



## SIZE

117,970 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	7,915	42,191	145,710
<b>Households</b>	3,126	16,319	55,118
<b>Median HH Income (\$)</b>	107,240	89,303	81,056

## MAJOR TENANT(S)

Publix  
The UPS Store  
Edward Jones



## LOCATION

1160 E. State Road 434 | Winter Springs, FL 32708

## PROPERTY HIGHLIGHTS

- Anchored by Publix
- E. State Road 434 serves as the main east/west artery linking with expressways I-4 and SR-417
- Located less than 2 miles from the Greenway Interchange District
- Population exceeds 39,300 in a three-mile radius with an average household income exceeding \$103,200
- Situated at the intersection of State Route 434 (23,003 VPD) and Bear Springs Drive

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



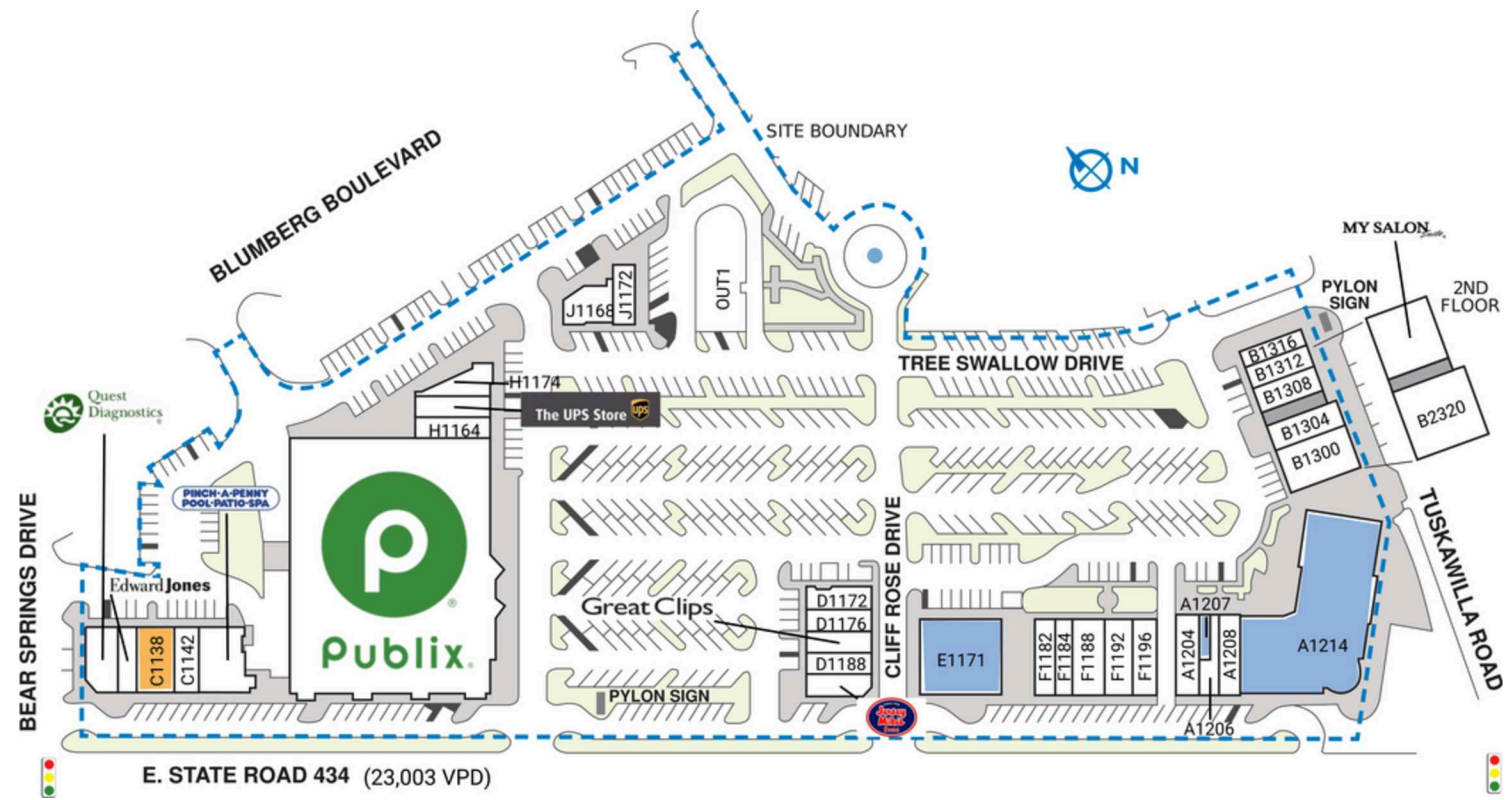
# WINTER SPRINGS TOWN CENTER

1160 E. State Road 434 | Winter Springs, FL 32708

SPACE TENANT	SQ. FT.	SPACE TENANT	SQ. FT.	SPACE TENANT	SQ. FT.	SPACE TENANT	SQ. FT.
A1204 Huey Magoo's	2,060 SF	B1308 Chiropractic Spine and Injury P.A.	1,530 SF	C1146 Pinch A Penny	2,500 SF	F1184 Boba Garden	1,307 SF
A1206 TruEar	1,352 SF	B1312 Authentic Church	1,335 SF	D1172 Red Bug Cleaners	1,159 SF	F1188 The Greek Eatery	1,508 SF
A1207 COMING AVAILABLE	768 SF	B1316 Thirst Teas	965 SF	D1176 Winter Springs Center Nails	1,235 SF	F1192 Hawaiian Fluid Art	2,409 SF
A1208 Tijuana Flats Burrito Company	1,993 SF	B2320 Media Force	4,887 SF	D1182 Great Clips	1,200 SF	F1196 Winter Springs Dentistry	1,400 SF
A1214 COMING AVAILABLE	12,688 SF	B2328 My Salon Suites	4,235 SF	D1188 Rachel's Lash and Brow	1,190 SF	G1160 Publix	44,271 SF
B1300 Vietnamese Restaurant House	2,790 SF	C1132 Quest Diagnostics	1,699 SF	D1194 Jersey Mike's Subs	1,200 SF	H1164 Winter Springs Liquors	1,250 SF
B1304 Foxtail Coffee Co.	1,295 SF	C1134 Edward Jones	1,136 SF	EI171 COMING AVAILABLE	5,250 SF	H1170 The UPS Store	1,250 SF
		C1138 AVAILABLE	2,180 SF	F1182 Dragon Vape	1,460 SF	H1174 Kava Culture Winter Springs	1,500 SF
		C1142 Fabiola Camacho PLLC	1,500 SF			<b>TOTAL SQ. FT.</b>	<b>117,970</b>

### SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# WINTER SPRINGS TOWN CENTER

1160 E. State Road 434 | Winter Springs, FL 32708



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.699267

Longitude: -81.264065

Winter Springs Town Center Winter Springs, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,915	42,191	145,710
	2028 Projected Population	8,945	43,987	152,803
	2010 Census Population	4,782	35,472	121,444
	2000 Census Population	2,440	33,169	108,777
	1990 Census Population	2,016	22,594	86,264
	Historical Annual Growth 1990 to 2000	1.93%	3.91%	2.35%
	Historical Annual Growth 2000 to 2010	6.96%	0.67%	1.11%
	Estimated Annual Growth 2010 to 2023	3.73%	1.27%	1.33%
	Projected Annual Growth 2023 to 2028	2.48%	0.84%	0.96%
	Median Age	41.2	43.6	41.2
Households	Q4 2023 Estimated Households	3,126	16,319	55,118
	2028 Projected Households	3,537	17,036	57,830
	2010 Census Households	1,785	13,604	46,113
	2000 Census Households	852	11,974	39,222
	1990 Census Households	717	8,021	30,666
	Historical Annual Growth 1990 to 2000	1.74%	4.09%	2.49%
	Historical Annual Growth 2000 to 2010	7.67%	1.28%	1.63%
	Estimated Annual Growth 2010 to 2023	4.16%	1.33%	1.31%
	Projected Annual Growth 2023 to 2028	2.50%	0.86%	0.97%
	Population per Household	2.53	2.58	2.61
Population by Race	White	65.9%	66.5%	59.6%
	Black or African American	4.3%	5.2%	7.8%
	Asian & Pacific Islander	6.4%	4.4%	4.5%
	Other Races	4.9%	4.7%	4.6%
	Hispanic Population	18.4%	19.1%	23.4%
Income	Average Household Income	\$123,562	\$111,225	\$102,806
	Median Household Income	\$107,240	\$89,303	\$81,056
	Per Capita Income	\$48,796	\$43,035	\$39,274
Education (Age 25+)	Elementary	0.5%	1.6%	2.0%
	Some High School	1.0%	2.7%	3.7%
	High School Graduate	11.6%	15.1%	22.2%
	Some College	16.0%	19.2%	18.7%
	Associates Degree Only	9.9%	10.9%	11.8%
	Bachelors Degree Only	35.5%	31.9%	27.1%
	Graduate Degree	25.4%	18.7%	14.5%
Business	Number of Businesses	166	846	4,770
	Total Number of Employees	1,428	5,804	41,823
	Employees per Business	8.63	6.86	8.77
	Residential Population per Business	47.82	49.90	30.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.