

SHOPPES AT VILLAGE SQUARE

851 E State Road 434

Longwood, FL 32750

PROPERTY HIGHLIGHTS

- 61,200 SF Neighborhood Shopping Center
- Ample parking with 246 spaces
- Pylon signage available
- 423' of frontage on State Road 434

AVAILABLE FOR LEASE

- [Suite 140](#).....4,500 SF- Former Afterschool Care Center- "Turnkey" 6 Bathrooms
- [Suite 168*](#).....1,800 SF- Former yoga studio- 2 bathrooms + locker room
- [Suite 172*](#).....2,700 SF
- [Suite 176*](#).....2,600 SF- Former Daycare Center, Child Sinks + 3 Bathrooms
- [Suite 184](#).....4,500 SF
- [Suite 216](#).....900 SF- Shell Space (Needs to be 100% built)

* Suites 168, 172, and 176 can be combined for 7,100 SF

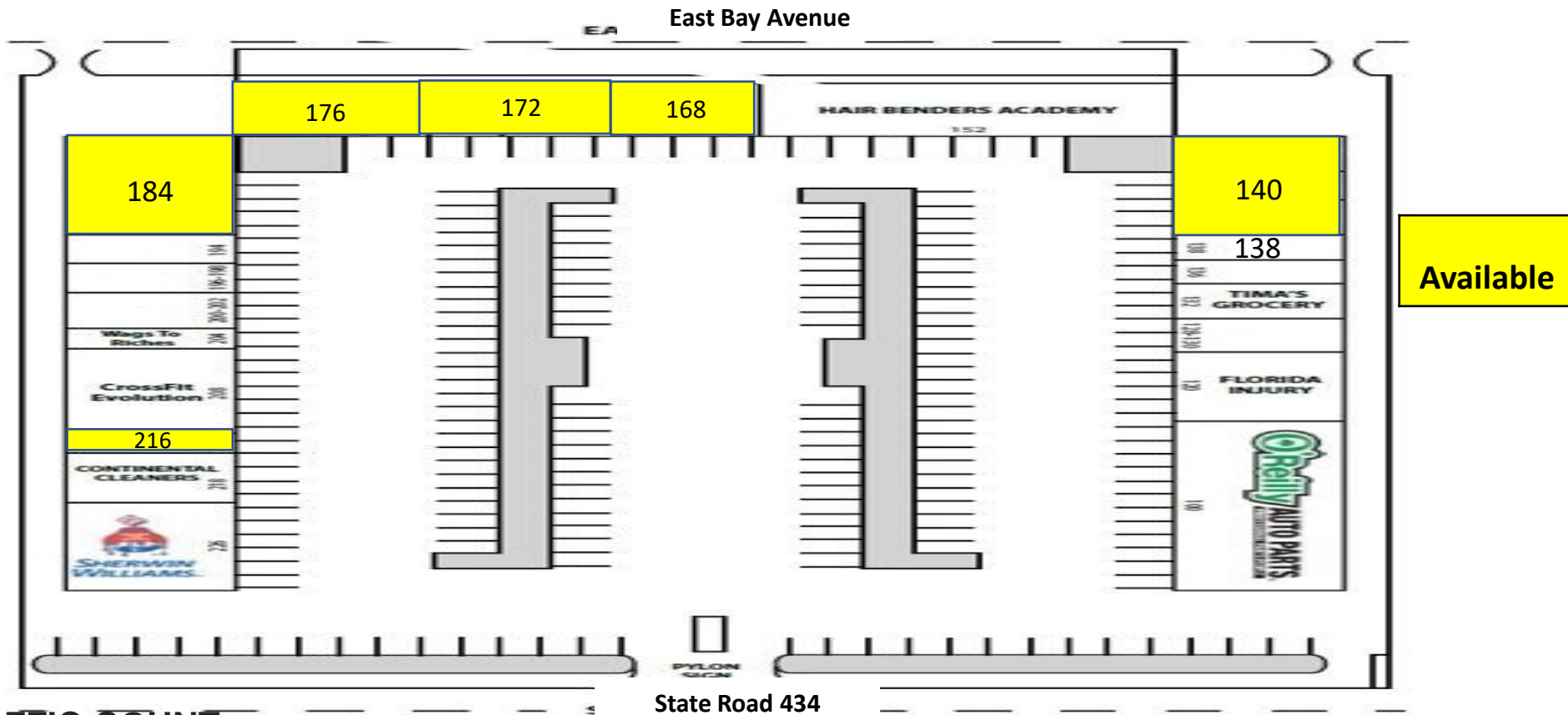


CO TENANTS

- O'Reilly Auto Parts, Sherwin-Williams Paint Store, CrossFit Evolution, Nic & Luc Café, Continental Cleaners, and other fine local businesses

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TRAFFIC COUNT

➤ 30,127

ZONING

➤ Retail Center

YEAR BUILT

➤ 1984

DEMOGRAPHICS

2022	1 mile	3 miles	5 miles
Population:	11,854	72,048	206,090
Average Income:	\$67,176	\$81,687	\$89,429
Average Age:	41	42	41