

# WESTWOOD VILLAGE

4932 W State Rd 46 | Sanford, FL



## HIGHLIGHTS

- 1,400 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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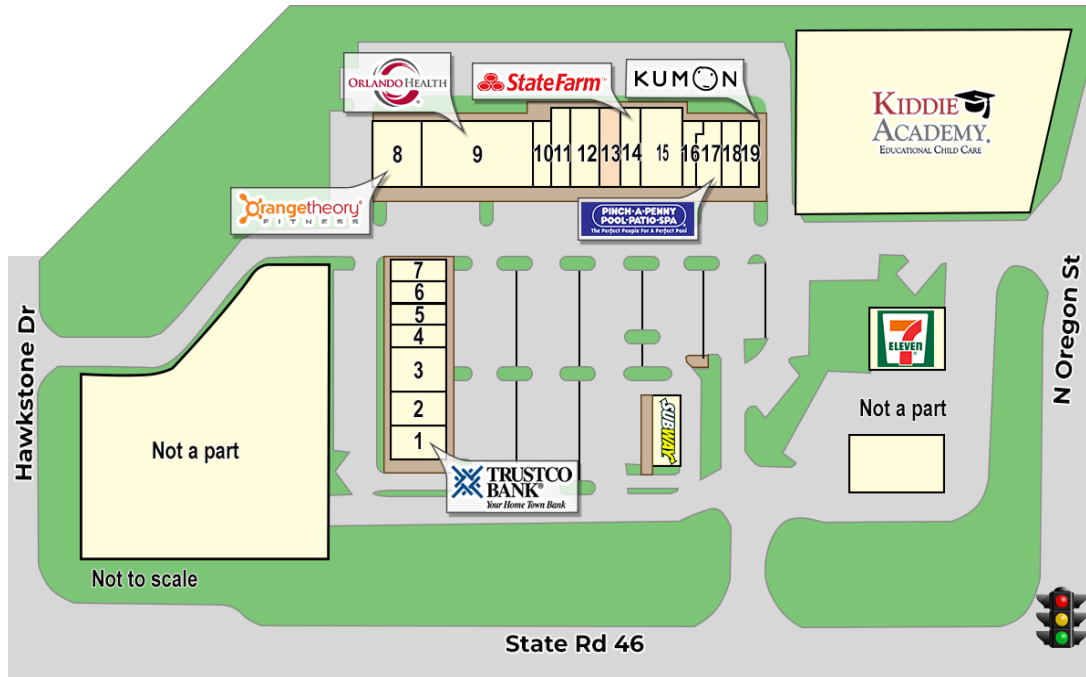
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COMMERCIAL REAL ESTATE SERVICES

Demographics	1 Mile	3 Miles	5 Miles
Population	7,652	42,903	103,748
Household Income	\$124,140	\$119,431	\$108,477
Daytime Employees	3,732	41,242	89,073

No Tenant	SF
1 TrustCo Bank	1,980
2 Dentist	1,620
3 United Tiger Marital Arts	2,400
4 Cleaners	1,200
5 Pigtales & Crewcuts	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 AVAILABLE	1,400
14 State Farm	1,400
15 Veterinarian	2,800
16 Impressions Salon	760
17 Pinch-a-Penny	1,640
18 Chiropractor	1,200
19 Kumon Learning Center	1,200
20 Subway	1,800



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