

Shoppes at Village Square

851 E SR 434, Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



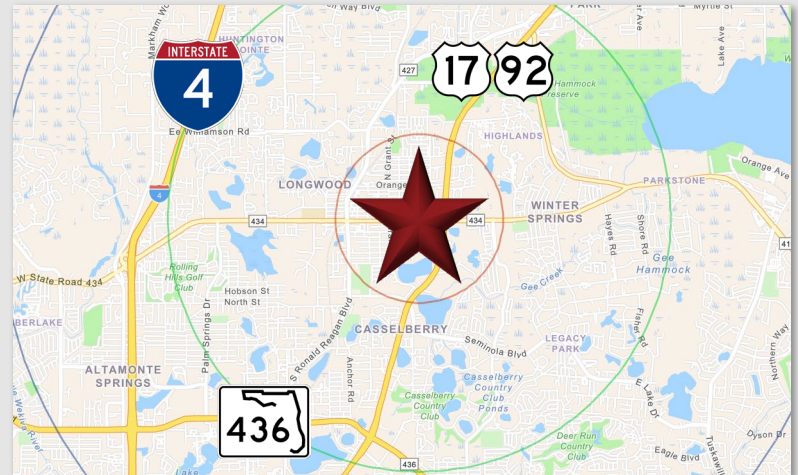
Lease Rate: \$17-24 NNN

LOCATION HIGHLIGHTS

Located on E SR 434 with a traffic count of over 26,000 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.

LISTING HIGHLIGHTS

- ±61,200 SF retail plaza with a mix of **local and national tenants** including O'Reilly Auto Parts, Sherwin-Williams, Total Wireless by Verizon, and Hero Academy Martial Arts
- **246 shared parking spaces**
- Monument and storefront signage
- **2nd Gen Retail Spaces - AVAILABLE NOW**
 - 1,800± SF 2nd Gen Restaurant
 - 1,800± SF Restaurant Build-Out
 - 4,500± SF 2nd Gen Gym / Fitness Studio
 - 900 - 7,200± SF General Retail Spaces



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,133	73,303	205,925
Median HH Income	\$78,084	\$98,988	\$106,928
Average HH Income	\$78,084	\$98,988	\$106,928

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

(407) 383-8142

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STE.	TENANT	SQ.-FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	Available - Restaurant	1,800
132	Euro - Balkan Grocery	1,800
136-138	Available - Restaurant Build-Out	1,800
142	Available	5,400
164	Available	7,200
168	Allegro Music Center	1,800
176	Solshine Events	2,700
178	Total Wireless by Verizon	900
180	The E Salon and Suites	1,800
184	Available	1,800
188	Available	1,800
192	Available	900
194	Hero Academy Martial Arts	2,700
200	Blue Sky Nails & Spa	1,800
204	Wags to Riches	900
208	Available - 2nd Gen Gym	4,500
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams Paint Store	5,400

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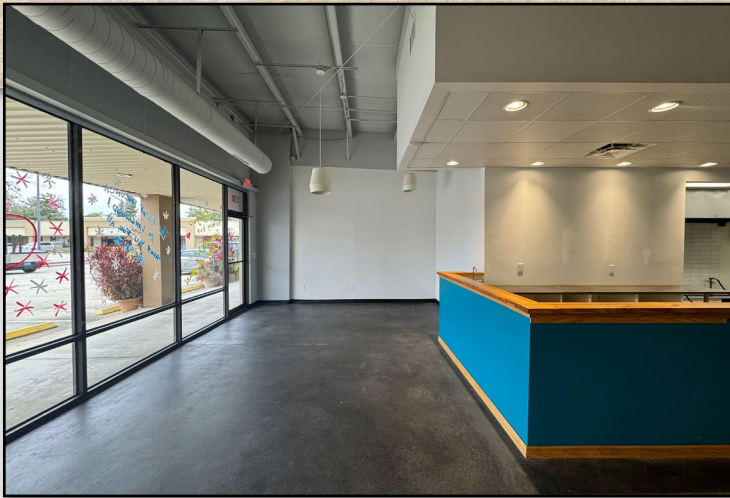
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SUITE 128



SPACE HIGHLIGHTS

- Square Footage: **1,800± SF**
- Lease Rate: **\$22psf NNN**
- Current/Best Use: **2nd Gen Restaurant**
- **Mostly open layout** featuring:
 - Seating area for tables + banquette seating
 - Front counter for quick service with sink and space for a coffee bar and food display cases
 - Kitchen with grease trap and exhaust hood
 - 2 ADA compliant restrooms

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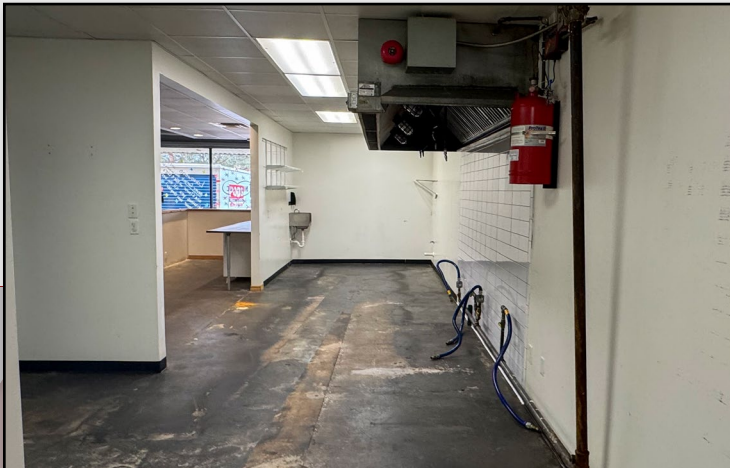
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SUITE 128



Previous interiors shown – finishes and paint may vary



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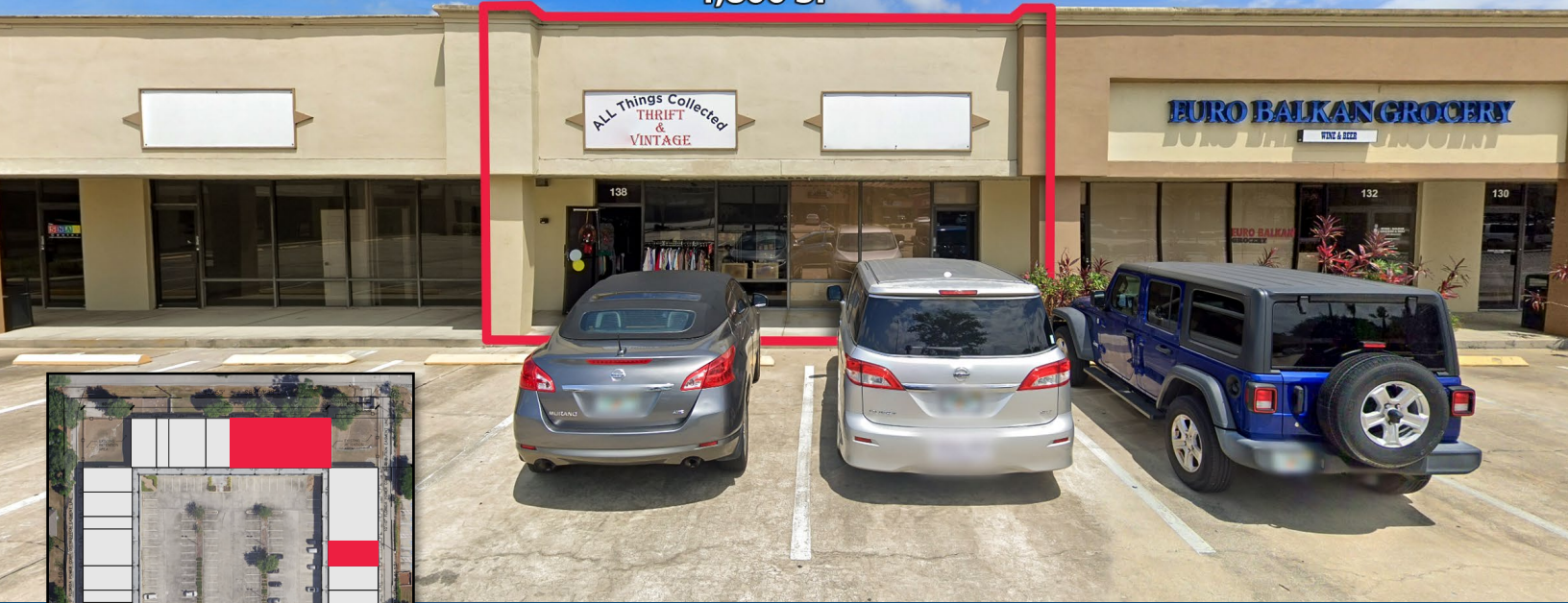
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UNIT 136-138
1,800 SF



UNIT 164
7,200 SF



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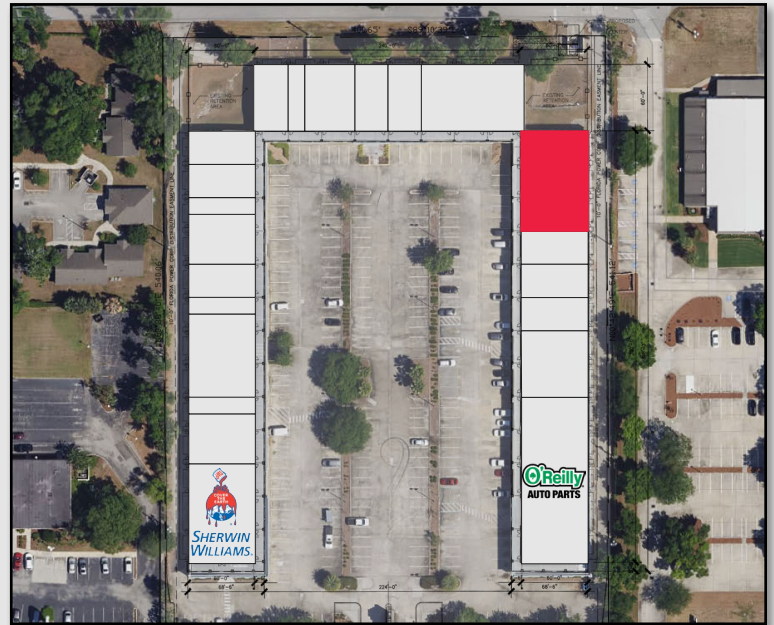
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UNIT 192
900 SF

UNIT 188
1,800 SF

UNIT 184
1,800 SF



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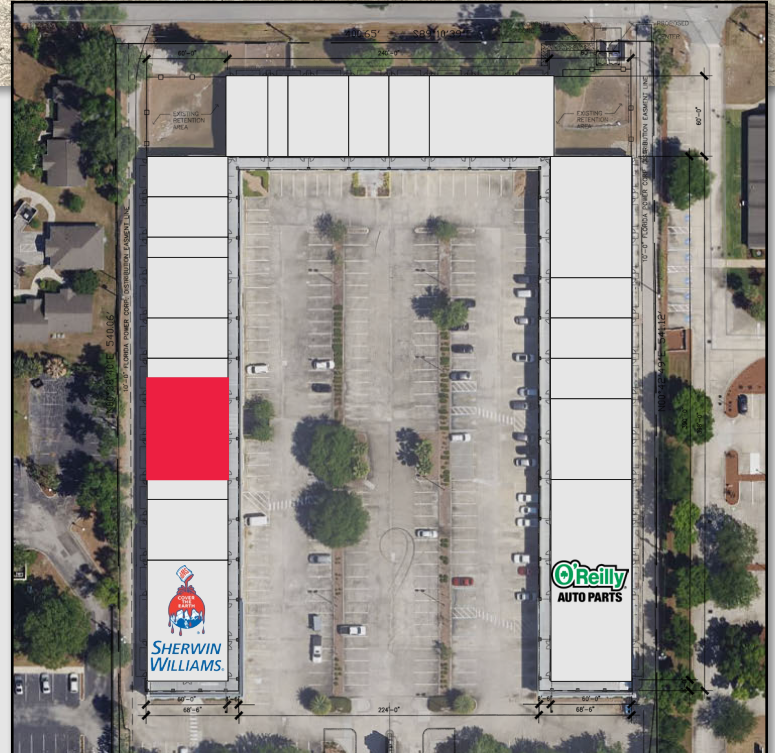
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SUITE 208



SPACE HIGHLIGHTS

- Square Footage: **4,500± SF**
- Lease Rate: **\$17psf NNN**
- Current/Best Use: **2nd Gen Gym / Fitness Studio**
- **Mostly open layout** includes:
 - Men's and women's restrooms with individual stalls and showers
 - Managerial office
 - Bonus room and storage room

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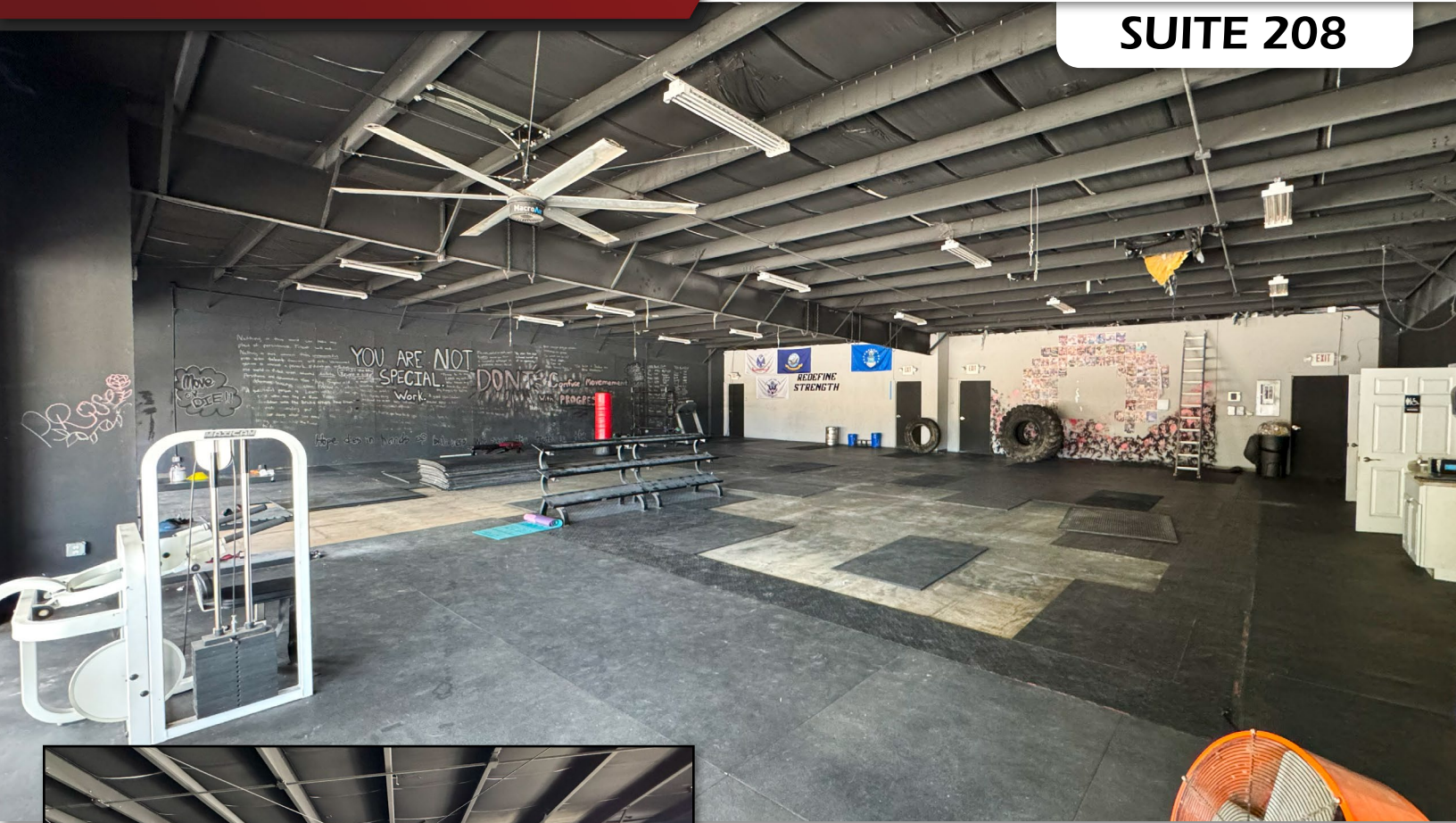
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SUITE 208



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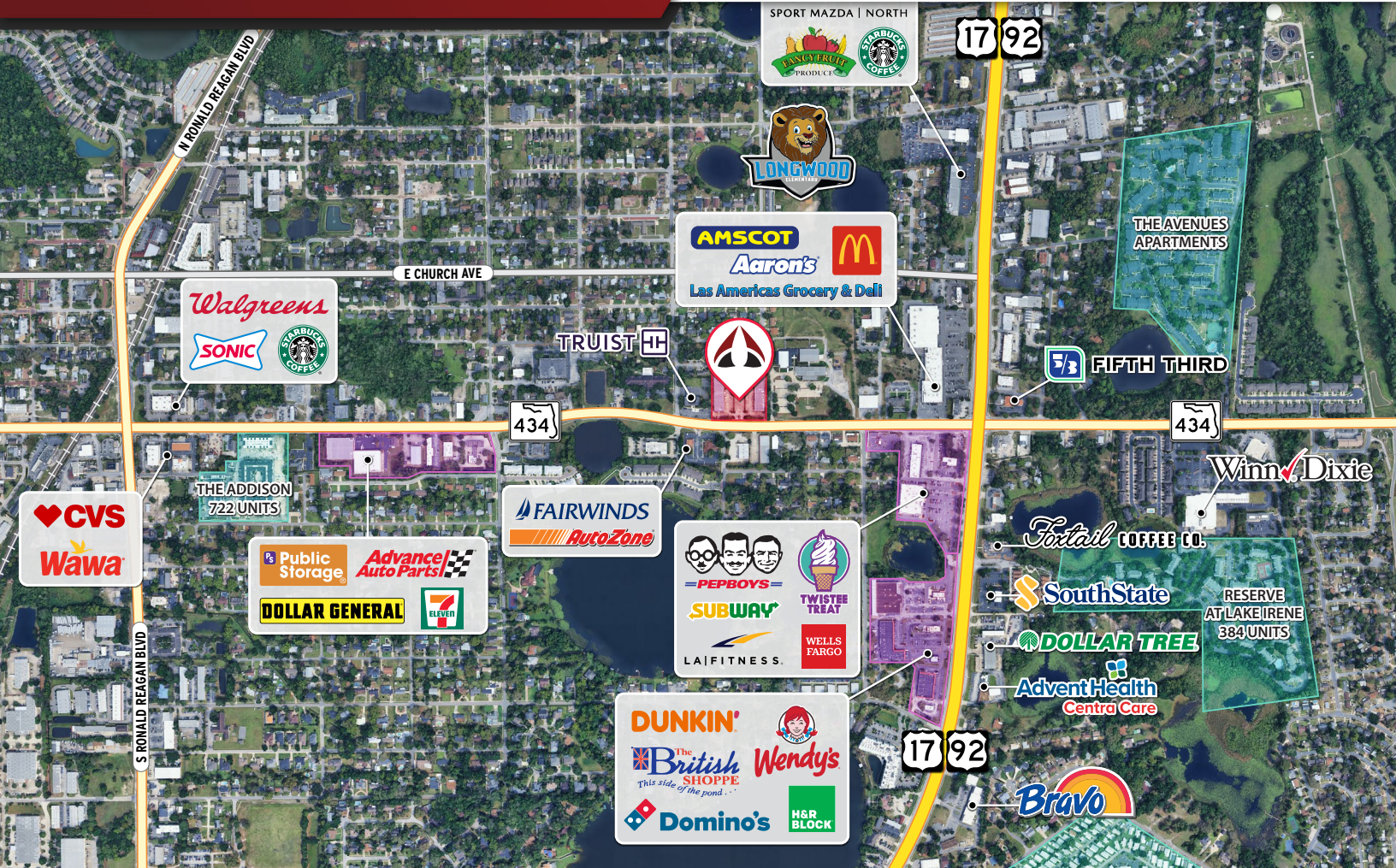
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