

# FOR LEASE



Near  
Intersection



**1,870 SF SPACE AVAILABLE, NEXT TO RESTAURANT**

79 MICHAEL BLAKE BLVD, WINTER SPRINGS, FL, 32708

INTERSECTION OF TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

AVAILABLE, NW SIDE

**IDEAL COFFEE DRIVE THRU**

**LAND LEASE AREA +/-**

.44 & .57 AC, FRONTS TUSKAWILLA RD

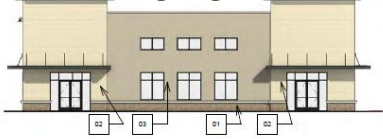
SEE PAGE 3 AND 4

AVAILABLE  
UNIT B: 1,870 SF +/-



**ANTICIPATED  
DELIVERY DATE  
Q2/Q3 2026**

**WEST SIDE**



**Scott Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

www.BossCRE.com

## PROPERTY HIGHLIGHTS

- **AVAILABLE:** 1,870 SF In-Line - Next to Restaurant & Salon
- Land Size: 3 acres +/- **High** 1-5 Mile Radius Incomes
- Corner of Tuskawilla Rd & Michael Blake Blvd @ SR 434 - Join Chick Fil a, Ace Hardware, other Nationals
- **Access:** Left In/Left Out, Right In/Right Out
- **Frontage Tuskawilla Road:** 220 Linear Foot +/-
- **Close to:** Winter Springs Town Center, SR 434, Red Bug Lake Rd, Winter Springs High School, SR 417 - anywhere in Metro Orlando, Neighbors: Aldi's, Publix +
- **Shadows National Scope Retailers** - Powerful Intrsrction
- Lease Rate: \$38.99 PSF NNN (1,870 SF +/-) **IN-LINE**
- Land Lease Area: .44 & .57 ac +/- **Lease Amt:** Ask Broker

# FOR LEASE



## IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



**Drive Thru  
Dessert Concept  
Going to Lease**

**POSSIBLE ++ .57 ac  
National Scale Retail  
Drive Thru Possibilities**

**Available Possible  
Land Lease of .44 ac +/-**

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### TRAFFIC COUNTS

SR 434	23,854 (2025)		
Tuskawilla Rd @ Milky Way	17,214 (2025)		
Population:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Households:	7,864	45,969	141,338
Avg Income:	3,137	17,527	53,260
	\$125,470	\$112,330	\$97,014

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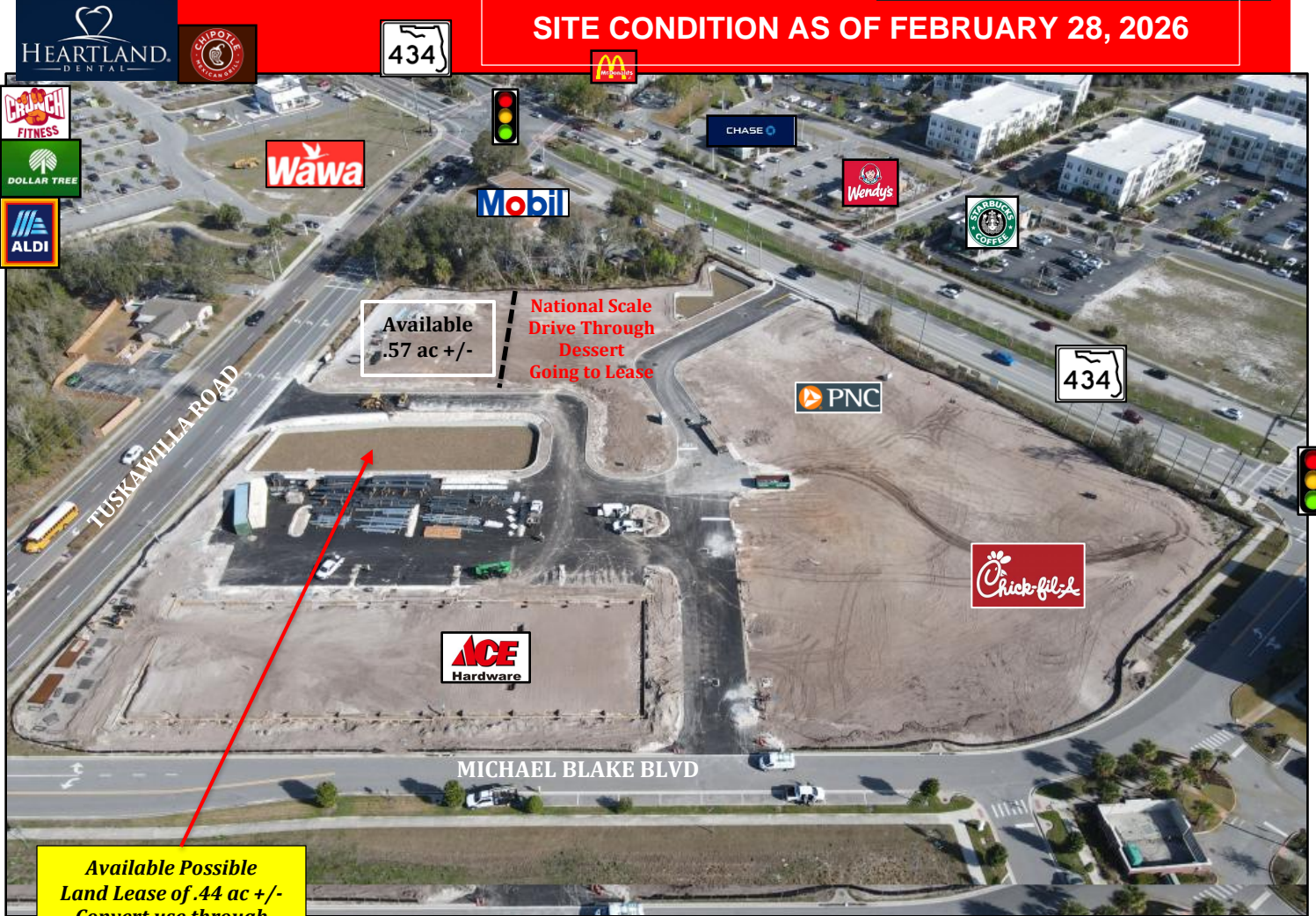
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New Smyrna Beach, FL, 32169  
Tel: 407-733-8159  
Fax: 321-549-6269  
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SITE CONDITION AS OF FEBRUARY 28, 2026



Available  
.57 ac +/-

National Scale  
Drive Through  
Dessert  
Going to Lease

Available Possible  
Land Lease of .44 ac +/-  
Convert use through  
underground vaults

## POSSIBLE COFFEE DRIVE THROUGH

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**LAND LEASE AREAS = .57 & .44 AC +/-**



*Available Possible Land Lease of .44 ac +/- Convert use through underground vaults Possible Coffee Drive Through*

*PATIO No Drive Thru*

All Direction from Michael Blake Blvd From or Onto Tuskawilla Rd

All Direction Ingress/Egress From or Onto Michael Blake Blvd

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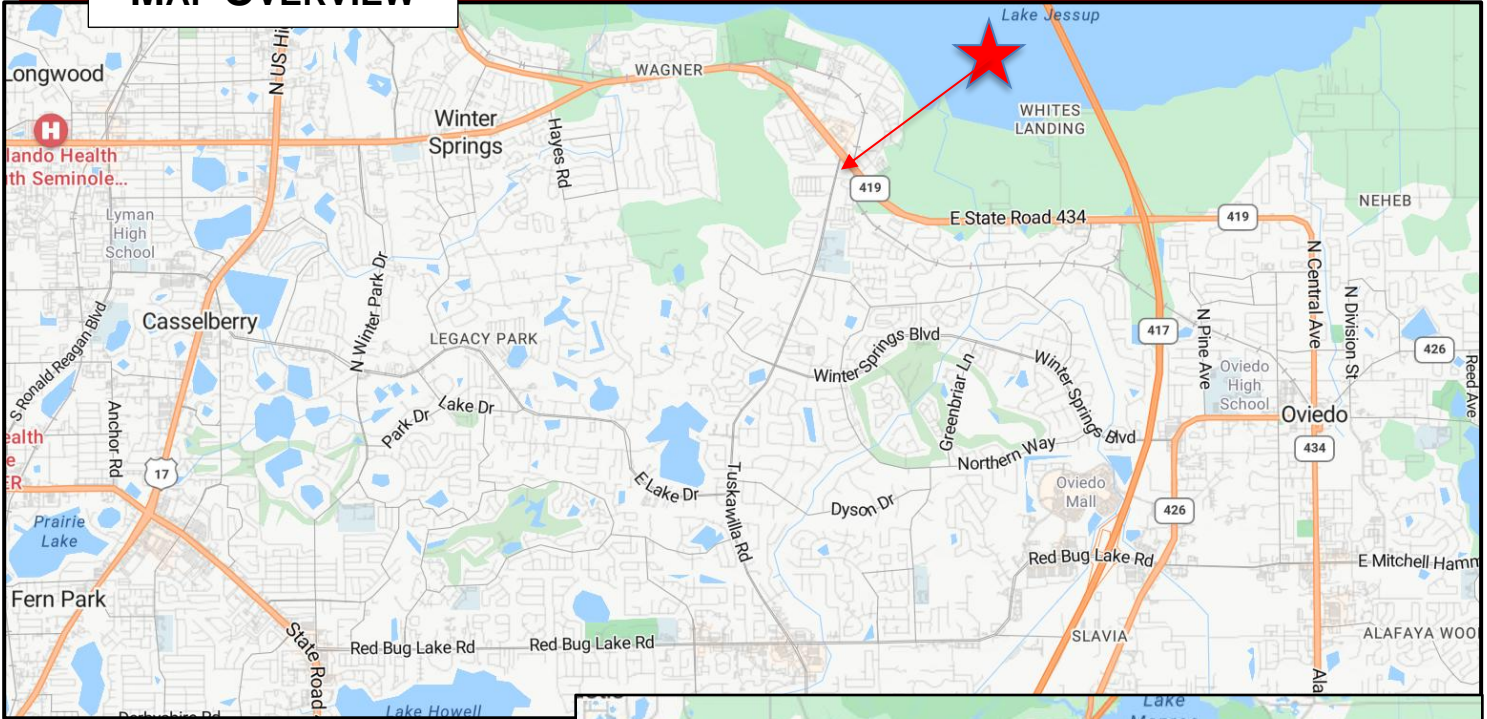
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## MAP OVERVIEW

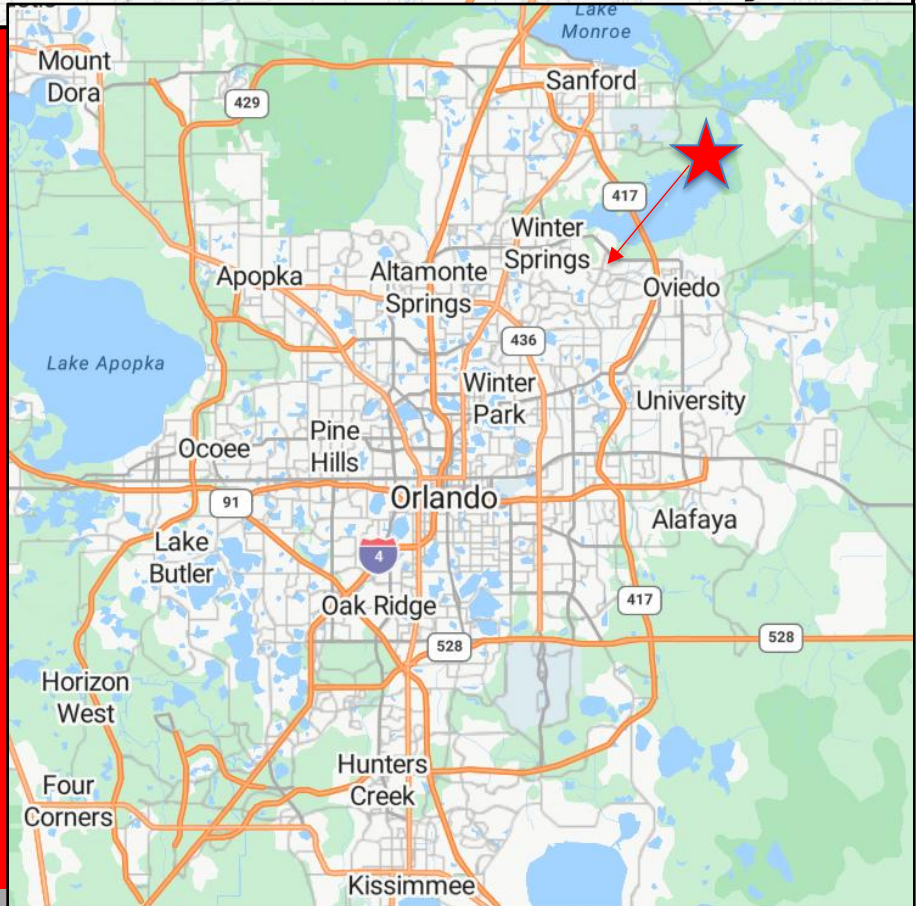


## EAST SIDE ACE HARDWARE



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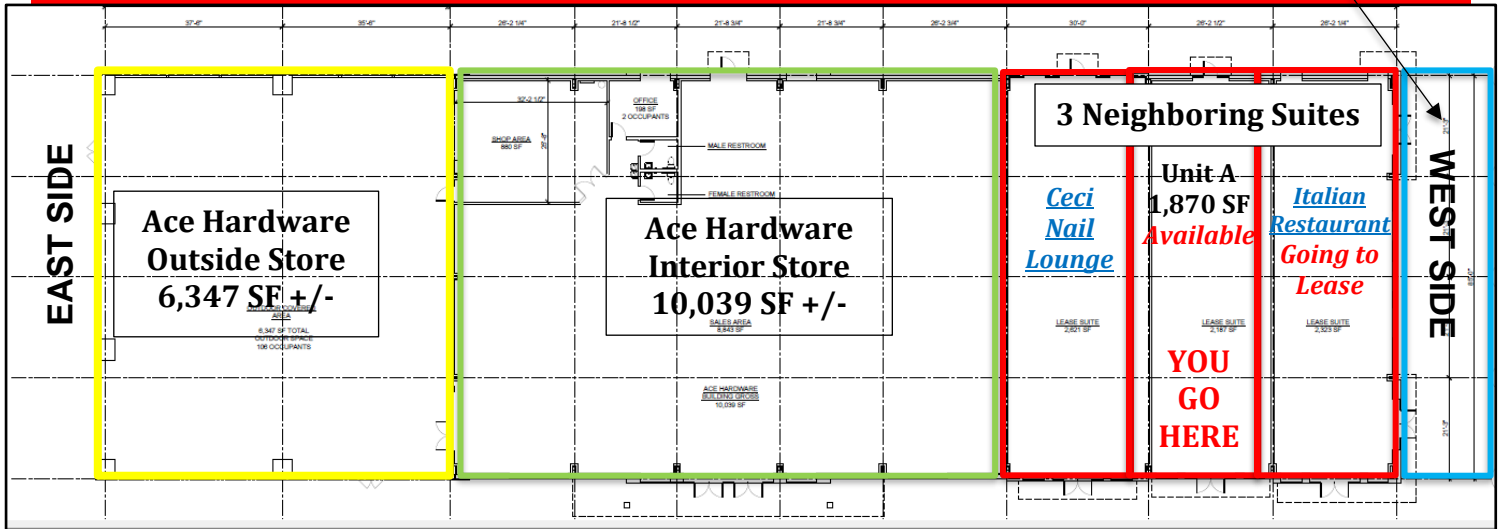
# FOR LEASE



**FLOOR PLAN**

**SOUTH SIDE**  
FRONTS MICHAEL BLAKE BLVD

*Outdoor Patio Area  
West Side Fronts Tuskawilla Rd*



**NORTH SIDE**



**SOUTH SIDE**  
FRONTS MICHAEL BLAKE BLVD

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