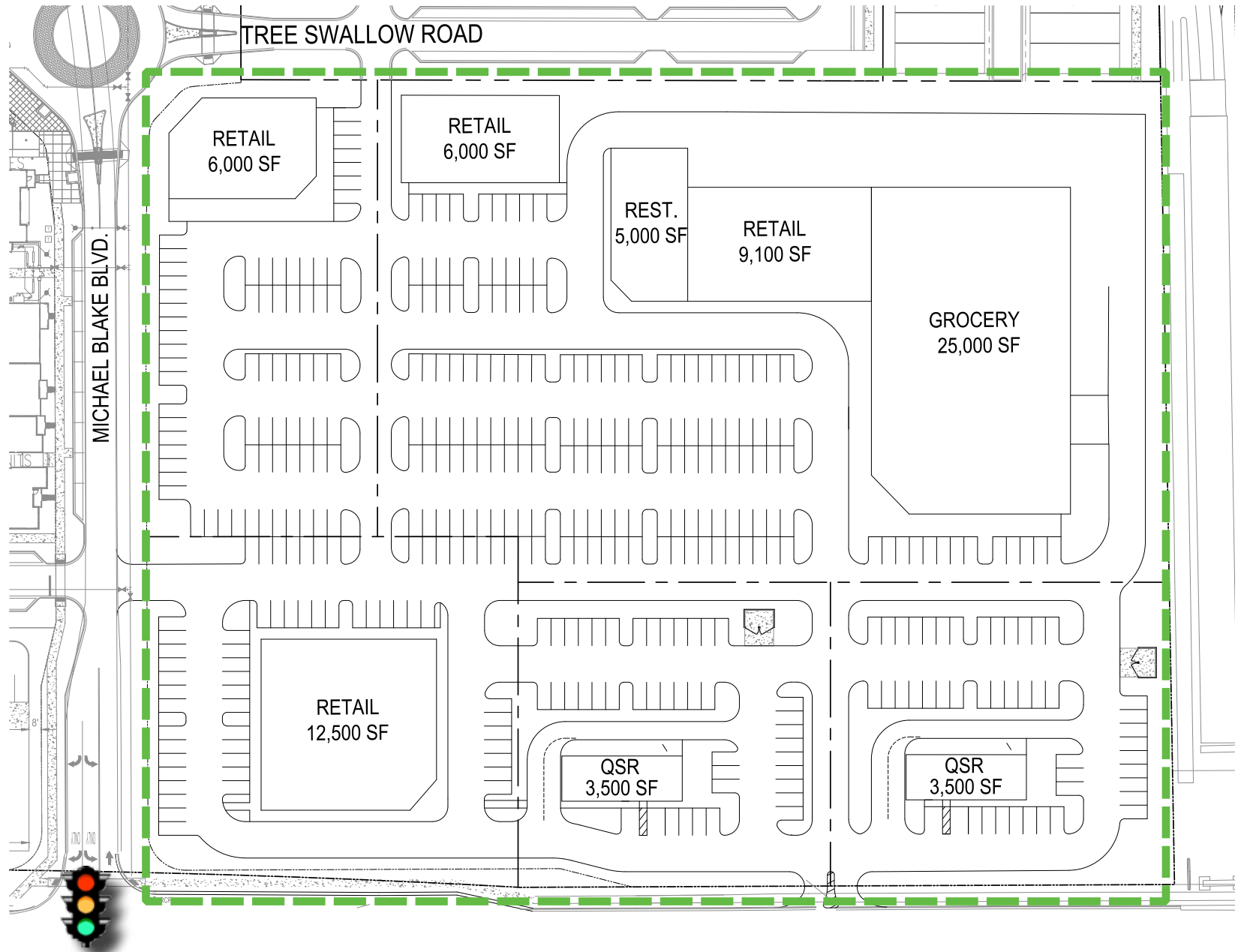
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## CONCEPTUAL SITE PLAN

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## DEMOGRAPHICS

### POPULATION

	3	5	7
2017 Population - Current Year Estimate	42,162	129,790	299,793
2022 Population - Five Year Projection	44,513	137,041	315,800
2010 Population - Census	38,636	119,330	277,863
2000 Population - Census	35,459	106,989	254,457
2010-2017 Annual Population Growth Rate	1.21%	1.17%	1.05%
2017-2022 Annual Population Growth Rate	1.09%	1.09%	1.05%

### HOUSEHOLDS

	3	5	7
2017 Households - Current Year Estimate	15,885	49,037	115,846
2022 Households - Five Year Projection	16,730	51,636	121,693
2010 Households - Census	14,614	45,338	108,034
2000 Households - Census	12,579	38,644	95,585
2010-2017 Annual Household Growth Rate	1.16%	1.09%	0.97%
2017-2022 Annual Household Growth Rate	1.04%	1.04%	0.99%
2017 Average Household Size	2.65	2.62	2.57

### HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2017 Average Household Income	\$112,540	\$100,336	\$84,401
2022 Average Household Income	\$129,725	\$112,669	\$95,369
2017 Median Household Income	\$93,037	\$78,788	\$62,463
2022 Median Household Income	\$102,267	\$85,159	\$70,236
2017 Per Capita Income	\$42,566	\$37,885	\$32,360
2022 Per Capita Income	\$48,990	\$42,437	\$36,388

### HOUSING UNITS

	3	5	7
2017 Housing Units	16,459	52,176	124,341
2017 Vacant Housing Units	574	3,139	8,495
2017 Occupied Housing Units	15,885	49,037	115,846
2017 Owner Occupied Housing Units	12,769	34,411	72,521
2017 Renter Occupied Housing Units	3,116	14,626	43,325

### EDUCATION

	3	5	7
2017 Population 25 and Over	30,370	92,087	207,550
HS and Associates Degrees	9,430	31,058	68,916
Bachelor's Degree or Higher	12,685	31,561	73,972

### PLACE OF WORK

	3	5	7
2017 Businesses	849	4,185	10,658
2017 Employees	7,171	40,838	105,962

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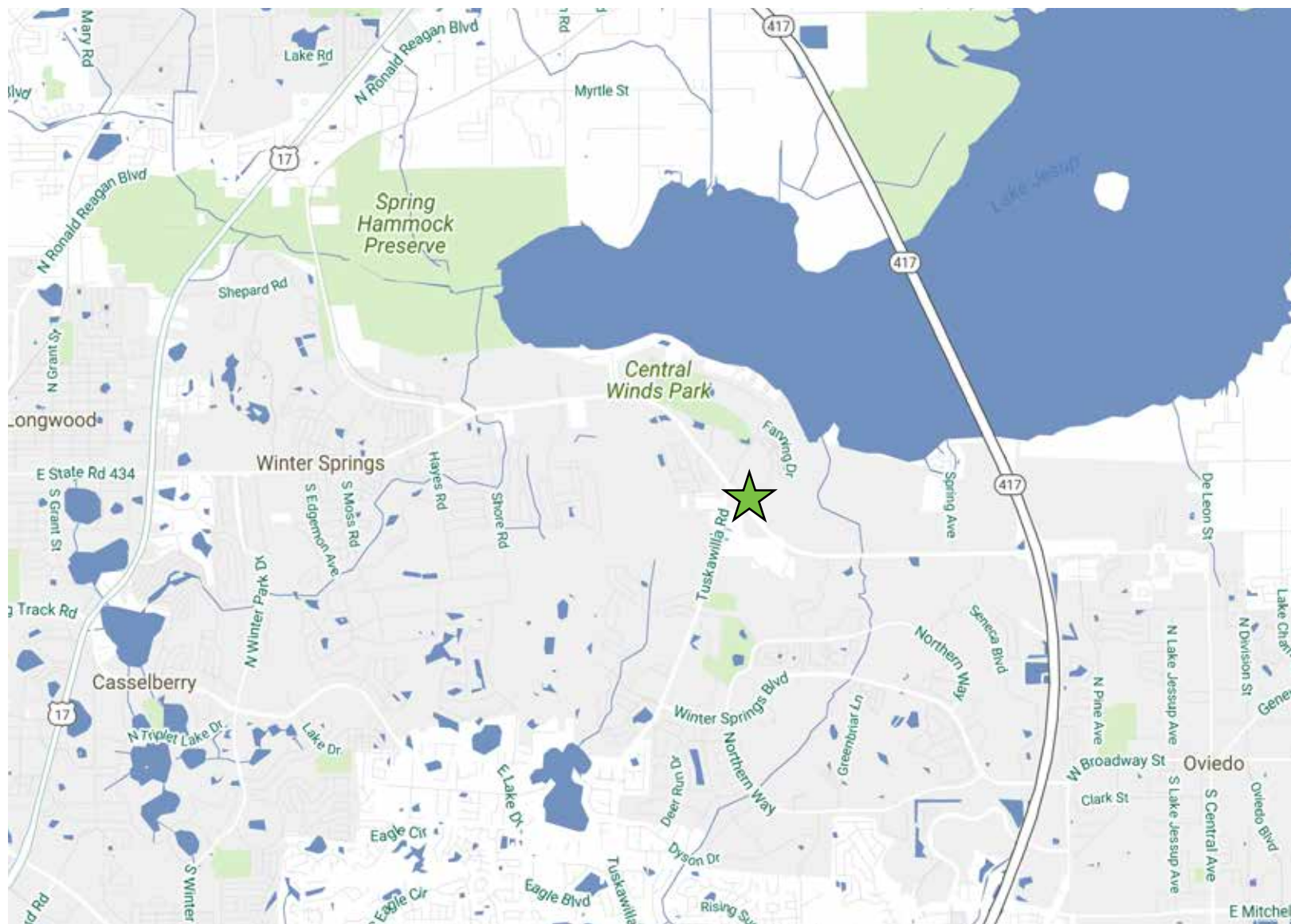
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## RETAIL

## MEDIAN HOUSEHOLD INCOME

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- 
- 2017 Median Household Income**  
estimated by block group
- \$90,000 or more
  - \$70,000 to \$90,000
  - \$50,000 to \$70,000
  - \$30,000 to \$50,000
  - less than \$30,000
- Miles 2.5  
KM 2.5

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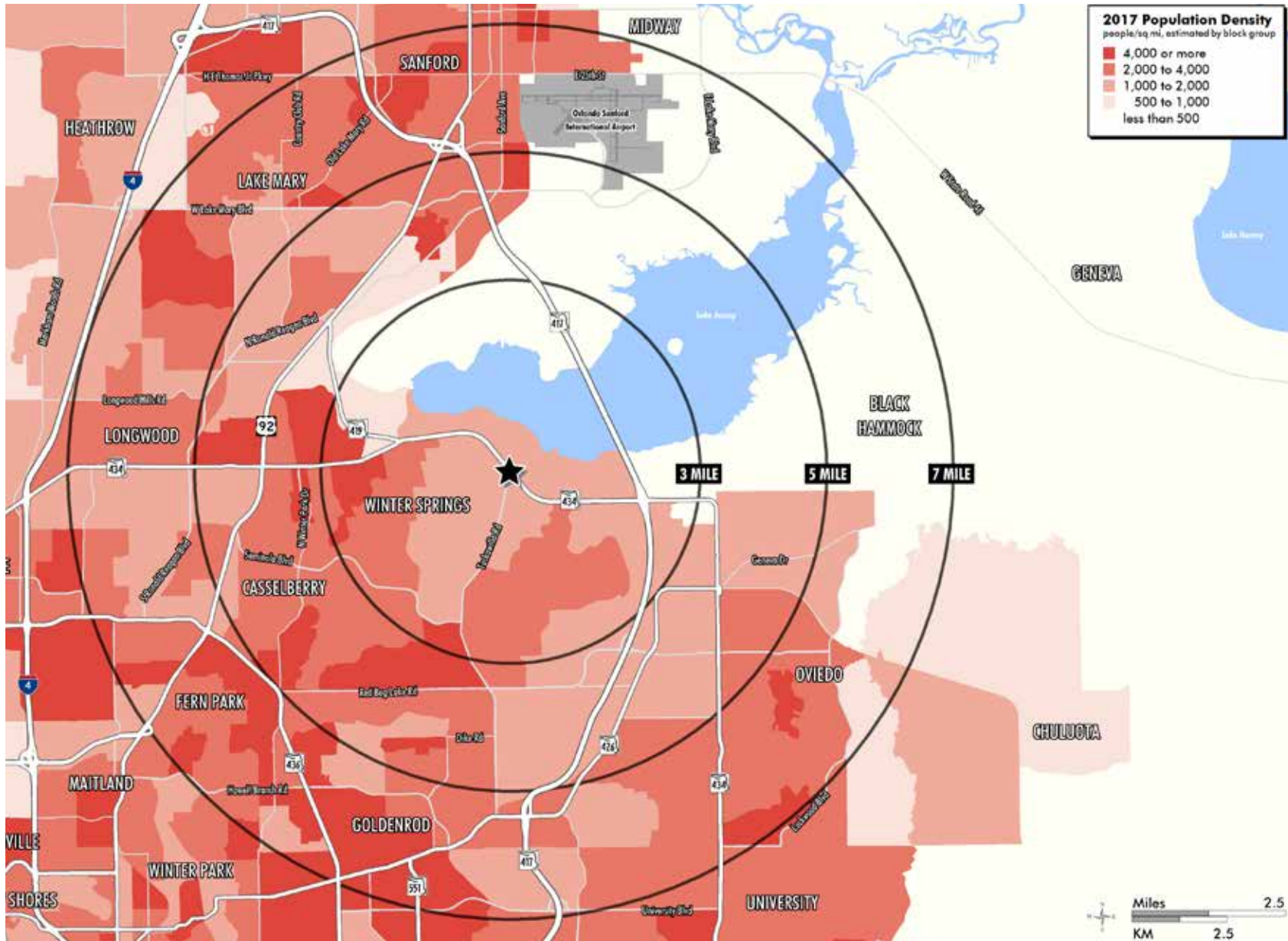
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## POPULATION GROWTH

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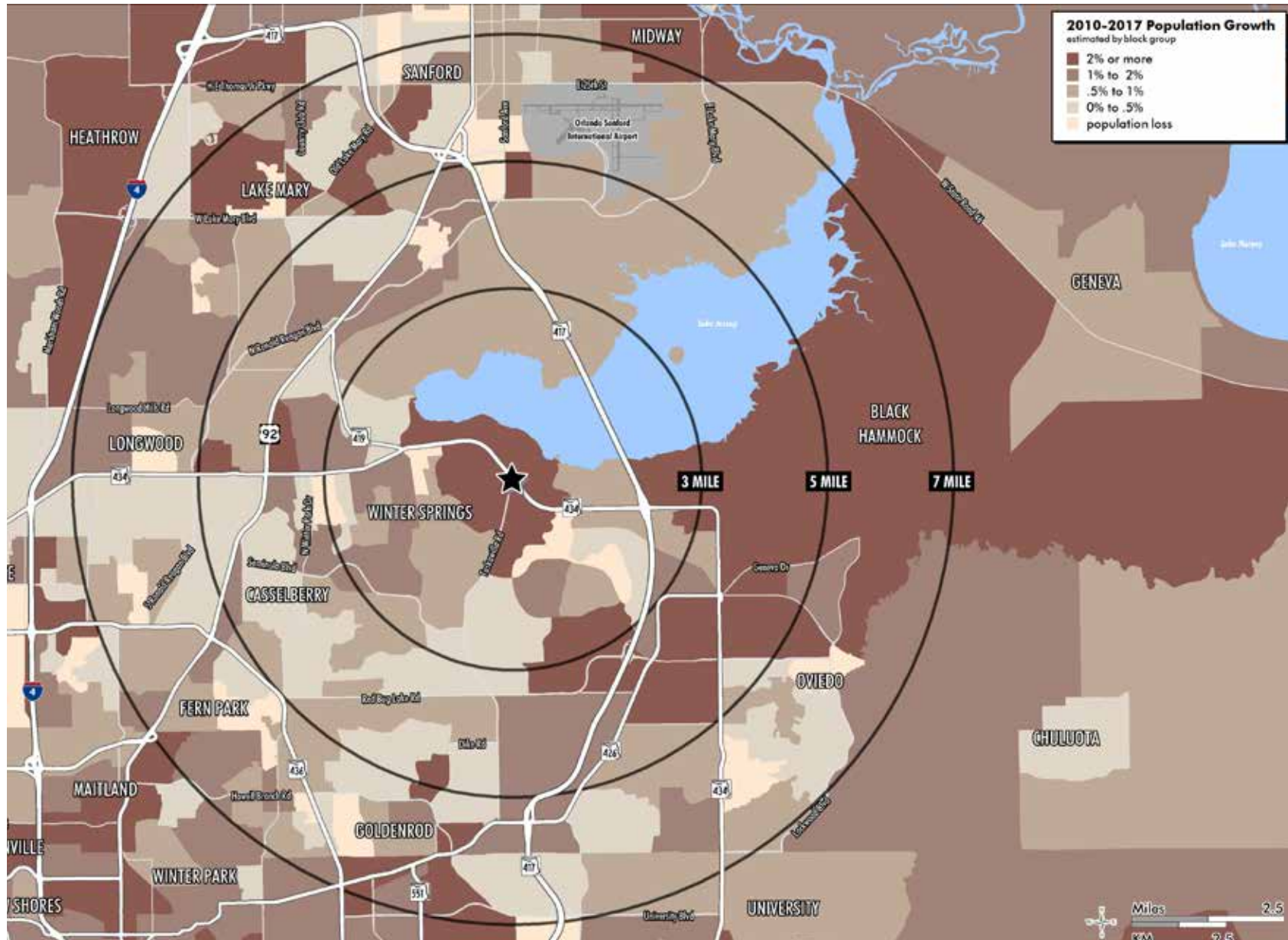
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## MARKET OVERVIEW

Winter Springs is a city in Seminole County, Florida, located in the Central Florida region. It lies approximately 20 miles (20 km) Northeast of Orlando and 10 miles (16 km) south of Sanford. According to the 2016 Census Bureau estimates, the city has a population of 35,599.

### POPULATION

In a 1 mile radius the population of this area in 2017 is estimated to be 5,134, which is an annual growth rate of 4.79% over 2010. Within a 5 mile radius, the population of this area in 2017 is estimated to be 129,790, which is an annual growth rate of 1.17% over 2010. During the next five years, the population is projected to grow by 1.09% annually. By comparison, the United States population is expected to grow by 0.83% annually in the next five years, from its estimated population of 327,514,334.

The current year median age for this population is 40. The current median age for the United States is 38.

### HOUSEHOLD

There are an estimated 49,037 households within a 5 mile radius of this area which represents a 1.09% annual growth rate since 2010. During the next five years households are projected to grow 1.04% annually. The United States has an estimated 123,158,887 households for 2017, which is a growth of 0.74% since 2010. Over the next five years household growth is projected to be 0.79%.

### INCOME

The estimated median household income in this area for the current year is \$62,463.

The United States has a median household income of \$56,124. The current year estimated per capita income for this area is \$32,360, compared to an estimate of \$30,820 for the United States.

### EMPLOYMENT

Within a 10 mile radius, the population over age 16 in the labor force is currently estimated at 319,484 and an estimated 71,477 within 5 miles. The employment status of this labor force is as follows: 94.1% are employed and 5.9% are unemployed within a 10 mile radius and 93.7% are employed and 6.3% are unemployed within a 5 mile radius.

The following occupational categories are for the employed population in this area: 16.9% are in management, business, and financial; 24.1% are in professional and related; 16.7% are in service occupations; 27.9% are in sales and office; 7.8% are in natural resources, construction, and maintenance; 6.7% are in production, transportation, and material moving.

The occupation estimates for the employed population in the United States are as follows: 14.6% are in management, business, and financial; 22.2% are in professional and related; 18.5% are in service; 23.7% are in sales and office; 9.0% are in natural resources, construction, and maintenance; 12.0% are in production, transportation, and material moving.

### HOUSING

66.0% of housing units in the area are estimated to be owner-occupied for the current year. 55.6% of the housing units in the United States are owner-occupied.

The largest segment of the dwellings in this area are estimated to be structures of 1 Unit -Detached, accounting for 69.3% of structures in the area for the current year. Most of the structures in the United States are 1 Unit Detached accounting for 61.7% of structures for the current year. The largest segment of housing units in this area are estimated to have been built 1980-1989, accounting for 33.5% of structures. The largest segment of housing units in the United States are estimated to have been built 1970-1979 for the current year accounting for 15.8% of structures.

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### SEMINOLE COUNTY WEBSITES:

**Seminole County**

<http://www.scpafl.org/>

### CITY OF WINTER SPRINGS CONTACTS:

**City Clerk** +1 407 327 5955

**County Public Defender** +1 407 665 4524

**Code Enforcement** +1 407 327 7975

**Planning Department** +1 407 327 1800

**Economic Development** +1 407 327 5970

**Sheriff's Office** +1 407 327 1000

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