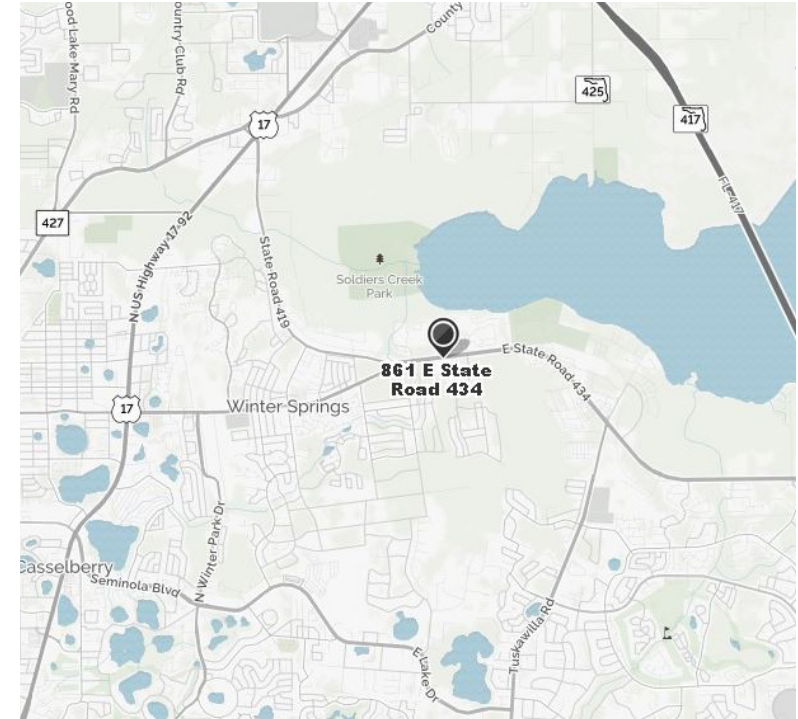




**CHEYENNE MATOS** /Associate  
 CHEYENNE@GARITOCO.COM / 407-227-9009

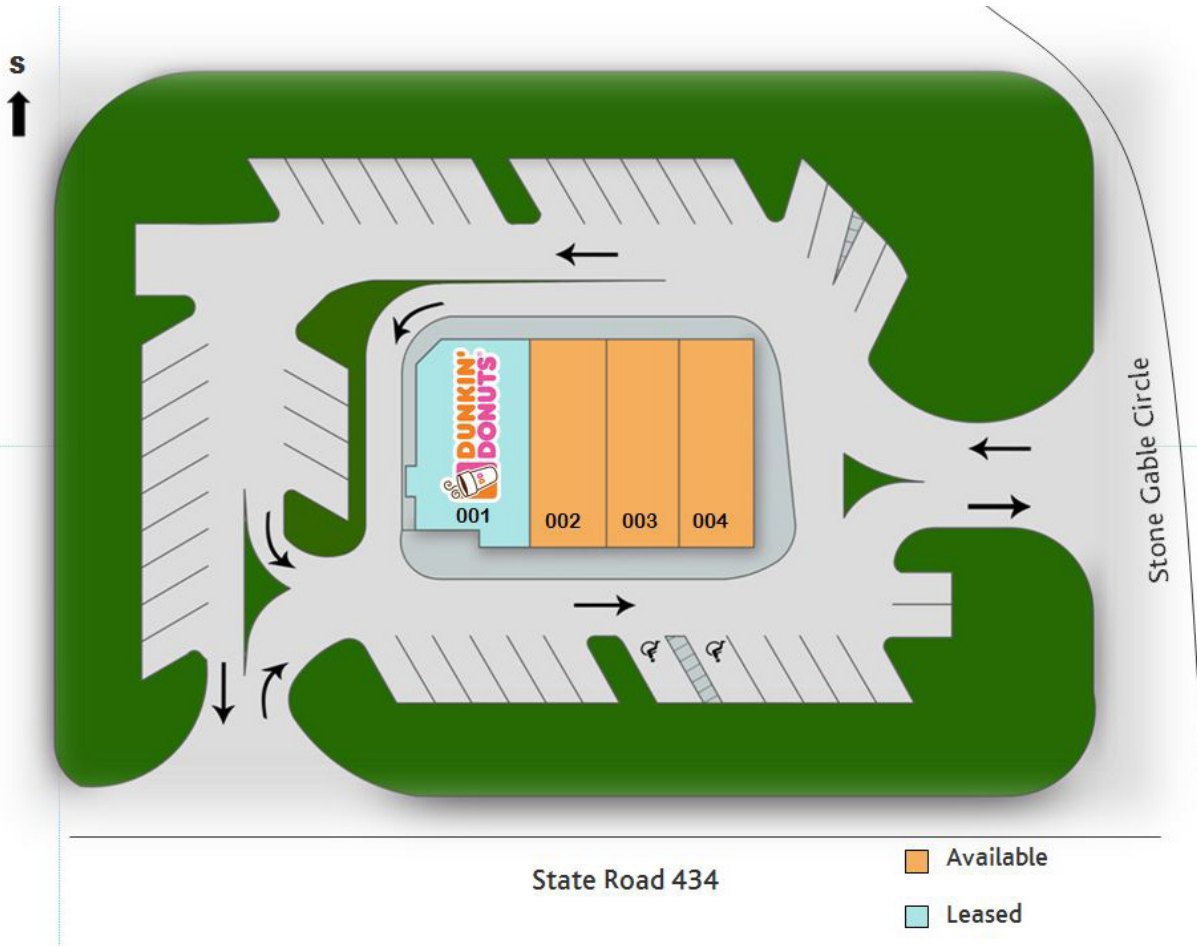


### PROPERTY HIGHLIGHTS

- 3,000 SF AVAILABLE - CAN BE SUB-DIVIDED
- DENSE RESIDENTIAL POPULATION IN THE GROWING MARKET
- EXCELLENT VISIBILITY
- TRAFFIC GENERATING NEIGHBORS
- CLOSE PROXIMITY TO SEVERAL SCHOOLS
- HIGH TRAFFIC COUNTS

### SUMMARY

3,000 SF of total retail space available for lease in Winter Springs, Florida. Conveniently located on State Road 434 fronting the Stone Gable subdivision. (3) 1,500 SF units available. Brand new construction in a very dense, high-income residential market. Close proximity to Winter Springs High School. Brand-new building!



SUITE	TENANT	SF
004	AVAILABLE	1,500 SF
003	AVAILABLE	1,500 SF
002	BOX OFFICE HAIR	1,500 SF
001	DUNKIN' DONUTS	2,200 SF
Gross Leasable Area		6,700 SF

## PROPERTY DETAILS

Rental Rate:	\$18/SF/YR NNN
CAM:	\$5/SF/YR
Parking Space:	43

## DEMOGRAPHICS

RADIUS	3 MILE	5 MILE
Population	5,516	45,583
Avg. Household Income	\$88,721	\$64,167
Daytime Population	2,514	22,566w

**CHEYENNE MATOS** /Associate  
 CHEYENNE@GARITOCO.COM / 407-227-9009