



## SIZE

117,970 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	5,744	39,313	135,305
<b>Households</b>	2,134	15,080	51,355
<b>Median HH Income (\$)</b>	102,869	83,046	73,546

## 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 (23,000 VPD) and Bear Springs Drive

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



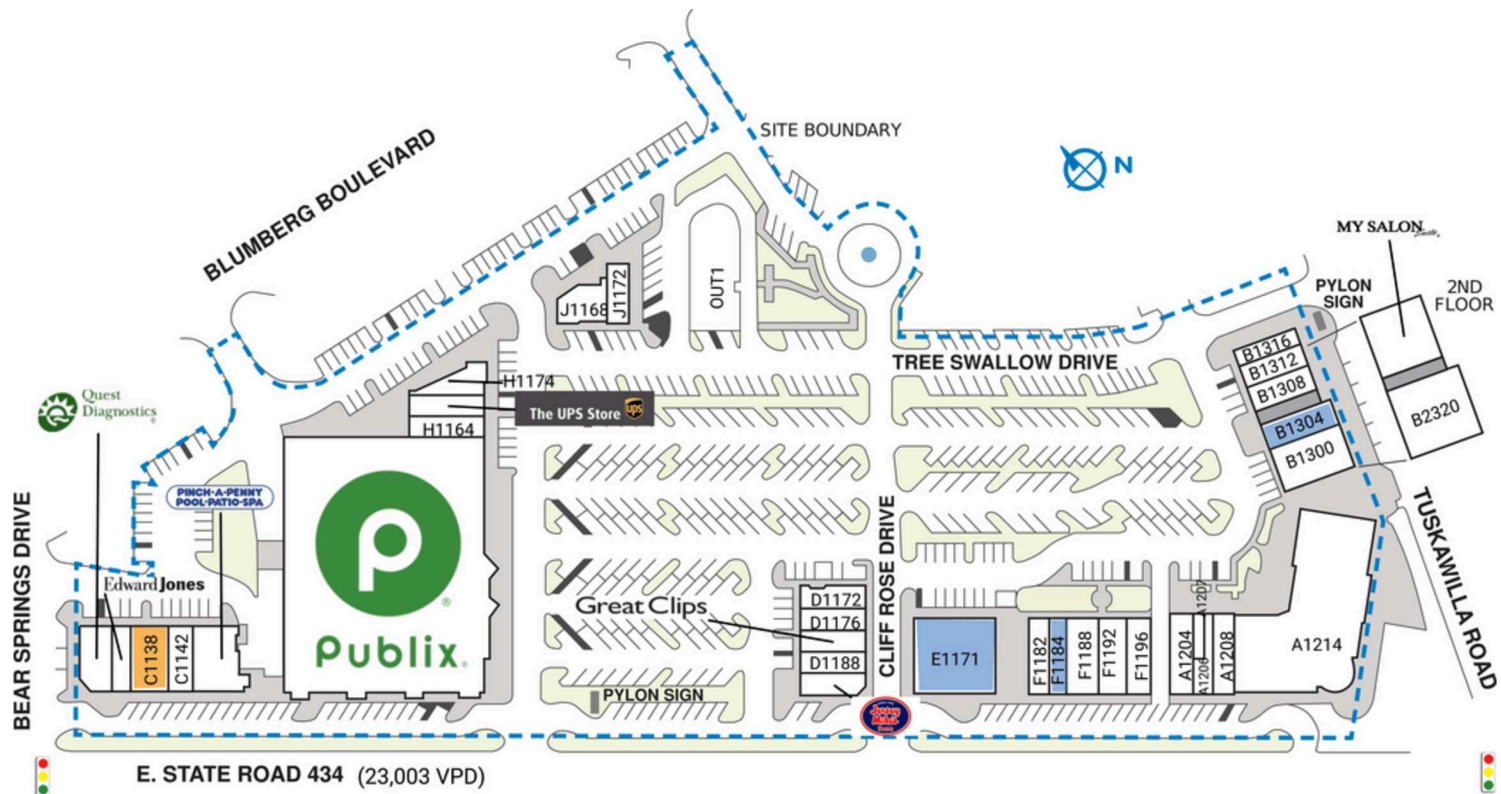
# WINTER SPRINGS TOWN CENTER

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 COMING AVAILABLE	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 Smooth Es	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 The Zoo Health Club	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 COMING AVAILABLE	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.

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Winter Springs Town Center Winter Springs, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,744	39,313	135,305
	2027 Projected Population	6,139	40,660	140,362
	2010 Census Population	4,405	35,226	120,802
	2000 Census Population	2,774	32,718	108,701
	1990 Census Population	1,608	22,296	85,725
	Historical Annual Growth 1990 to 2000	5.61%	3.91%	2.40%
	Historical Annual Growth 2000 to 2010	4.73%	0.74%	1.06%
	Estimated Annual Growth 2010 to 2022	2.10%	0.86%	0.89%
	Projected Annual Growth 2022 to 2027	1.34%	0.68%	0.74%
	Median Age	42.3	44.3	41.5
Households	Q2 2022 Estimated Households	2,134	15,080	51,355
	2027 Projected Households	2,283	15,603	53,250
	2010 Census Households	1,631	13,491	45,903
	2000 Census Households	940	11,796	39,195
	1990 Census Households	508	7,902	30,975
	Historical Annual Growth 1990 to 2000	6.35%	4.09%	2.38%
	Historical Annual Growth 2000 to 2010	5.66%	1.35%	1.59%
	Estimated Annual Growth 2010 to 2022	2.13%	0.88%	0.88%
	Projected Annual Growth 2022 to 2027	1.36%	0.68%	0.73%
	Population per Household	2.69	2.61	2.61
Population by Race	White	75.2%	71.5%	65.4%
	Black or African American	3.8%	4.5%	7.1%
	Asian & Pacific Islander	4.8%	3.8%	4.2%
	Other Races	3.0%	3.0%	2.9%
	Hispanic Population	13.3%	17.2%	20.4%
Income	Average Household Income	\$123,444	\$103,269	\$93,731
	Median Household Income	\$102,869	\$83,046	\$73,546
	Per Capita Income	\$45,867	\$39,626	\$35,883
Education (Age 25+)	Elementary	0.3%	1.5%	2.0%
	Some High School	1.1%	2.9%	3.9%
	High School Graduate	12.3%	16.3%	21.9%
	Some College	17.2%	19.0%	18.5%
	Associates Degree Only	8.7%	10.6%	12.5%
	Bachelors Degree Only	36.1%	31.4%	27.3%
	Graduate Degree	24.3%	18.2%	13.8%
Business	Number of Businesses	100	619	3,823
	Total Number of Employees	1,103	5,755	42,040
	Employees per Business	11.03	9.29	11.00
	Residential Population per Business	57.44	63.48	35.39

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