

Shoppes at Village Square

851 E SR 434, Longwood, FL 32750

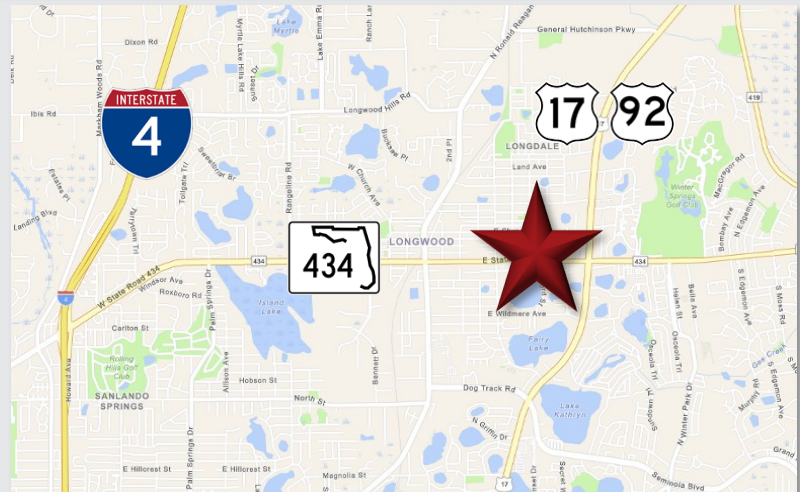
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$17-21 NNN

LOCATION DETAILS

Located on East State Road 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.



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 NOW**
 - 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
Average HH Income	\$78,084	\$98,988	\$106,928
Median HH Income	\$64,432	\$77,809	\$80,145

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

(407) 383-8142

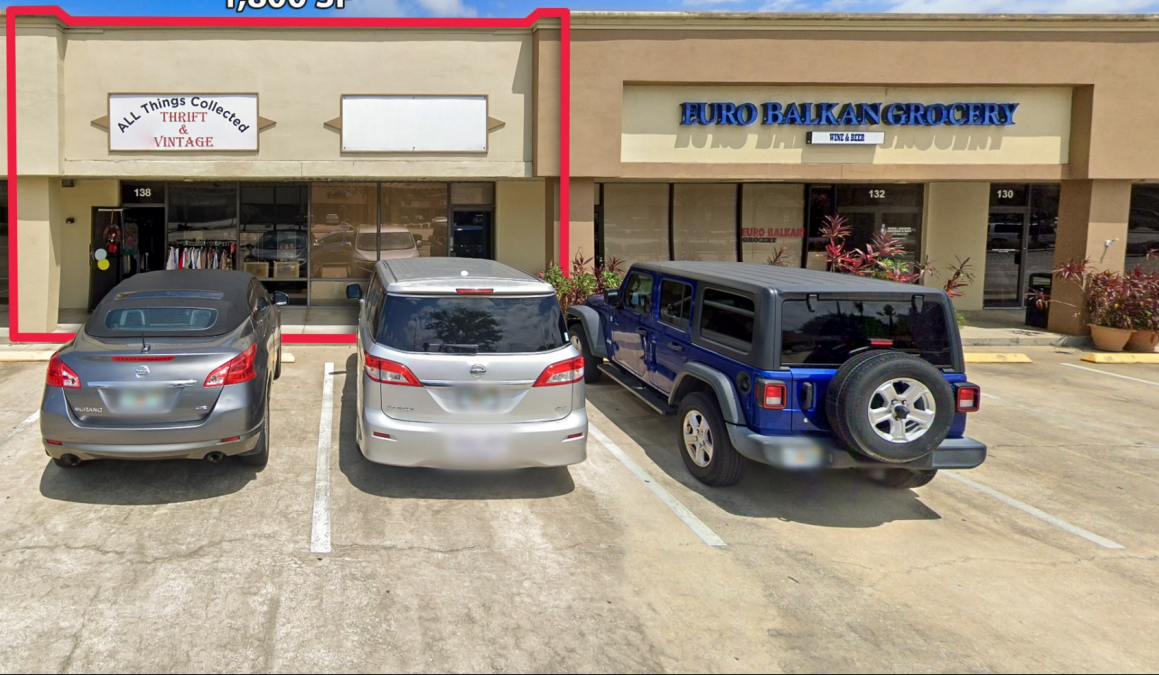
marie@palkiper.com

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UNIT 136-138
1,800 SF



UNIT 164
7,200 SF



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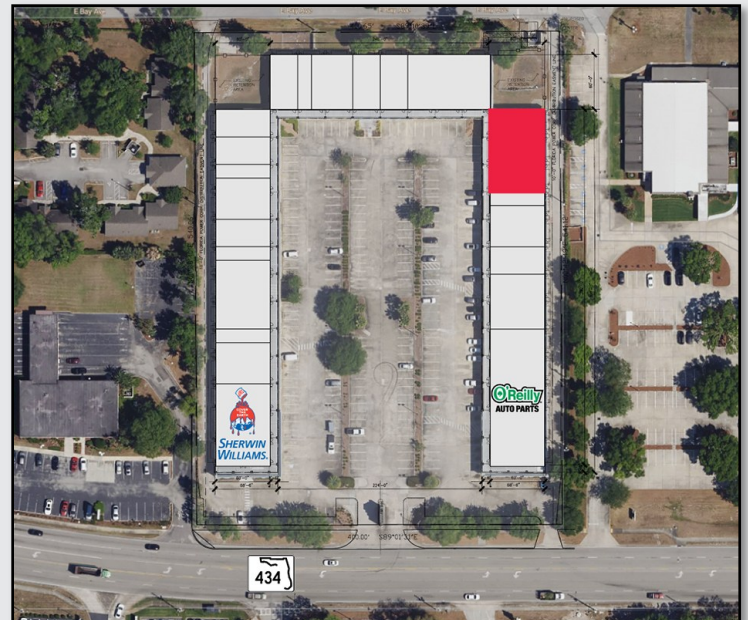
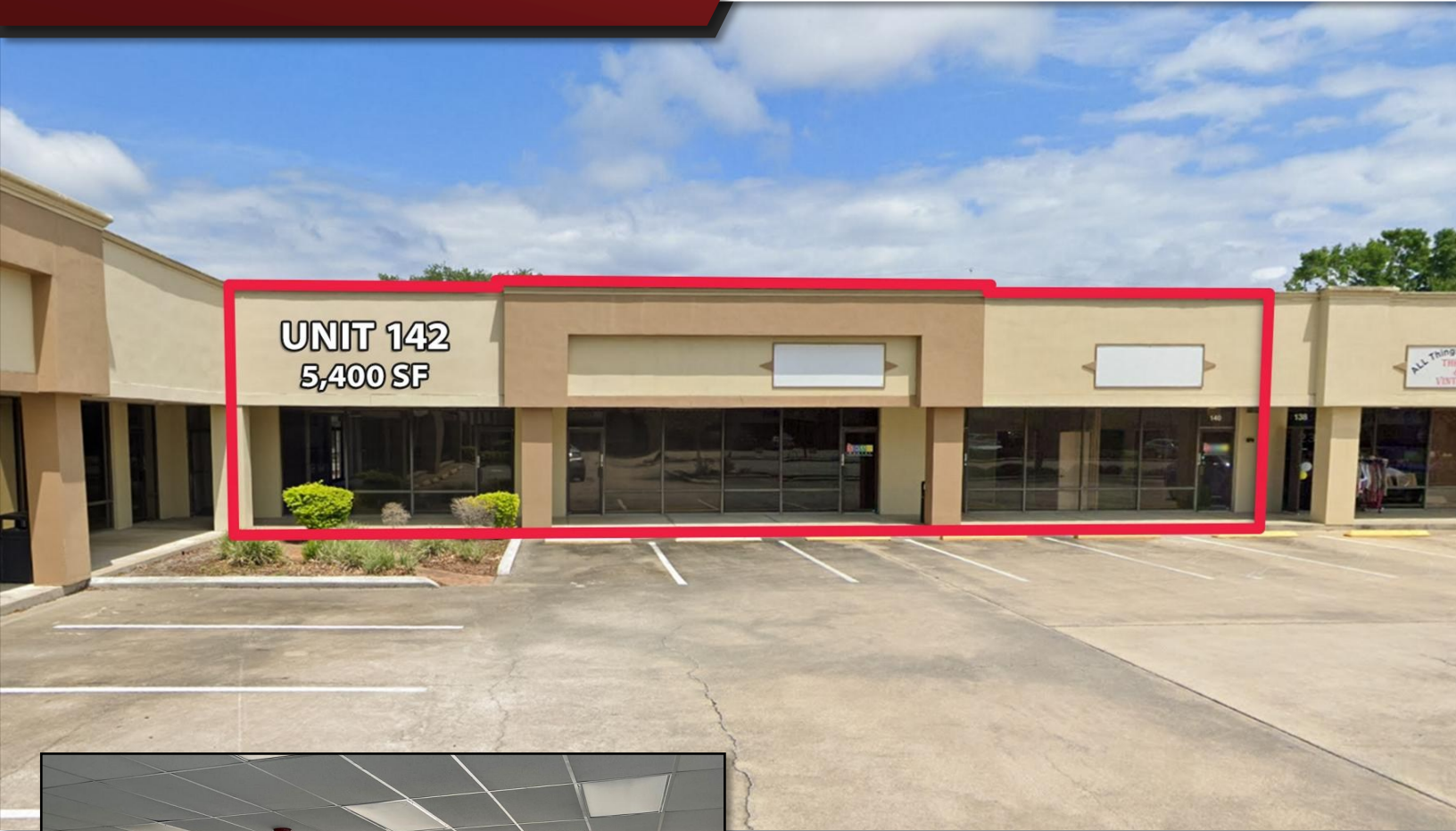
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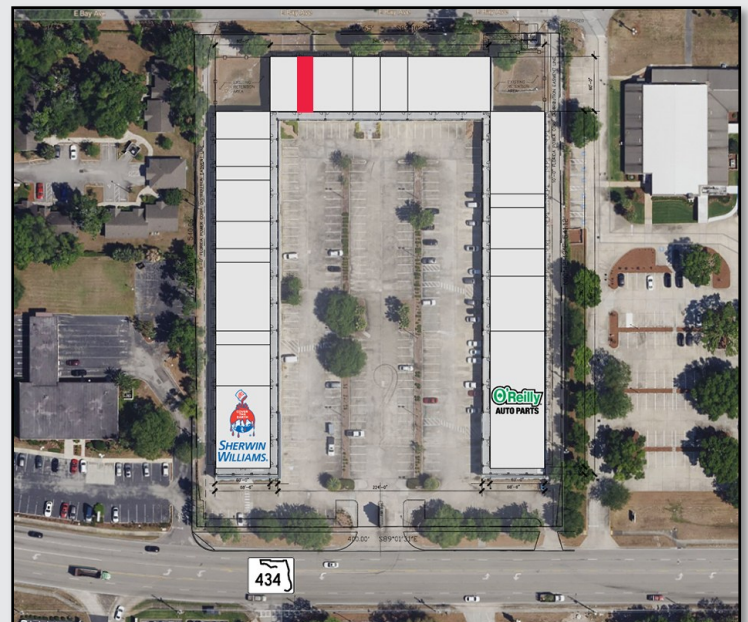
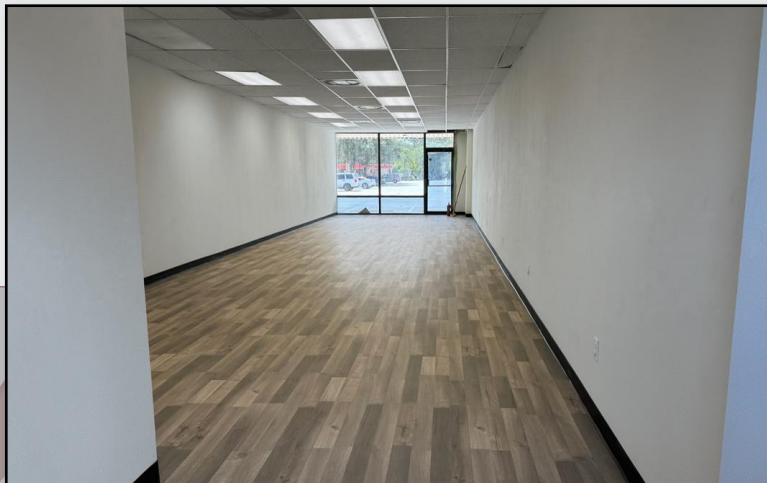
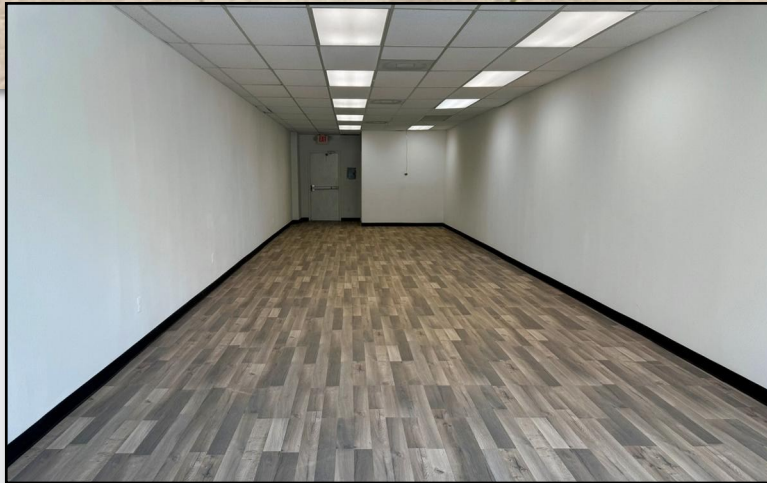
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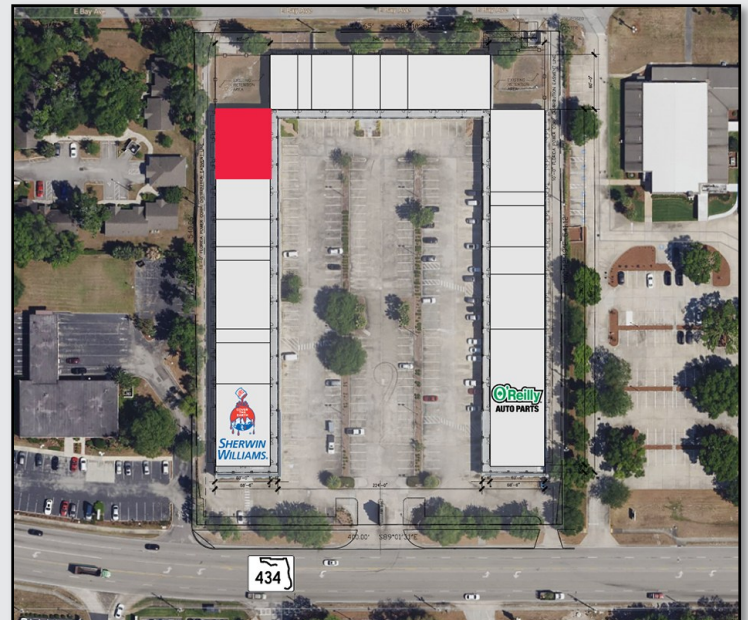
UNIT 192
900 SF

UNIT 188
1,800 SF

UNIT 184
1,800 SF



Suite #192



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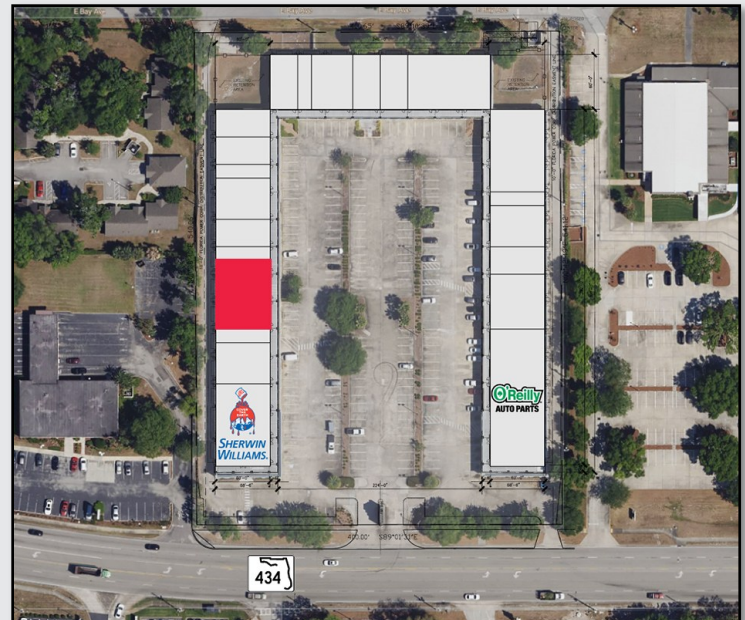
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SUITE 208



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