



# SPRUCE CREEK SHOPPES

**FOR LEASE**

<b>Address</b>	17860 SE 109th Ave, Summerfield FL, 34491
<b>Building type</b>	Retail/Shoppes
<b>Sq Ft available</b>	1,200 - 2,700 Sq Ft
<b>Zoning</b>	B2 Community Business
<b>Lot Size (ac)</b>	6.75 ac
<b>Asking rent</b>	\$23.50 psf + \$8.50 psf NNN
<b>Improvements</b>	Landlord will adjust floor plan and update finishes for long term tenant
<b>Website</b>	<a href="http://SpruceCreekCommercial.com">SpruceCreekCommercial.com</a>

**SOLUTIONS** RE

290 NW 165th St, M600, Miami, FL 33169



KEN (CHEN) NAGID  
Partner  
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**AVAILABLE:**  
**1,200 - 2,700 Sq Ft**

# PROPERTY OVERVIEW



42K SF Retail & Shoppes Plaza, is located immediately adjacent to The Villages (Florida), the largest 55+ community as well as the top-selling and fastest-growing master-planned community in the country.

The property has use of 225 surface parking spaces, which adds to its exceptional convenience.

Recently renovated in 2022, the property features free WiFi and music throughout the plaza. Additionally, the plaza has a dedicated website and a Facebook page for greater online exposure for tenants.

## PROPERTY HIGHLIGHTS



42,130 Sq Ft Retail Plaza



Close proximity to UF Health & Walmart



Visibility to US 27/441



Built in 1995/Renovated 2022



Ample Parking (5.4/1,000 Sq Ft)



Great Car & Foot Traffic



Free Wifi Throughout



Music Throughout

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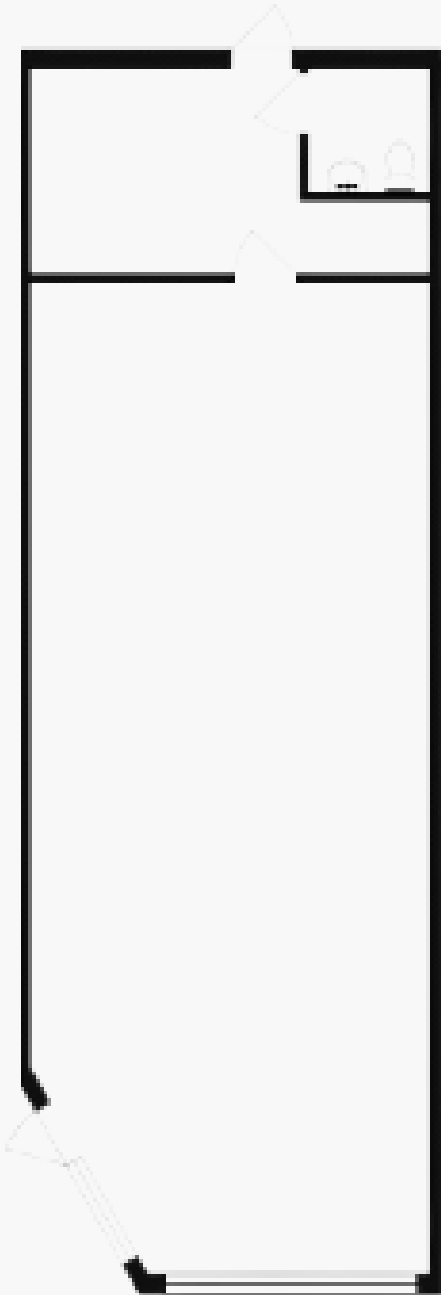
ken@solutions-re.com

**AVAILABLE:**  
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# AVAILABLE UNIT

Unit # 617  
Size 1,200 Sq Ft  
Asking Rent \$23.50 psf + \$8.50 psf NNN



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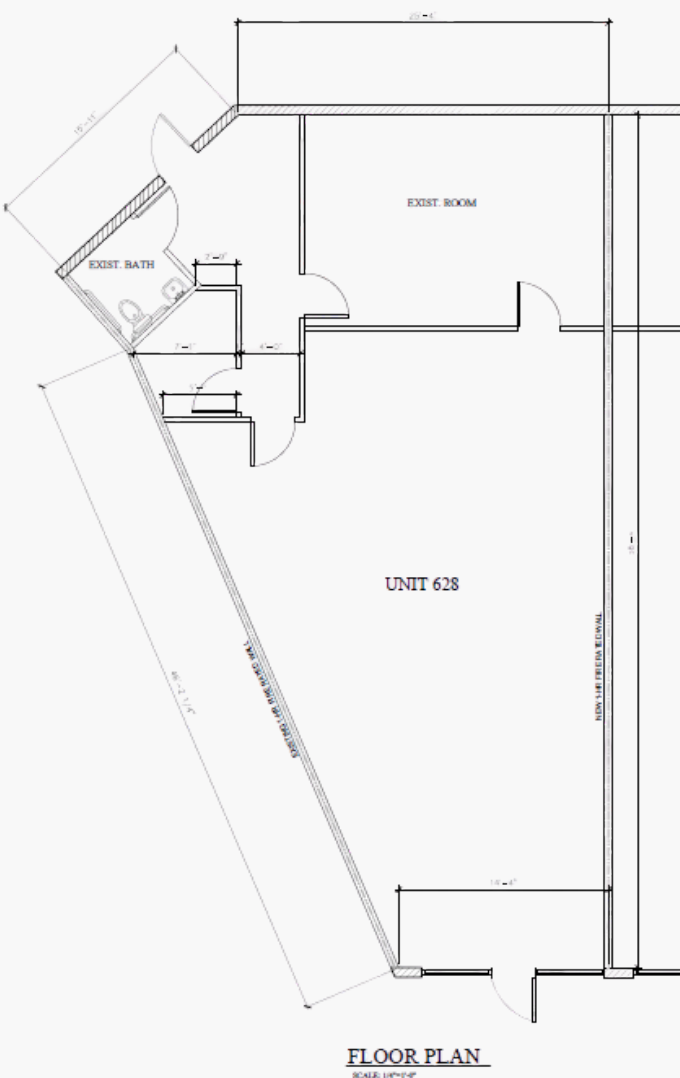


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# AVAILABLE UNIT

Unit # 628  
Size 1,500 Sq Ft  
Asking Rent \$23.50 psf + \$8.50 psf NNN



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# LOCATION OVERVIEW



Spruce Creek Shoppe's is located within a one-mile radius of UF Health as well as multiple major retailers, including a Walmart Superstore, Publix, Aldi, CVS, Lowe's, Cracker Barrel, among other retailers and the property is located close to several salons, fitness centers, restaurants and more.

Many of these retailers are within walking distance to the property, which is an attractive feature for customers as well as tenants and their employees. The property also contains several outparcels, including McDonald's, CVS, Office Depot, COMPUS USA Bank as well as a medical office, a dentist, attorneys, insurance and real estate companies.

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# AERIAL MAP



For commuters, the property is located along US 27/441, with two access points, located one road down SE 109th Avenue. Via US 27/441, commuters can access most of Central Florida within a short drive, including The Villages next door, and Leesburg is a short 15 minute drive and Ocala in approximately 30 minutes.

With ideal proximity to The Villages, adjacent to US 27/441 with the strong surrounding retail base, and with abundant medical and service amenities nearby, the Terrace Shoppes is well located and easy to find. The Shoppes also has easy access to major highways, the convenience of ample on-site parking, and a solid in-place tenant mix of national brands, local favorites and many services applicable to the neighboring communities, the property represents a compelling offering for an investor seeking outsized returns in one of Central Florida's most sought-after suburban sub-markets.

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# DEMOGRAPHICS

## WITHIN A FIVE MILE RADIUS:



Population: Over 80,000 people



Income: Average household income of \$94,829



Home Value: Median home value of \$341,392



Age: Median age of 71



Density: Over 45,000 households



Employment: Employment population of over 24,000

Population	1 Miles	3 Miles	5 Miles
<b>Total population</b>	6,290	41,323	83,667
<b>Median age</b>	71.6	72.9	71.0
<b>Median age (male)</b>	72.1	73.4	71.5
<b>Median age (female)</b>	71.2	72.4	70.5
Household & Income	1 Miles	3 Miles	5 Miles
<b>Total Households</b>	3,507	23,423	45,709
<b># of persons per HH</b>	1.78	1.75	1.82
<b>Average HH income</b>	\$76,650	\$86,782	\$94,829
<b>Average house value</b>	\$299,793	\$315,623	\$341,392
Businesses	1 Miles	3 Miles	5 Miles
<b>Total businesses</b>	379	1,029	2,364
<b>Total employees</b>	4,477	12,119	24,603

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# CONTACT

For more information and showing requests contact:

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**ANNEE ANGST**

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