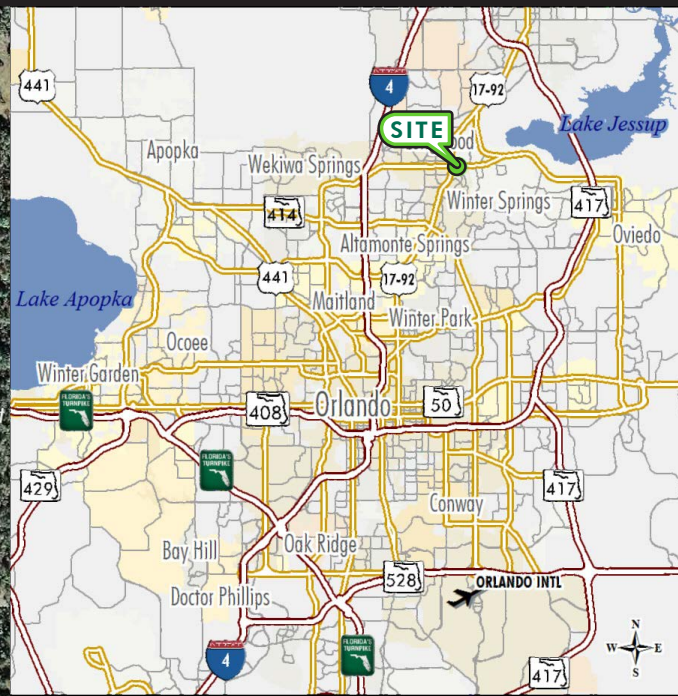
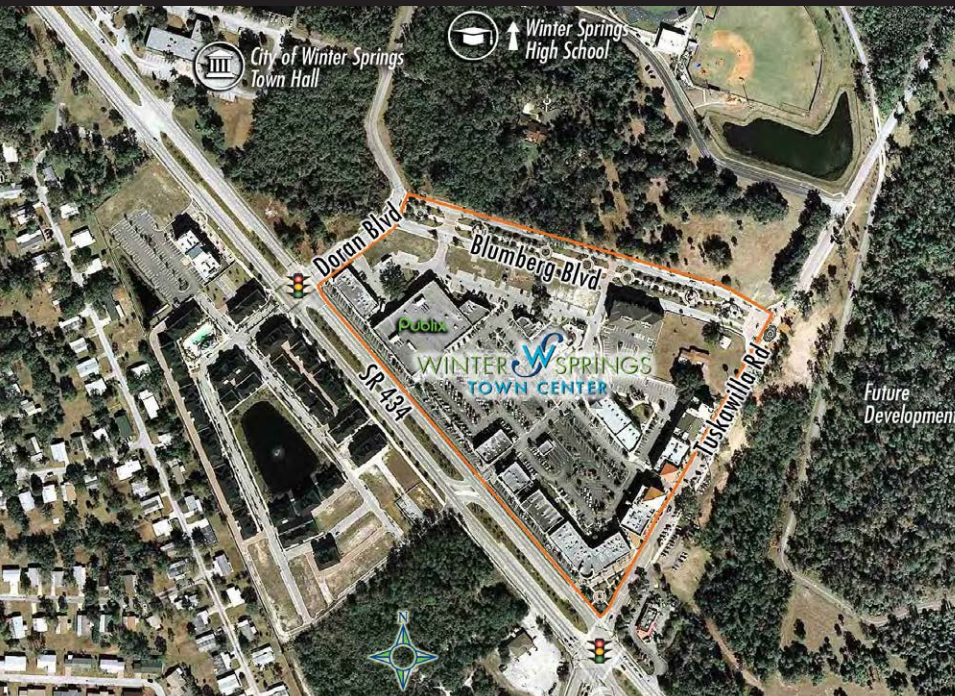


FOR LEASE

Retail **24/7.**

WINTER SPRINGS TOWN CENTER LIFESTYLE CENTER

1160 EAST SR 434 | WINTER SPRINGS, FL | 32708



FEATURES

- 27,697 SF of retail space available for lease
- 115,807 SF lifestyle center anchored by Publix
- Frontage on State Road 434 (33,500 AADT) and Tuskawilla Road (27,000 AADT)
- Signalized intersection
- Close proximity to Winter Springs High School and the Town Hall
- Strong Average Household Incomes in 1, 3, 5 and 7 mile radii
- Join national co-tenants: Publix, Tijuana Flats, Edward Jones Investments, Subway, Great Clips, The UPS Store, Century 21 and Huey Magoo's.

FOR MORE INFORMATION PLEASE CONTACT:

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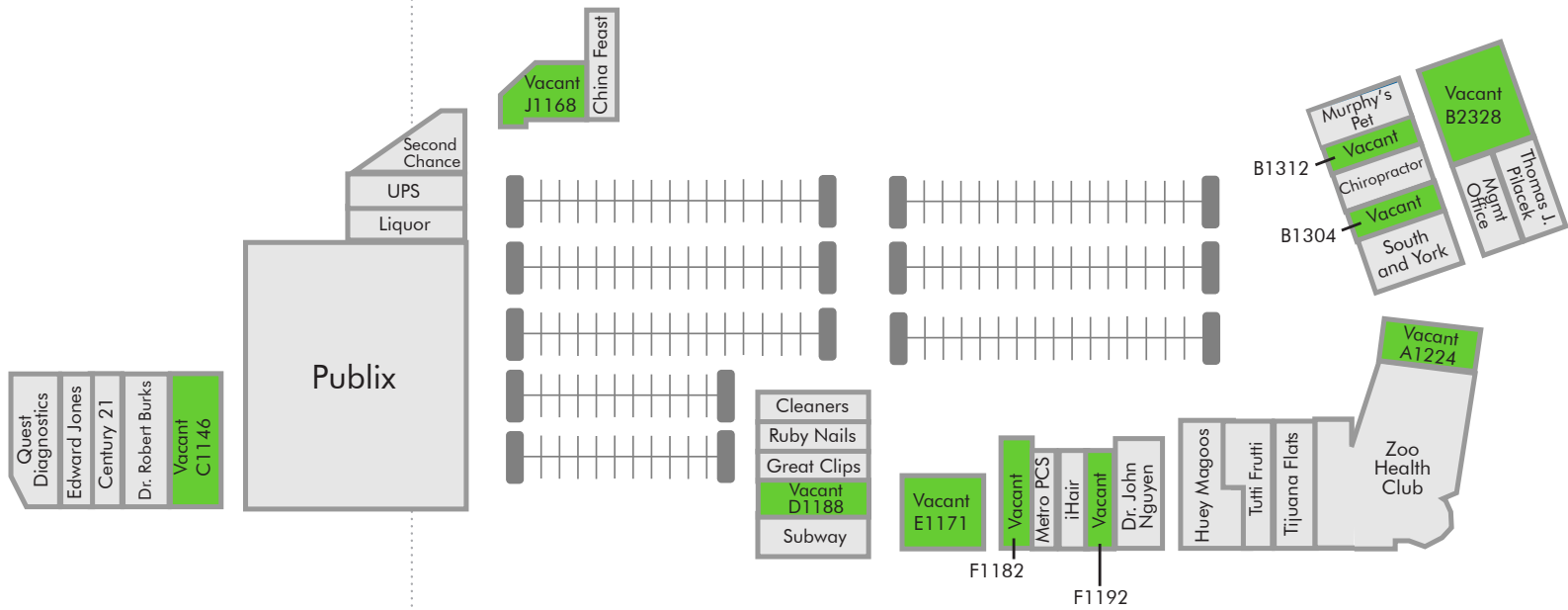
CBRE

FOR
LEASE

WINTER SPRINGS TOWN CENTER LIFESTYLE CENTER

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SITE PLAN



Suite	Tenant	SF
C1132	Quest Diagnostics	1,699
C1134	Edward Jones	1,136
C1138	Century 21	2,180
C1142	Dr. Robert Burks	1,500
C1146	VACANT	2,500
G1160	Publix	44,271
H1164	Winter Springs Liquors	1,250
H1170	The UPS Store	1,250
H1174	2nd Chance Consign.	1,500
J1172	China Feast	1,100

Suite	Tenant	SF
D1172	Red Bug Cleaners	1,159
D1176	Ruby Nails	1,235
D1182	Great Clips	1,200
D1188	VACANT	1,200
D1194	Subway	1,200
E1171	VACANT	5,250
F1182	VACANT	1,460
F1184	Metro PCS	1,307
F1186	iHair	1,517
F1192	VACANT	2,400
F1196	Dr. John HT Nguyen	1,400

Suite	Tenant	SF
A1204	Huey Magoos	2,060
A1206	Tutti Frutti	1,352
A1208	Tijuana Flats	1,993
A1210	Zoo Health Club	1,031
A1214	Zoo Health Club	6,459
A1220	Zoo Health Club	1,625
A1224	VACANT	3,525
B1300	South and York	2,790
B1304	VACANT	1,295
B1308	Herba Family	1,530
B1312	VACANT	1,335
B1316	Murphy's Pet Food	950
B2320	Thomas J. Pilacek	2,658
B2328	VACANT	5,103
B2332	VACANT	2,229

FOR MORE
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DEMOGRAPHICS

2012 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles	7 miles
POPULATION:	2,778	37,790	123,233	278,965
AVG. HH INCOME:	\$100,869	\$85,348	\$74,893	\$71,068
MED. HH INCOME:	\$84,860	\$66,961	\$57,794	\$55,529
EMPLOYEES:	1,590	6,792	46,597	113,364
BUSINESSES:	166	968	5,369	13,709

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