

WESTWOOD VILLAGE

4932 W State Rd 46 | Sanford, FL



HIGHLIGHTS

- 1,200 SF retail space available.
- 38,000 SF neighborhood shopping center with strong national tenant roster.
- Located on State Road 46, just 0.2 miles West of the I-4 Exit.
- Close to Seminole Towne Center Mall.
- Located in growing retail corridor with many new developments upcoming including a new hospital.
- Capture traffic coming and going home.
- Incentives available for qualified tenants.

Traffic Counts

St Rd 46: ±31,500 VPD



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COMMERCIAL REAL ESTATE SERVICES

Demographics	1 Mile	3 Miles	5 Miles
Population	5,838	43,744	103,192
Household Income	\$122,825	\$115,335	\$104,169
Daytime Employees	4,723	41,180	80,372

No Tenant	SF
1 TrustCo Bank	1,980
2 Dentist	1,620
3 United Tiger Marital Arts	2,400
4 Cleaners	1,200
5 Available	1,200
6 Dapper Doughnut	1,200
7 Mason Bar	1,200
8 Orange Theory Fitness	2,800
9 Orlando Health	6,800
10 Nail & Spa	1,200
11 Goodfellas Pizzeria	1,400
12 Xtreme Dance	2,800
13 Total Mobile by Version	1,400
14 State Farm	2,800
15 Impressions Salon	760
16 Pinch-a-Penny	1,640
17 Chiropractor	1,200
18 Kumon Learning Center	1,200
19 Subway	1,800

