

# SMD

Southern Management  
and Development, L.P.

## Promenade at Tuskawilla

1425 Tuskawilla Road and 5965 Red Bug Lake Road, Winter Springs, FL 32708



### ANCHORED BY

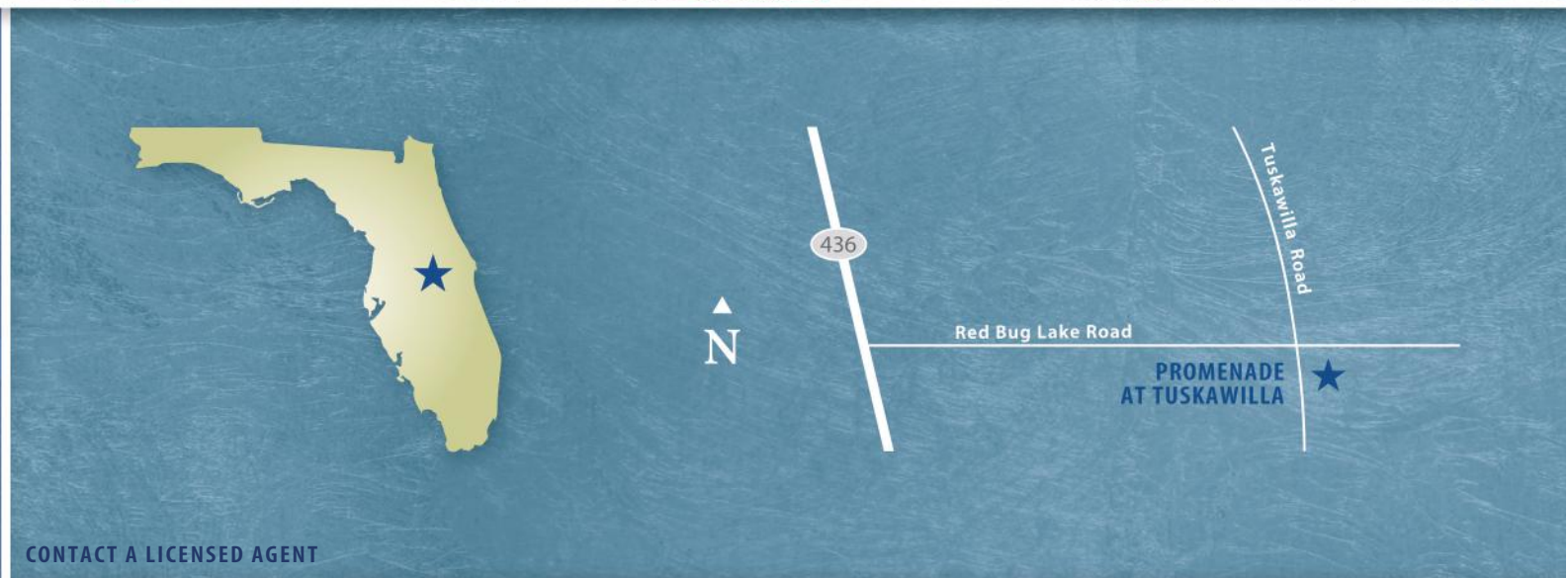
Hobby Lobby, HomeGoods,  
Beall's Outlet and Ulta Beauty

Located at the signalized intersection  
on Red Bug Lake Road and  
Tuskawilla Road

Densely populated residential communities  
surrounding center

Average daily traffic count: 73,000

Gross leasable area:  
200,283 Sq. Ft. (MOL)



CONTACT A LICENSED AGENT

[smdproperty.com](http://smdproperty.com) | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

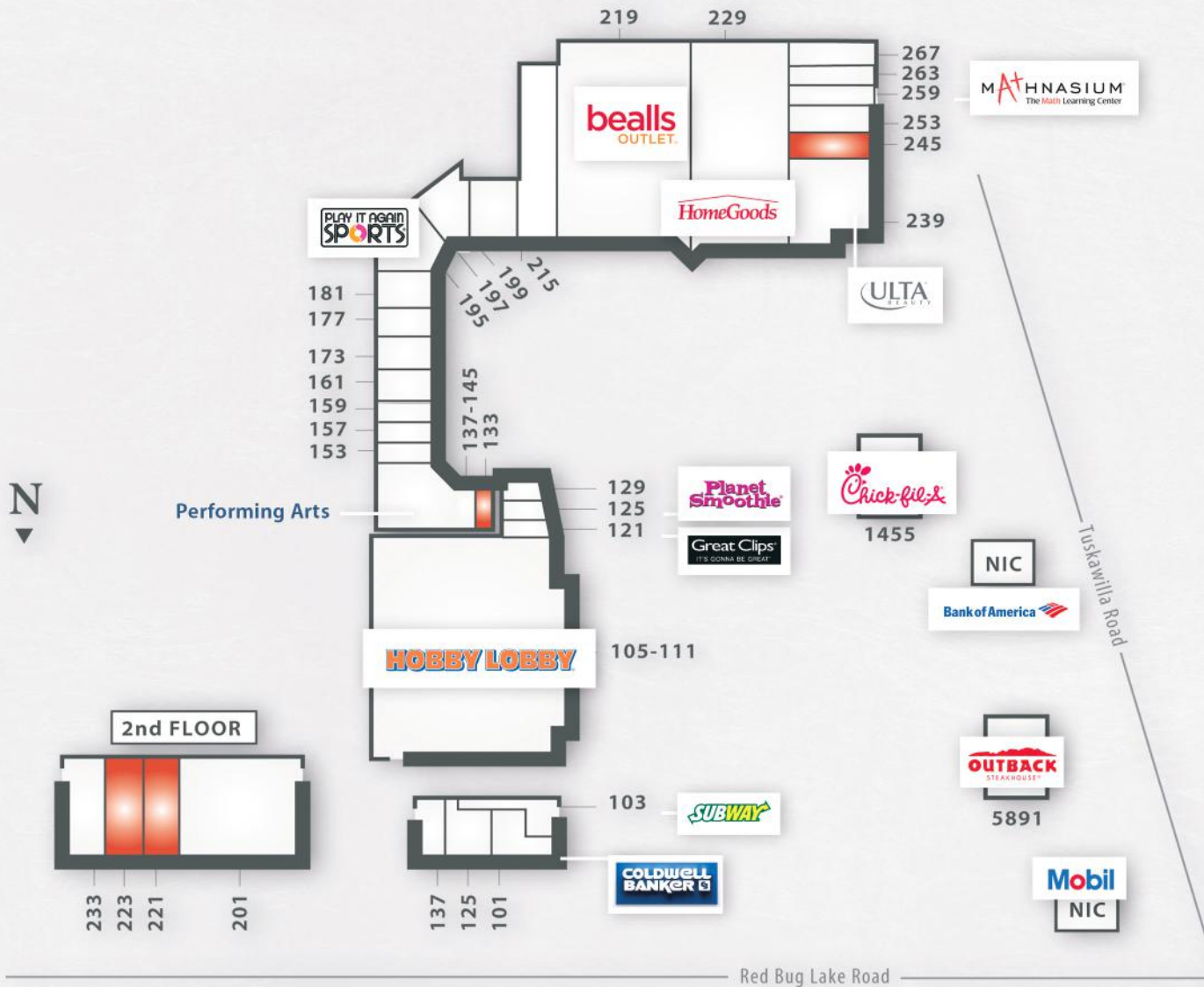
CREATING VALUE

*Southern Management and Development, L.P.*



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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	11,840	78,550	243,872
2021 Estimate	11,190	74,473	231,064
2010 Census	9,855	66,482	205,650
2000 Census	8,055	59,679	188,228
<b>Population by race</b>			
White	77.42%	79.99%	77.20%
Black   African American	8.16%	6.82%	9.21%
Hispanic   Other	114.44%	113.19%	113.58%
2021 Estimate			
Average HH Income	\$115,166.00	\$113,141.00	\$99,621.00
2021 Estimate			
Median HH Income	\$80,788.66	\$83,964.57	\$70,833.97
2021 Estimate			
Median Age	40.64	41.54	36.67

## LEGEND

5965 Red Bug Lake Road			1425 Tuskawilla Road			1425 Tuskawilla Road			1425 Tuskawilla Road		
UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
137	Breakfast Club	2,028	103	Subway	1,093	159	Barber Shop	1,032	239	Ulta Beauty	10,506
125	Nail Salon	1,360	105-111	Hobby Lobby	62,942	161	Chinese Restaurant	3,020	245	<b>Available</b>	1,614
101	Coldwell Banker Realty	4,774	121	Great Clips	1,200	173	High Tea	1,576	253	Smoker's Dream	1,614
<b>Upper Level</b>			125	Planet Smoothie	1,370	177	H & R Block	2,060	259	Mathnasium	1,500
201	Red Sun Yoga	2,742	129	Dry Cleaners	1,400	181	Martial Arts	3,798	263	Crumb Cookies	1,400
221	<b>Available</b>	2,783	133	<b>Available</b>	757	195	Play It Again Sports	4,177	267	Nitro Zone	1,183
223	<b>Available</b>	1,020	137-45	Performing Arts	8,082	197	Stefano's Trattoria	4,201	<b>Outparcels</b>		
233	Dentist	2,792	153	Chiropractor	1,210	215	Five Below	8,739	1455	Chick-fil-A	3,328
			157	Hair Salon	1,238	219	Bealls Outlet	22,551	5891	Outback Steakhouse	6,100
						229	HomeGoods	20,658			