

RETAIL FOR LEASE

WOODCREEK SQUARE

Active Center on Busy Thoroughfare!

5285 Red Bug Lake Rd, Winter Springs, FL 32708



1 inline space of 2,064 SF, next to End-cap unit
\$22/SF, NNN

- Unit features a **new 5-ton HVAC**, **new bathrooms**, **concrete floor** and **paint-ready walls**.
- **Excellent visibility** on busy Red Bug Lake Road, the **main thoroughfare** between SR 436 & the 417.
- **Well-known traffic generators** as fellow tenants
- Avg. HH Income of **more than \$96,000** within 3 miles!
- **Walmart Neighborhood Market** center is on the North side of Red Bug Lake Rd.



For more information, contact:
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WOODCREEK SQUARE

2021 Traffic Count

Red Bug Lake Rd
36,500 AADT

2021 Projected Demographics

	3 Miles	5 Miles
Population:	79,729	224,140
Avg. HH Inc:	\$96,192	\$93,458
Growth 2010-21:	7.40%	9.64%

