

FOR LEASE



Near Intersection **1,870 SF SPACE AVAILABLE, NEXT TO ACE HARDWARE**



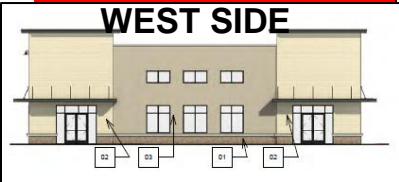
79 MICHAEL BLAKE BLVD, WINTER SPRINGS, FL, 32708
INTERSECTION OF TUSKAWILLA RD & MICHAEL BLAKE BLVD, WINTER SPRINGS

AVAILABLE, NW SIDE
IDEAL COFFEE DRIVE THRU
LAND LEASE AREA +/-
.44 & .57 AC, FRONTS TUSKAWILLA RD
SEE PAGE 3 AND 4

AVAILABLE
UNIT A: 1,870 SF +/-



ANTICIPATED DELIVERY DATE
Q2/Q3 2026



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PROPERTY HIGHLIGHTS

- **AVAILABLE: 1,870 SF In-Line - Next to Ace Hardware**
- 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

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IMMEDIATE VICINITY RETAIL AERIAL OVERVIEW



**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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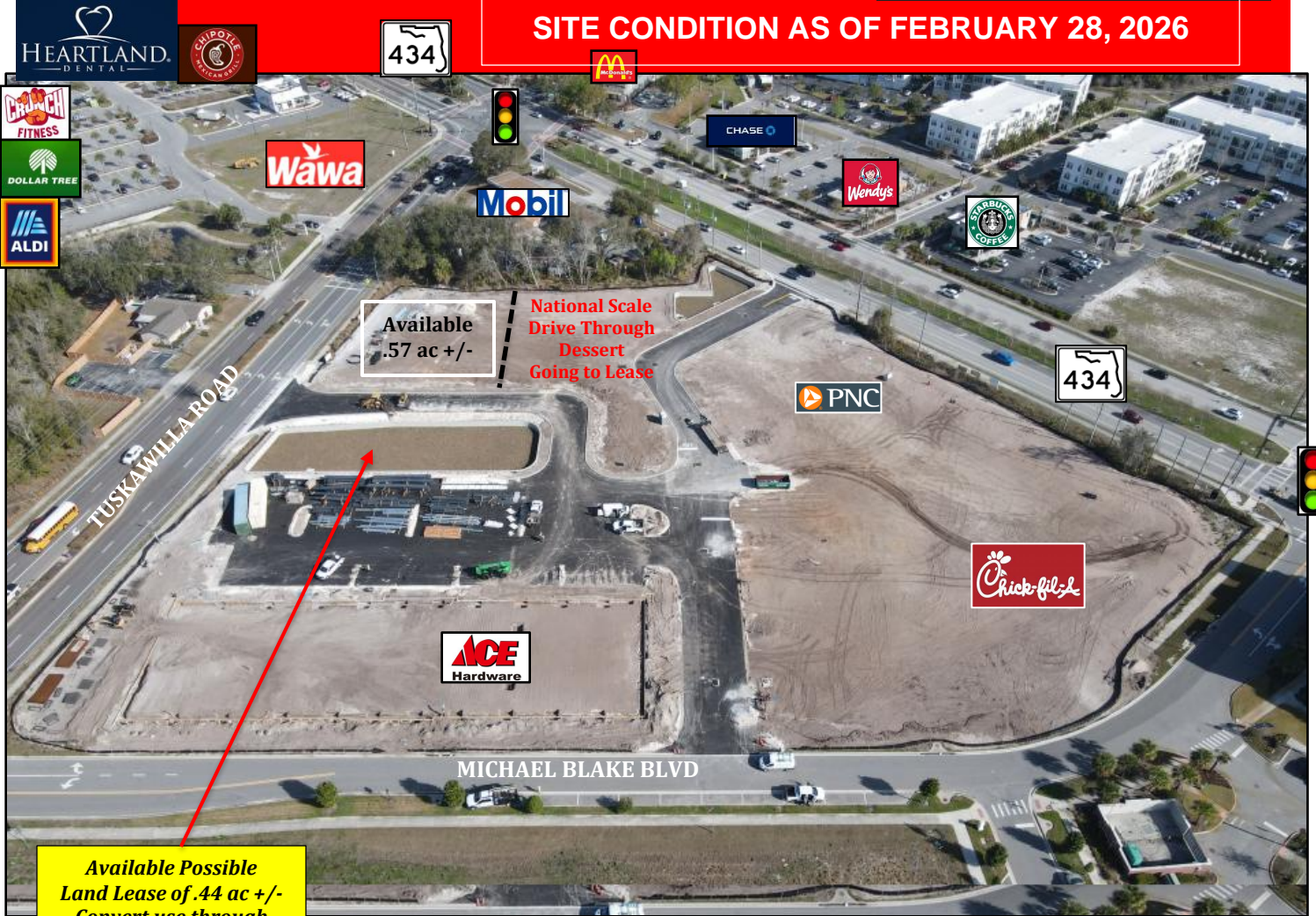
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SITE CONDITION AS OF FEBRUARY 28, 2026



POSSIBLE COFFEE DRIVE THROUGH

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



PATIO
No Drive Thru

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

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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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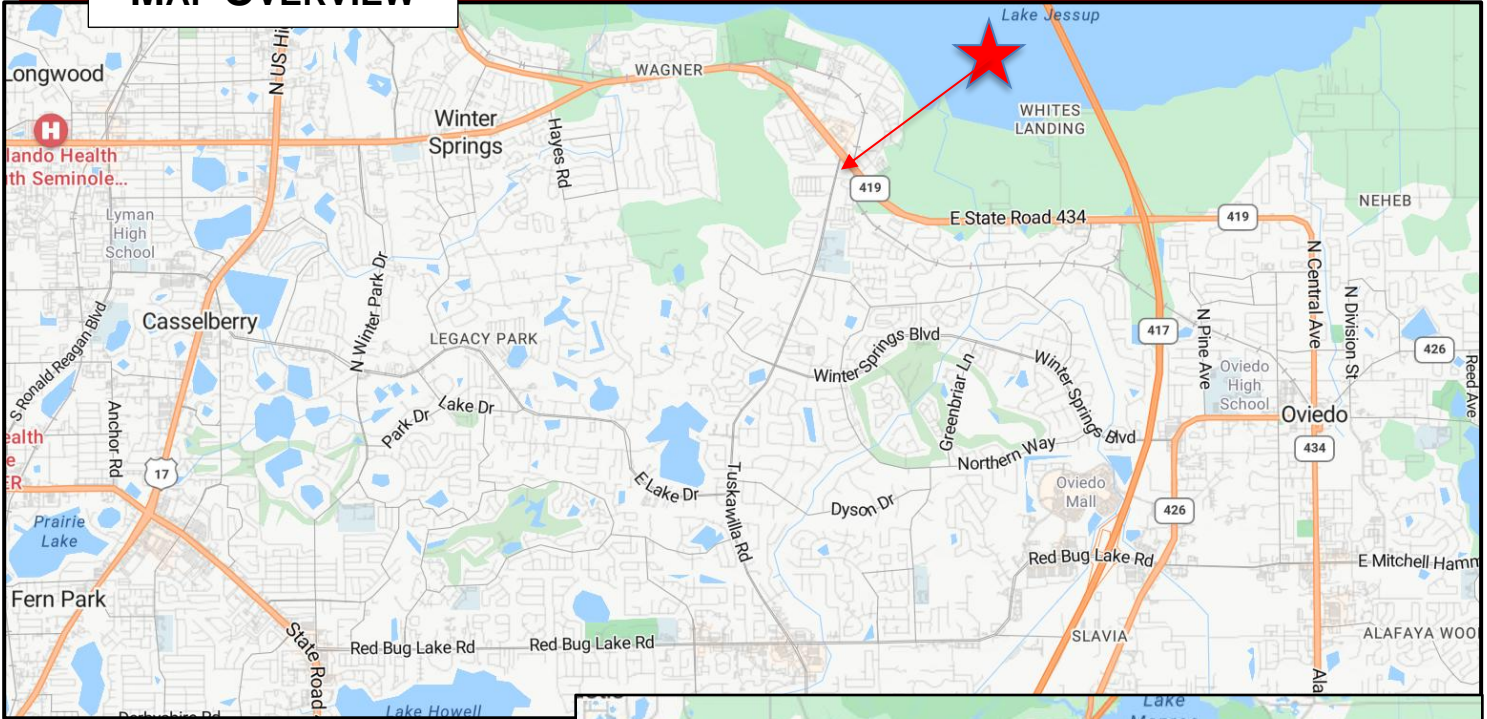
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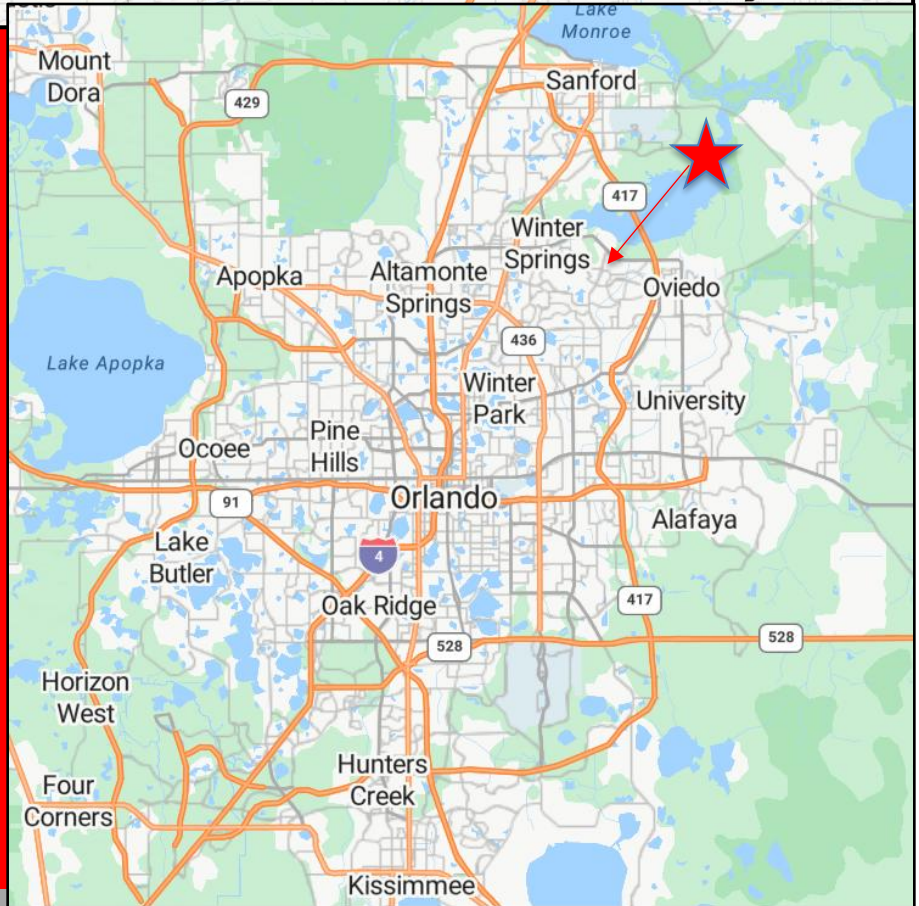
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MAP OVERVIEW



EAST SIDE ACE HARDWARE



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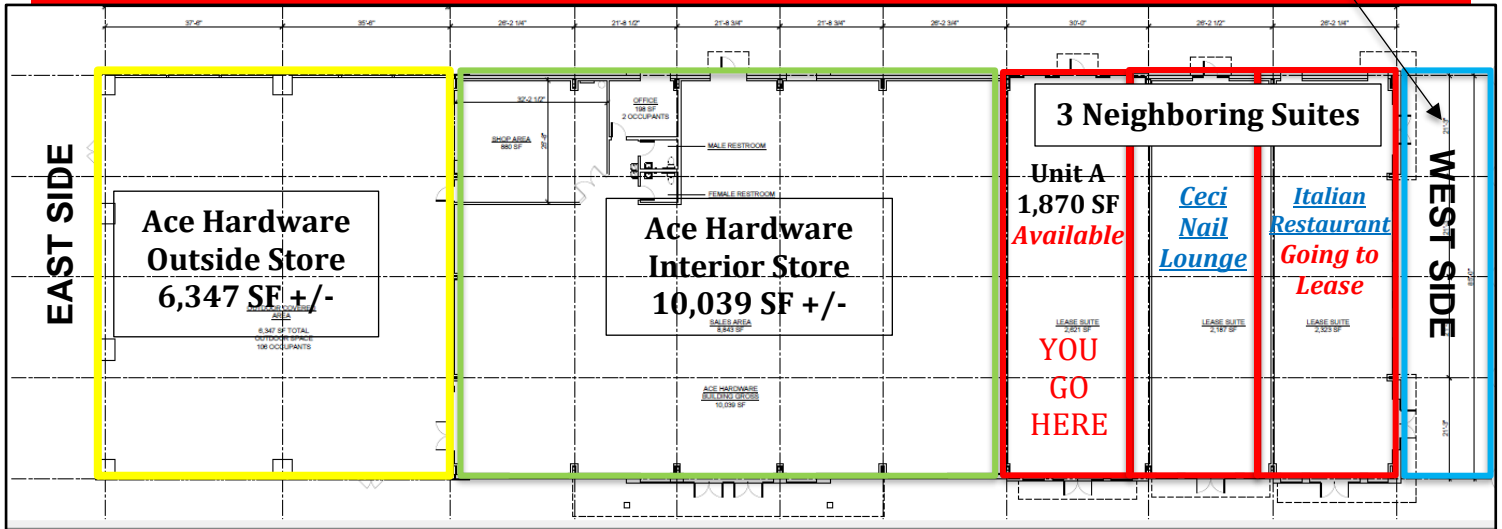
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FLOOR PLAN

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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