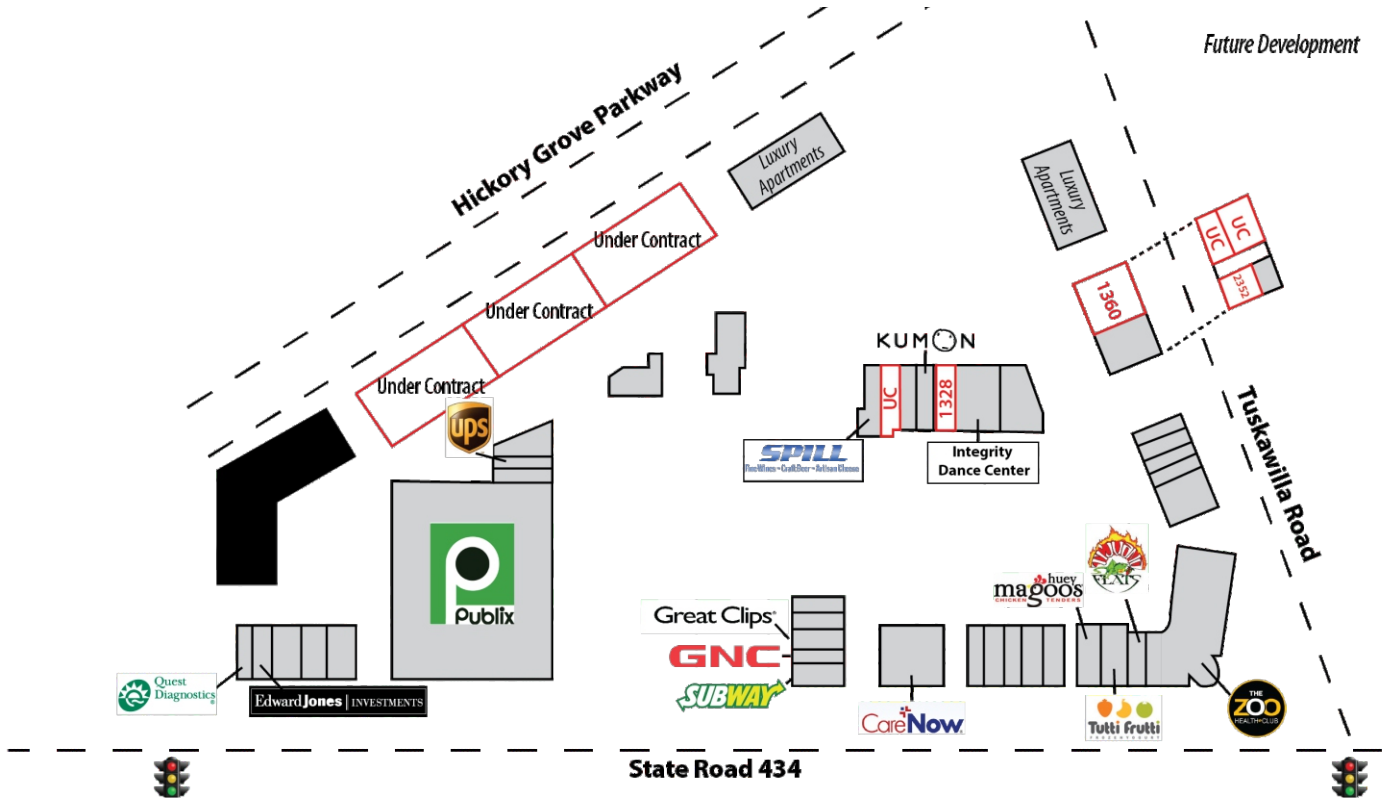


WINTER SPRINGS TOWN CENTER

156 Tuskawilla Rd. & 1196 Tree Swallow Dr. | Winter Springs FL



PROPERTY HIGHLIGHTS

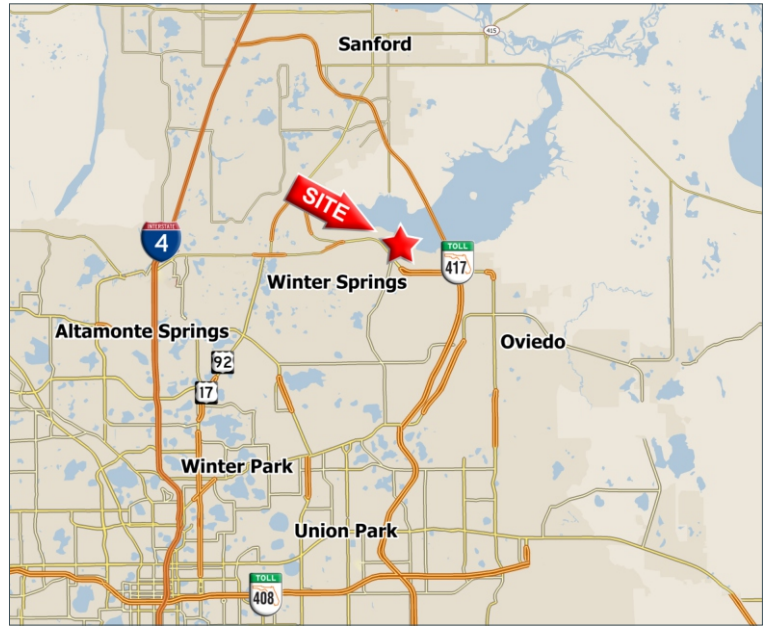
1196 Tree Swallow Dr.
 Suite #1328 - 1,405 SF inline retail space, grey shell

156 Tuskawilla Rd.
 Suite #1360 - 2,403 SF former hair salon
 Suite # 2352 - Second story office space

Lease rate: \$15.00 NNN for the retail space and hair salon, \$15.00 gross for the office space

Traffic Counts:
 SR 434: 37,000 VPD
 Tuskawilla Rd.: 33,500 VPD

Demographics	1-Mile	3-Mile	5-Mile
Population	3,659	40,419	129,689
Average HH Income	\$110,182	\$99,871	\$82,258
Daytime Population	1,783	11,632	55,116



<p>Gradon Willard 321-287-1322 Gradon@blurockcommercial.com</p>	<p>Cabot Jaffee 407-493-6075 CJ@blurockcommercial.com</p>	<p>3408 S. Orange Ave. Suite B Orlando, FL 32806 www.blurockcommercial.com</p>
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