

WESTWOOD VILLAGE

4932 W State Rd 46 | Sanford, FL



FORNESS
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS

- 1,400 SF retail space.
- 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: ±29,000 VPD



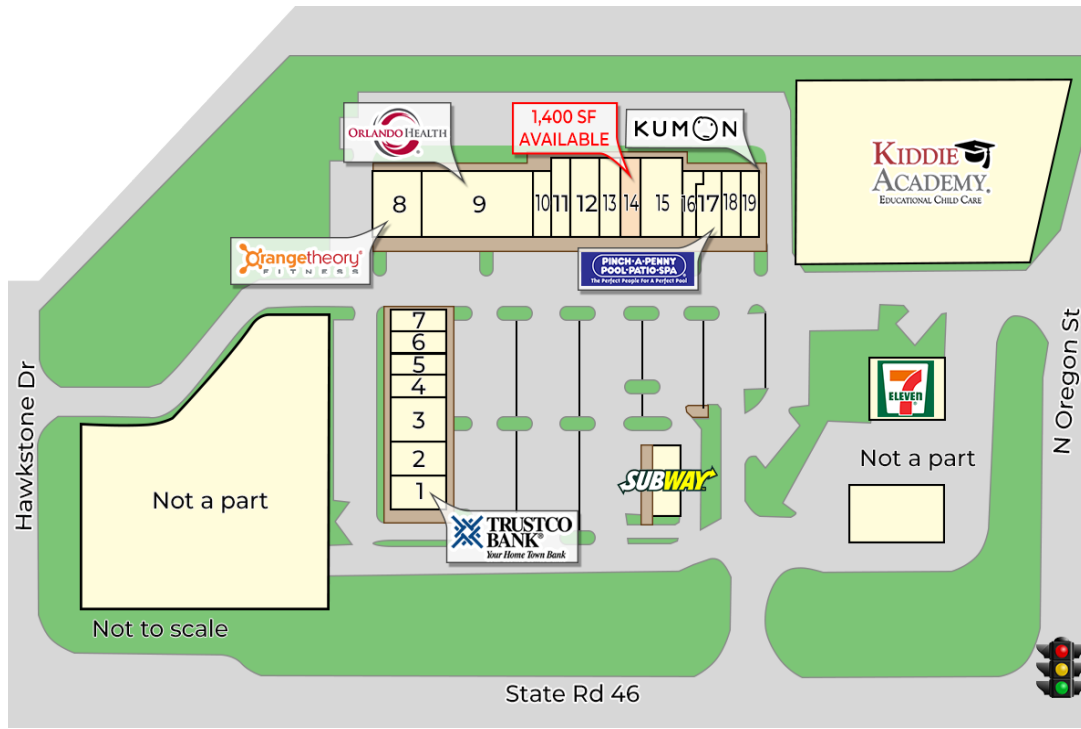
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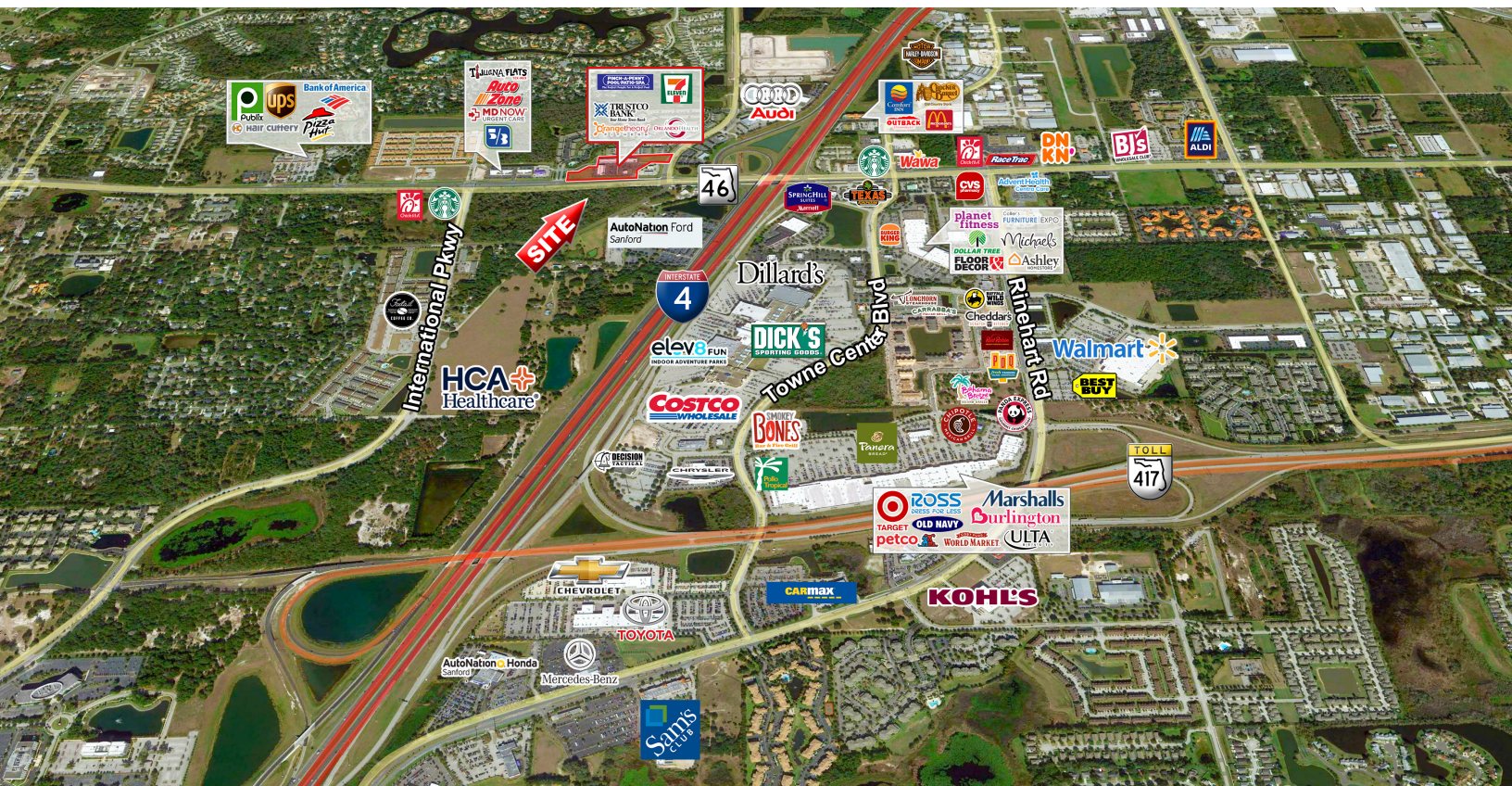


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Demographics	1 Mile	3 Miles	5 Miles
Population	7,793	45,330	108,456
Household Income	\$126,195	\$129,632	\$121,163
Daytime Employees	9,982	48,890	89,871



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 Mango Verde Fresh	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 Diamonds & Co	1,400
14 Availalbe	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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