



Island Associates Real Estate Inc.

We create value

Winn Dixie Anchored Padsite Available

15924 E. State Road 40

Silver Springs, FL

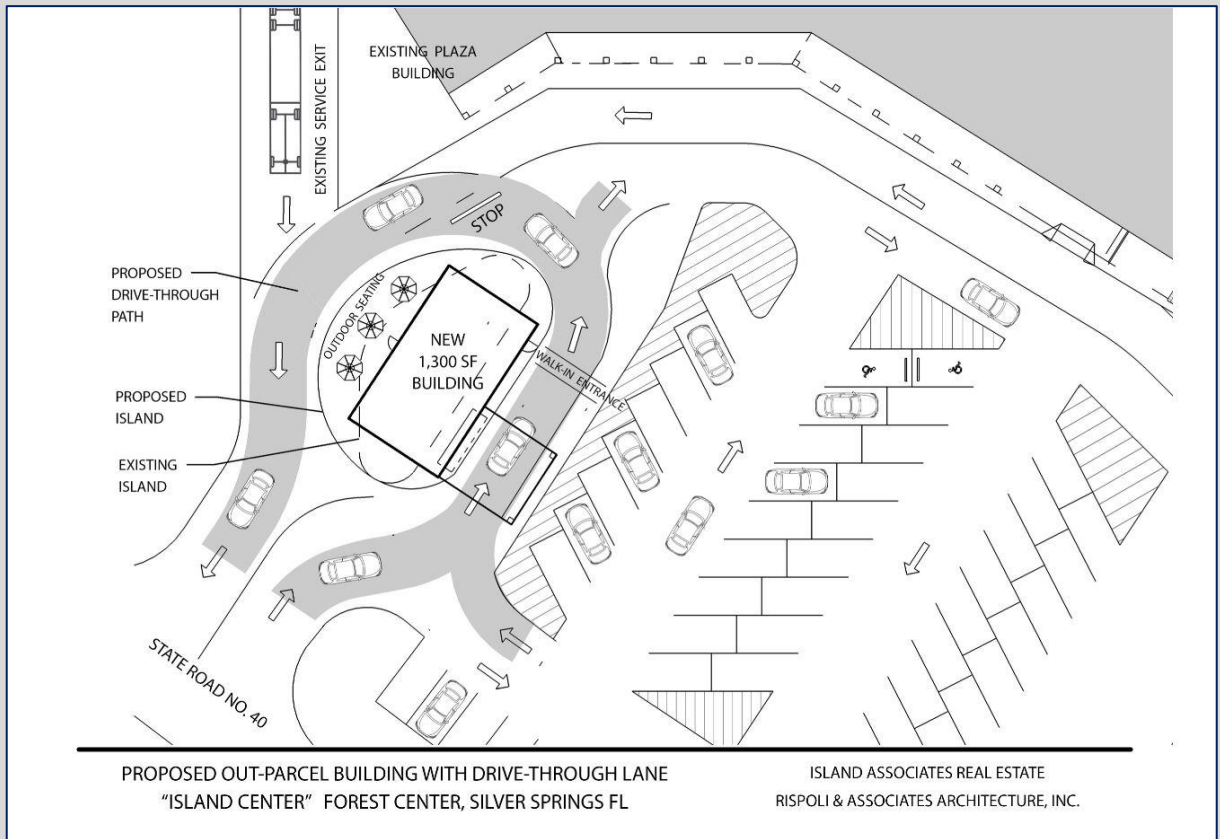


Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



Property Information

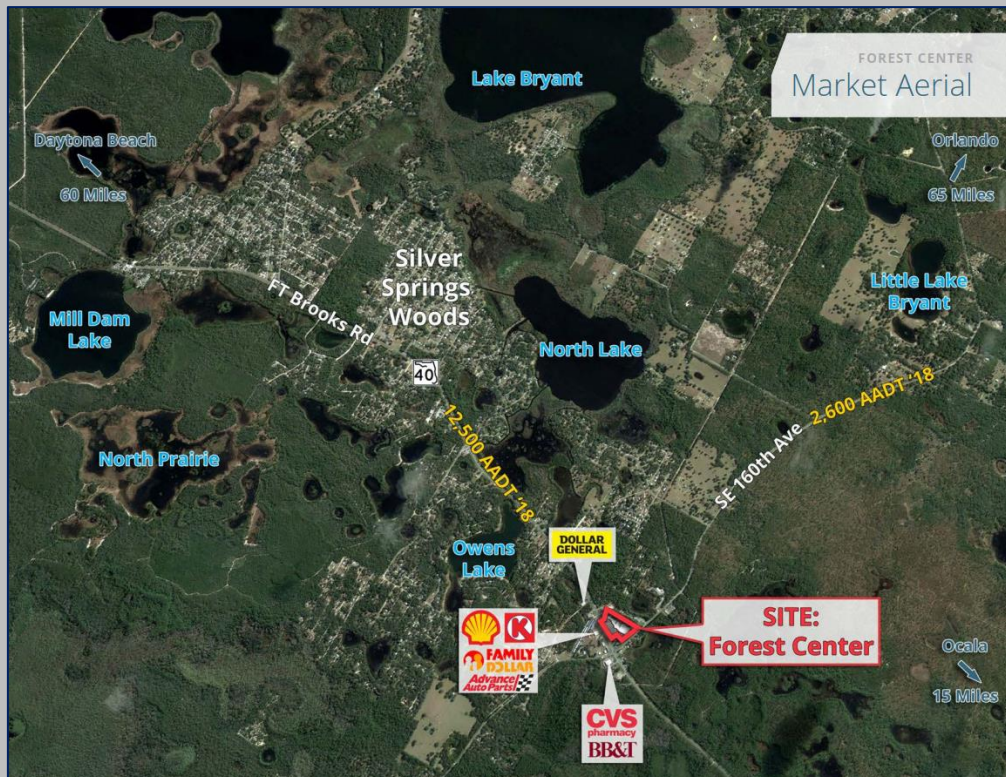
1,300 SF Padsite Available in busy Winn-Dixie Shopping Center Ground Rent +/- \$40,000 Year / NNN



- ❖ 71,646 SF neighborhood center, anchored by a high-performing Winn-Dixie & located in Silver Springs, FL.
- ❖ Shopping Center Renovations to be completed by Spring 2021 including, Lighting, Paving & New Building Façade.
- ❖ Strategically-located at the signalized intersection of FL-40 and SE 160th Ave, the Property benefits from consistent commuter traffic. FL-40 serves as the only east-west thoroughfare in Central Florida, which connects I-75 and Ocala to the west, with I-95 and Florida's Atlantic Coast; forcing the flow of regional traffic to pass directly in front of Forest Center.

Additional Information

Demographics	3 Mile	5 Mile	10 Mile
Total Population	4,079	9,806	43,735
Average HH Income	\$43,300	\$45,482	\$49,668



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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Proposed Upgrades



EXAMPLE
SIGN



PROPOSED
SIGN

Proposed Upgrades

