

# Shoppes at Village Square

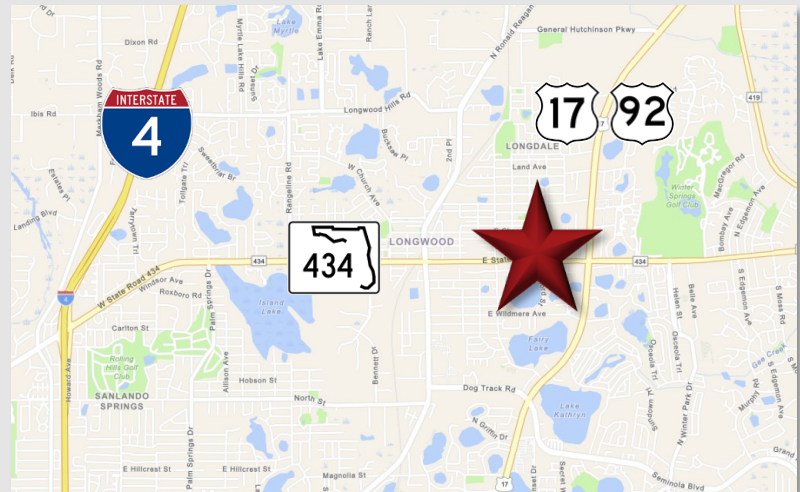
851 E SR 434, Longwood, FL 32750



**Lease Rate: \$17 NNN**

## LOCATION DETAILS

Located on East State Road 434 with a traffic count of over 23,000 CPD. Adjacent to Truist Bank and First Baptist Church of Longwood, and directly across from AutoZone Auto Parts. The center is conveniently situated, being less than 4 miles from I-4 and in close proximity to major thoroughfares such as US 17-92 and Ronald Reagan Blvd, offering easy access from all over Central Florida.



## PROPERTY HIGHLIGHTS

- **±61,200 SF** Retail Plaza
- Major tenants include national and local businesses like O'Reilly Auto Parts, Sherwin-Williams, and Hero Academy Martial Arts
- **246 Shared parking spaces**
- Monument and storefront signage
- **2ND GEN RETAIL SPACES AVAILABLE:**
  - 1,800 SF Restaurant - Call for Availability
  - 4,500 SF Gym Space - Available Now
  - 900 - 5,400± SF General Retail Spaces - Available Now

### 2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	10,674	73,085	206,908
Average HH Income	\$77,699	\$102,651	\$111,256
Median HH Income	\$63,444	\$77,036	\$78,728

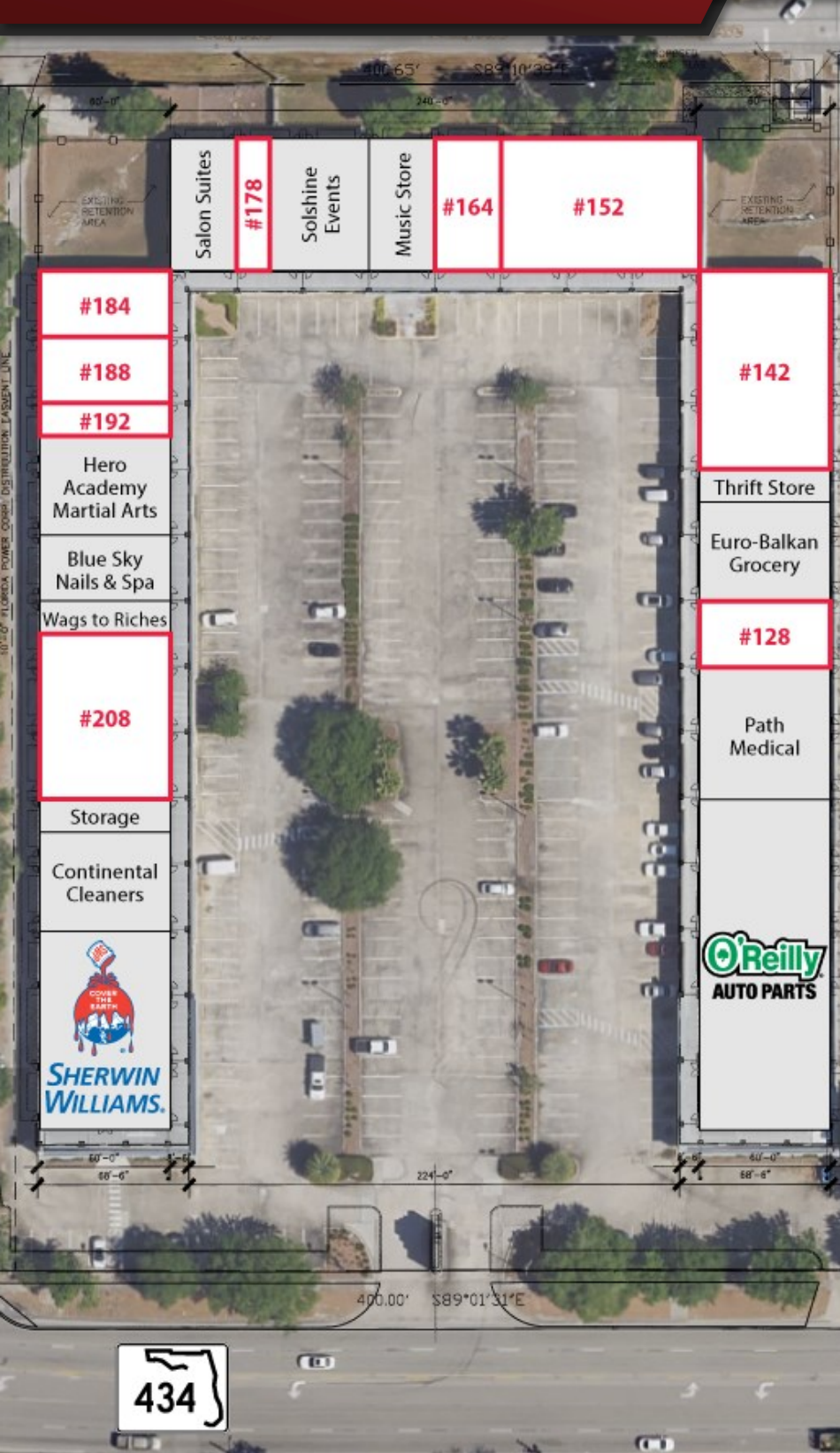
CONTACT FOR MORE INFORMATION

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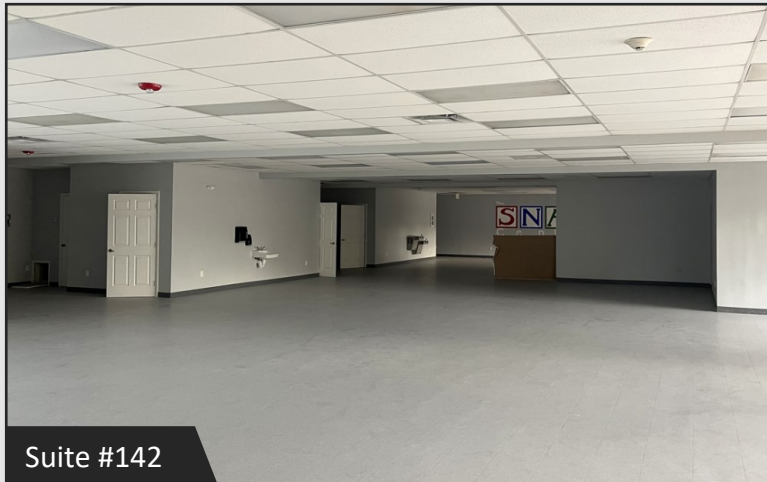
STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
<b>128</b>	<b>Available - 2nd Gen Restaurant</b>	<b>1,800</b>
132	Euro - Balkan Grocery	2,700
138	Thrift Store	900
<b>142</b>	<b>Available</b>	<b>5,400</b>
<b>152</b>	<b>Available</b>	<b>5,400</b>
<b>164</b>	<b>Available</b>	<b>1,800</b>
168	Music Store	1,800
176	Solshine Events	2,700
<b>178</b>	<b>Available</b>	<b>900</b>
180	The E Salon and Suites	1,800
<b>184</b>	<b>Available</b>	<b>1,800</b>
<b>188</b>	<b>Available</b>	<b>1,800</b>
<b>192</b>	<b>Available</b>	<b>900</b>
194	Hero Academy Martial Arts	2,700
200	Blue Sky Nails & Spa	1,800
204	Wags to Riches	900
<b>208</b>	<b>Available - 2nd Gen Gym</b>	<b>4,500</b>
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams Paint Store	5,400

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Suite #142



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# Shoppes at Village Square

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**UNIT 178**  
900 SF



**UNIT 192**  
900 SF

**UNIT 188**  
1,800 SF

**UNIT 184**  
1,800 SF



Suite #192

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 **Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



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