

Shoppes at Village Square

851 E SR 434, Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



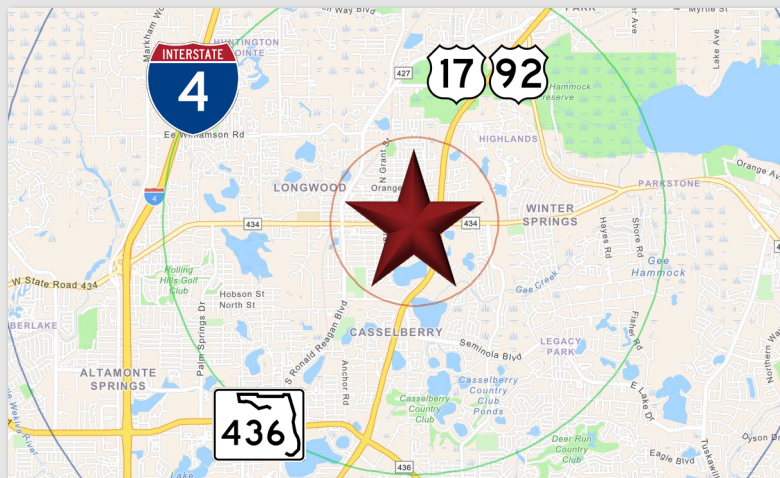
Lease Rate: \$17-24 NNN

LOCATION HIGHLIGHTS

Situated on E SR 434 (27,000 AADT), this convenient location is within walking distance of public transport and offers quick access to US 17-92 and Ronald Reagan Blvd. With I-4 less than 4 miles away, the site provides strong regional connectivity across Central Florida. Nearby established businesses include Truist Bank, AutoZone Auto Parts, and Fairwinds Credit Union. Additional retail and dining options are available along both US 17-92 and SR 434.

LISTING HIGHLIGHTS

- ±61,200 SF retail plaza with a **mix of local and national tenants** including O'Reilly Auto Parts and Hero Academy Martial Arts
- 246 shared parking spaces**
- Monument and storefront signage available
- 2nd Generation retail spaces available**
 - Ste. 136-138: Restaurant build-out | 1,800± SF
 - Ste. 142: Childcare services approved | 5,400± SF
 - Ste. 178: Cell phone store | 900± SF
 - Ste. 208: Gym / fitness studio | 4,500± SF
 - General retail suites | 900 - 7,200± SF



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:

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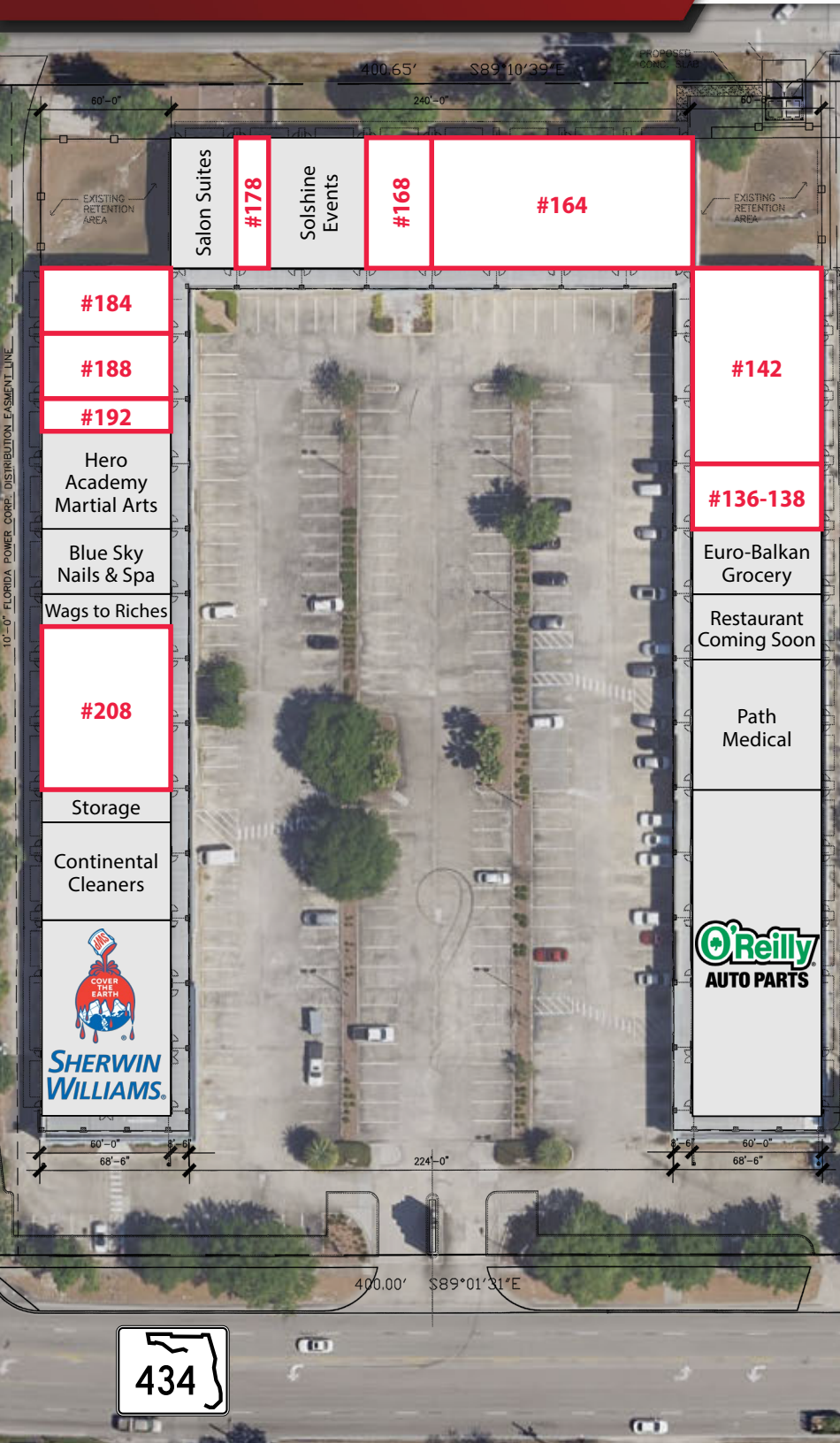
Marie Shorey, CCIM

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STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	Restaurant Coming Soon	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	Available	1,800
176	Solshine Events	2,700
178	Available - Cell Phone Store	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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SUITE 136-138



SUITE 136-138 HIGHLIGHTS

- Square Footage: **1,800± SF**
- Lease Rate: **\$24psf NNN**
- Best Use: **Restaurant** (Tenant build-out is required to combine kitchen with open space)
- **Existing kitchen infrastructure** includes exhaust hood, walk-in fridge and freezer, 3 compartment sink, hand washing station, and 2 restrooms
- **Additional kitchen equipment included:** 2 flat top griddles, gas range, commercial mixer, toaster oven, sheet pan rack, 2 prep tables, and a refrigerated prep table / topping storage



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SUITE 136-138



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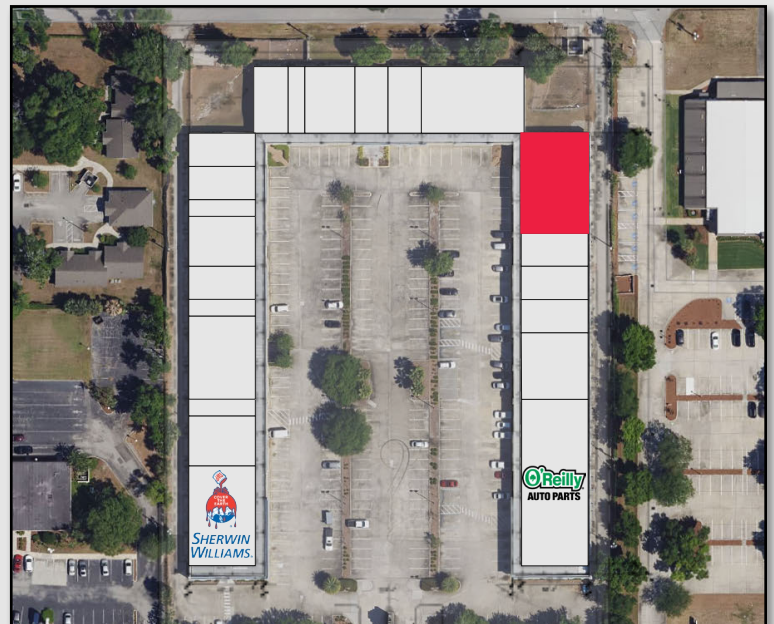
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SUITE 142



SUITE 142 HIGHLIGHTS

- Square Footage: **5,400 SF**
- Lease Rate: **\$17psf NNN**
- **City approved for childcare services**
- Build-out features a **large open layout** with a reception area, 3 extra rooms, and 6 ADA-compliant restrooms
- Includes a Fire Alarm Control Panel (FACP) and Digital Alarm Communicator/Transmitter (DACT) **verified for childcare fire safety**
- Access to a gated backyard



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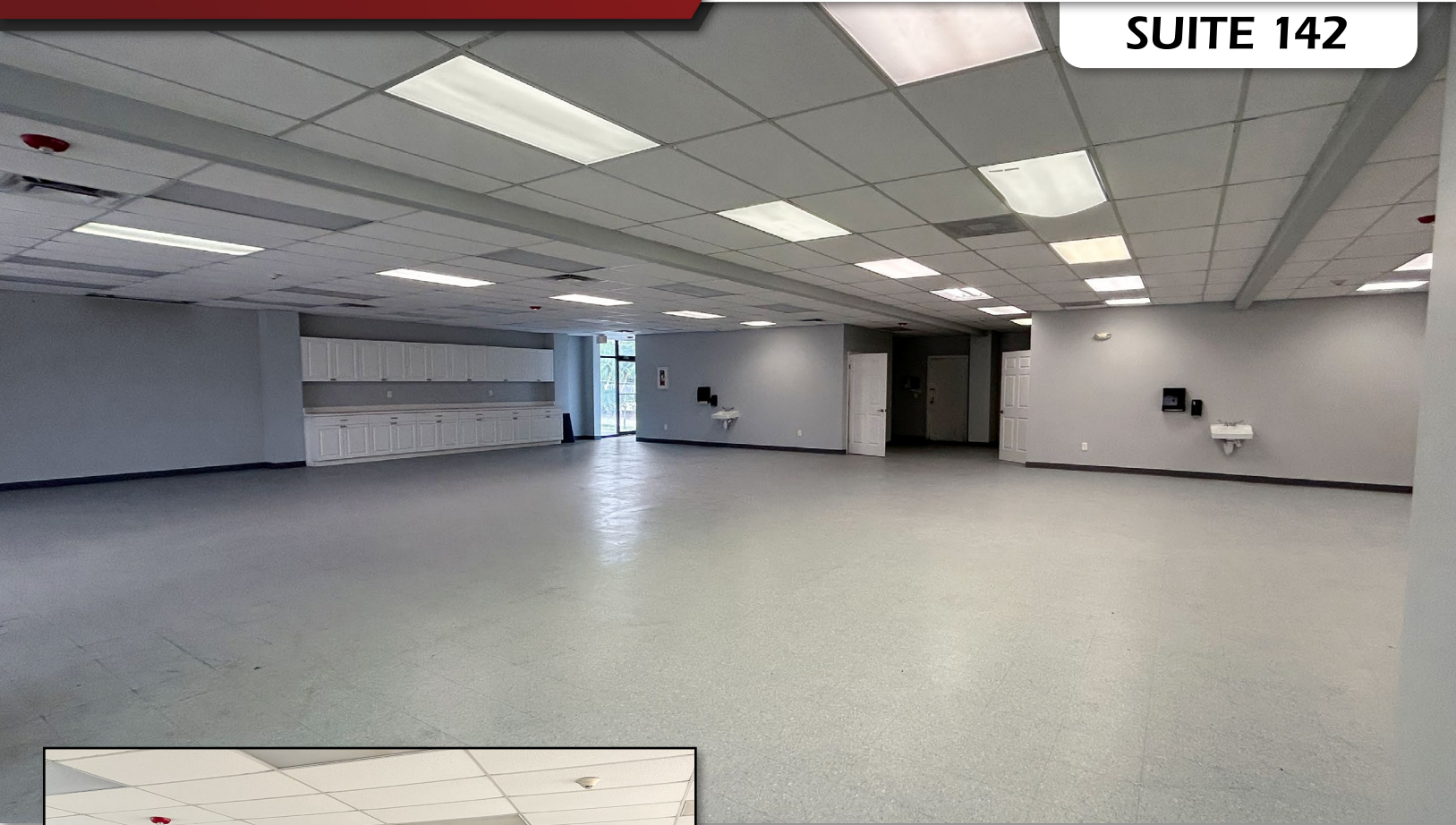
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SUITE 178



SUITE 178 HIGHLIGHTS

- Square Footage: **900± SF**
- Lease Rate: **\$17psf NNN**
- Current/Best Use: **General Retail**
- **Recently built-out for a cell phone store**
 - Features a mostly open layout with new flooring and one ADA-compliant restroom
 - Equipped with an alarm system
 - Furniture is included



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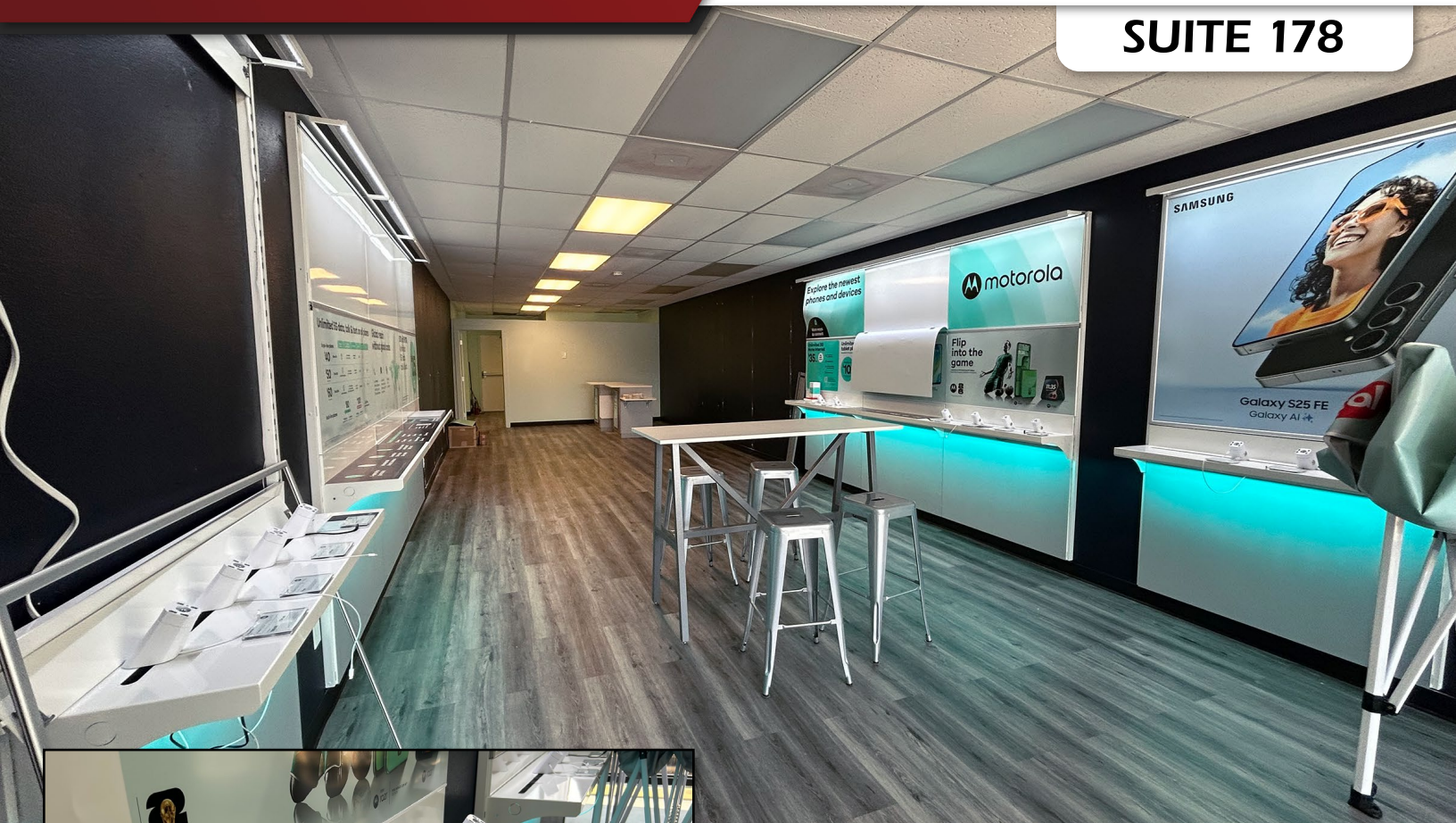
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SUITE 178



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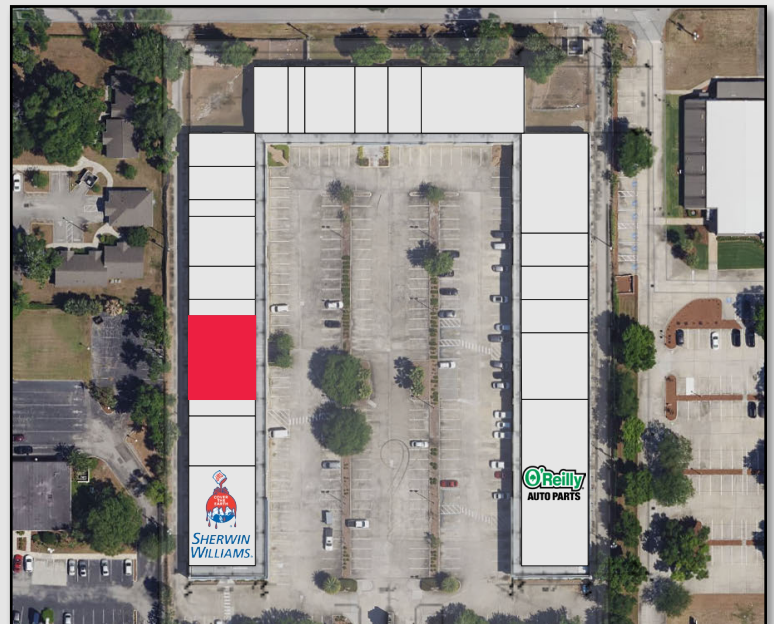
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SUITE 208



SUITE 208 HIGHLIGHTS

- Square Footage: **4,500± SF**
- Lease Rate: **\$17psf NNN**
- **Ideal for:** CrossFit, personal training, boxing, yoga, Pilates, and similar concepts
- **Ceiling height:** 14.15 ft max at the front, sloping to 11.77 ft towards the back
- **Mostly open layout** includes men's and women's restrooms with individual stalls and showers, as well as a bonus room, storage room, and managerial office. **New AC Unit to be installed.**



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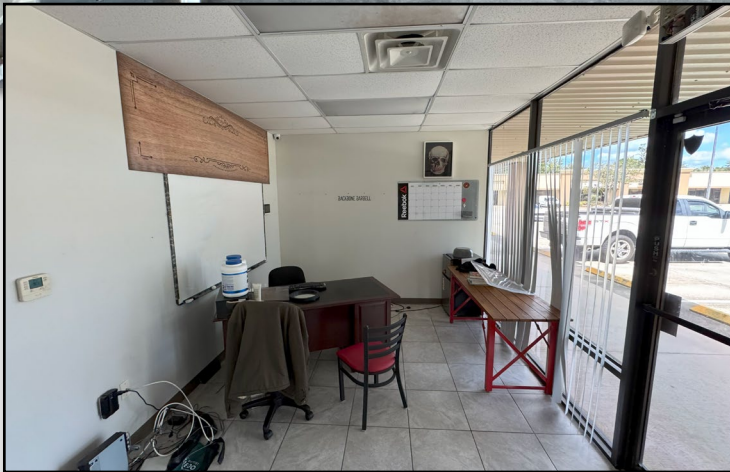
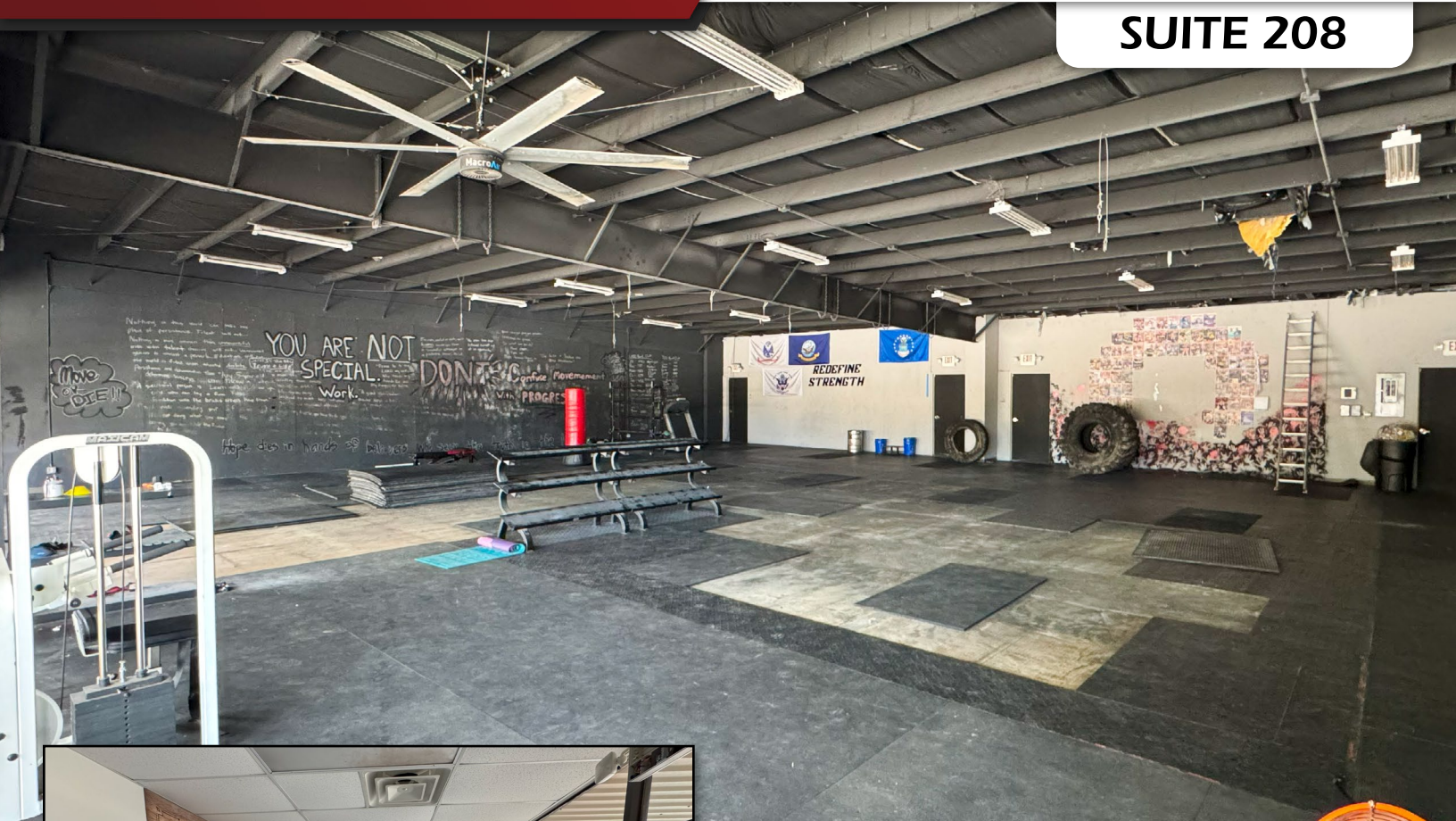
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UNIT 164
7,200 SF



UNIT 168
1,800 SF

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UNIT 192
900 SF

UNIT 188
1,800 SF

UNIT 184
1,800 SF



Suite #192



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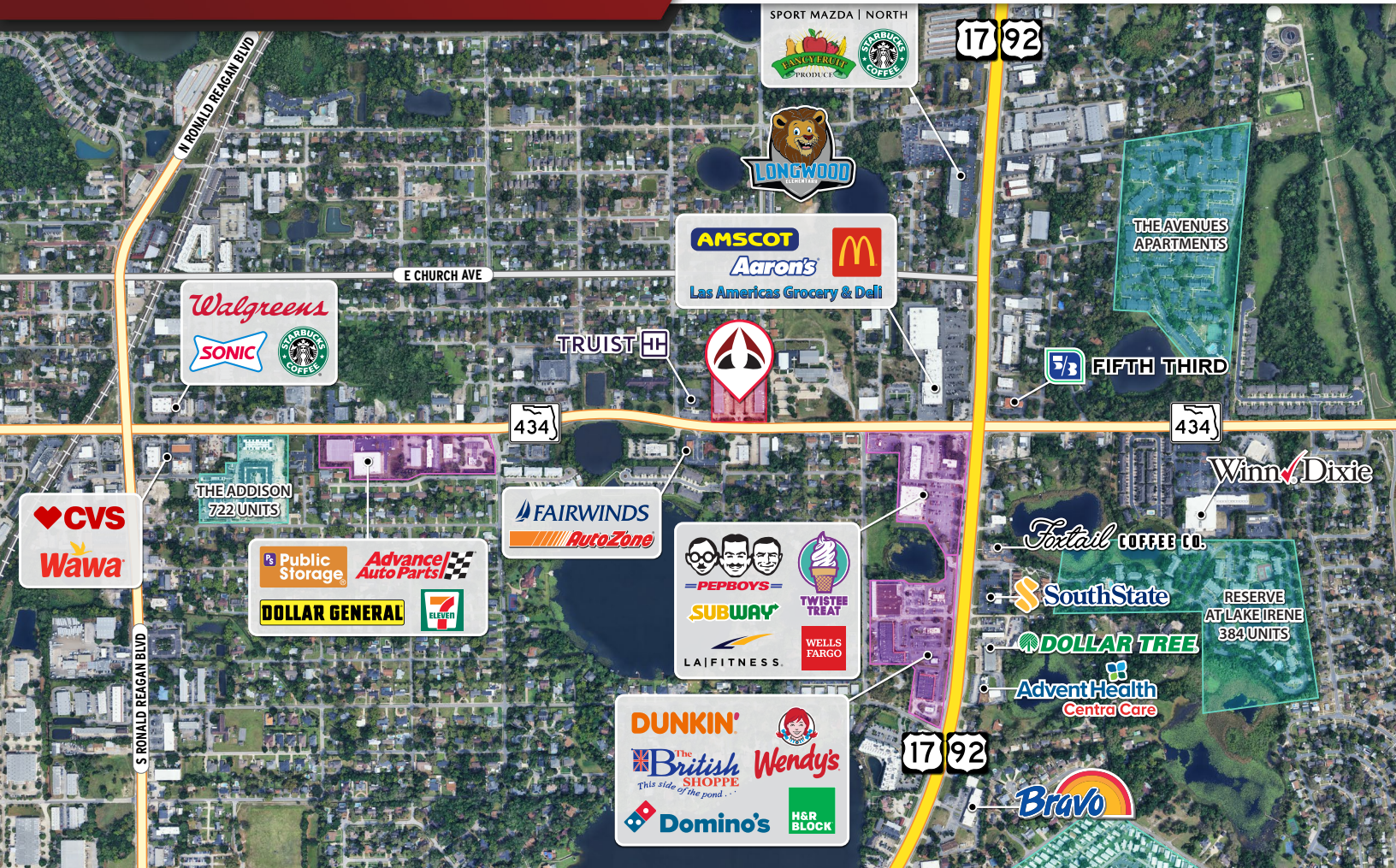
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