

Springs Plaza

Reinvigorated center with substantial courtyard, exterior & site upgrades with continued reinvestment ahead

2401 W. State Rd 434
Longwood, FL 32779
www.cbre.com/orlando

Surrounded by established, densely populated neighborhoods with strong household incomes



Property Highlights

- + Available for lease:
 - Suite B109: 1,200 SF
- + Spring Plaza Shopping Center is a 67,420 SF retail center anchored by Publix, with 835 surface parking spaces
- + Recent plaza-wide refresh with continued capital investment, including new parking lot improvements coming soon
- + Dual frontage along Wekiva Springs Road and State Road 434, providing strong visibility and accessibility
- + Conveniently positioned to serve surrounding markets, including Longwood, Altamonte Springs and Wekiva Springs
- + Publix anchor ranks among the top-performing stores in Florida, generating over 1.2 million visitors annually
- + Located less than one mile west of Interstate 4, ensuring regional connectivity
- + Excellent ingress and egress from West State Road 434 and Wekiva Springs Road, supporting smooth traffic flow
- + Prominent hard-corner location with signalized intersection, maximizing exposure and ease of access
- + Surrounded by established, densely populated neighborhoods with strong household incomes, creating consistent retail demand
- + Diverse tenant mix, including Publix Supermarket, Tijuana Flats, Foxtail Coffee, Anytime Fitness, First Watch, Jersey Mike's, Jeremiah's Italian Ice, SoFresh, Banfield Pet Hospital, and Woof Gang Bakery



Spring Plaza | Availabilities

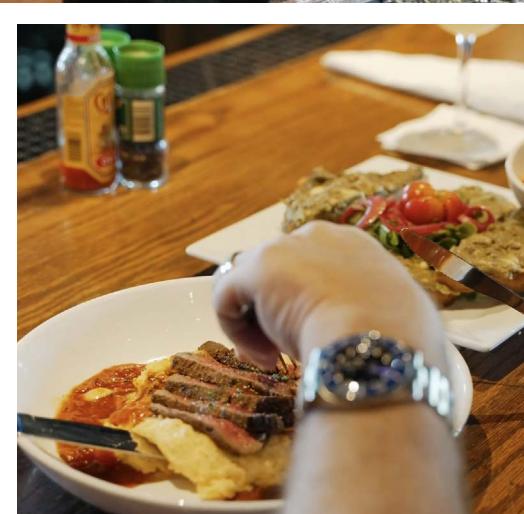


SPACE	TENANT	SF
B105	Little Wekiva Brewery	1,202
B109	Available	1,200
B129	Children's Art Class	2,350
B133	Mykonos	2,400
B141	Society Cleaners	1,200
B145	Turning Point	2,404
B161	The Back Porch	4,687
B173	Level-Up Pilates	2,365

SPACE	TENANT	SF
C103	Goodwill Donation Center	2,200
C119	Bayou Kitchen	2,410
C135	Gold Fingers Aesthetics	1,200
C151	Anytime Fitness	5,795
C193	Mulligan's	2,637
E115	Turning Point Dance Studio	2,351
E117	Tijuana Flats	2,000
E125	5th Nail Lounge	2,649

SPACE	TENANT	SF
E129	Woof Gang Bakery	1,200
E137	Banfield Pet Hospital	2,416
E141	Hurricane Grill & Wings	2,160
E149	Jersey Mikes	1,419
E157	Beats & Tunes Music School	1,180
E161	Close Males Grooming	1,201
E163	Any Lab Test Now	1,200
F107	First Watch	3,580

SPACE	TENANT	SF
F147	SoFresh	1,650
F163/164	Hand & Stone Massage	3,047
F169	Mathnasium	1,213
F179	Krak Boba	1,200
F187	Tropical Smoothie	1,200
F191	Foxtail Coffee	1,179
OP	Jeremiah's Italian Ice	2,136
OP	Regions Bank	2,389



A Thriving Retail Destination

Springs Plaza

Springs Plaza has become a true community gathering place where families linger, neighbors meet up and people come not just to shop but to spend time. The plaza's atmosphere continues to grow more lively, with Little Wekiva Brewery bringing regular events and a fun, social vibe, paired with a diverse mix of dining and coffee concepts that give visitors more reasons to stay and spend time in the plaza's courtyard.

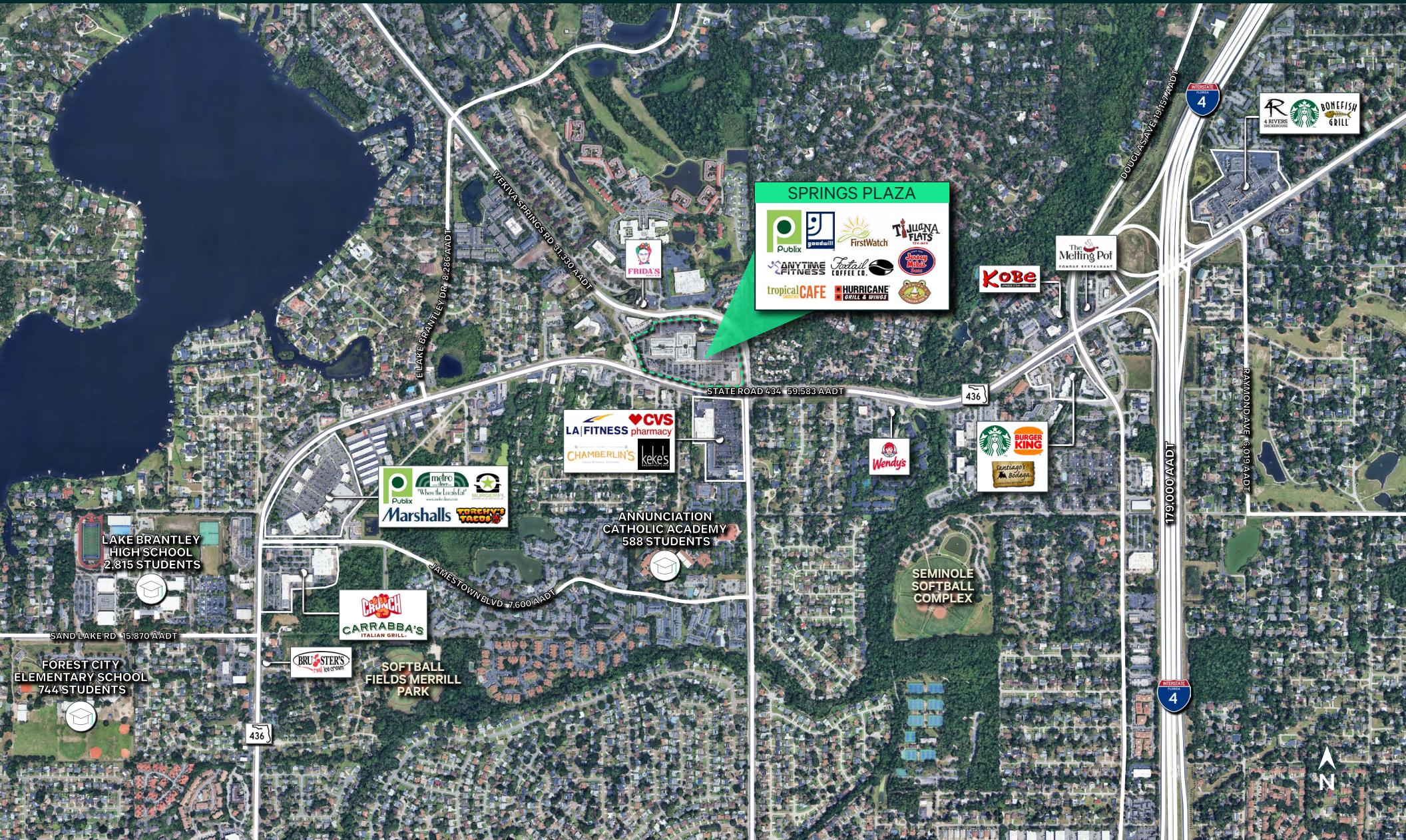
The momentum at Springs Plaza is building with new additions like Anytime Fitness, opening at the end of the year, and the expanding Children's Center, which will serve even more local families. Existing favorites are enhancing the experience as well: First Watch is adding additional outdoor seating, Foxtail Coffee recently opened its doors and Tropical Smoothie Café is coming soon. With more activity, energy, and reasons to stay, Springs Plaza has evolved into a vibrant welcoming destination woven into everyday community life.



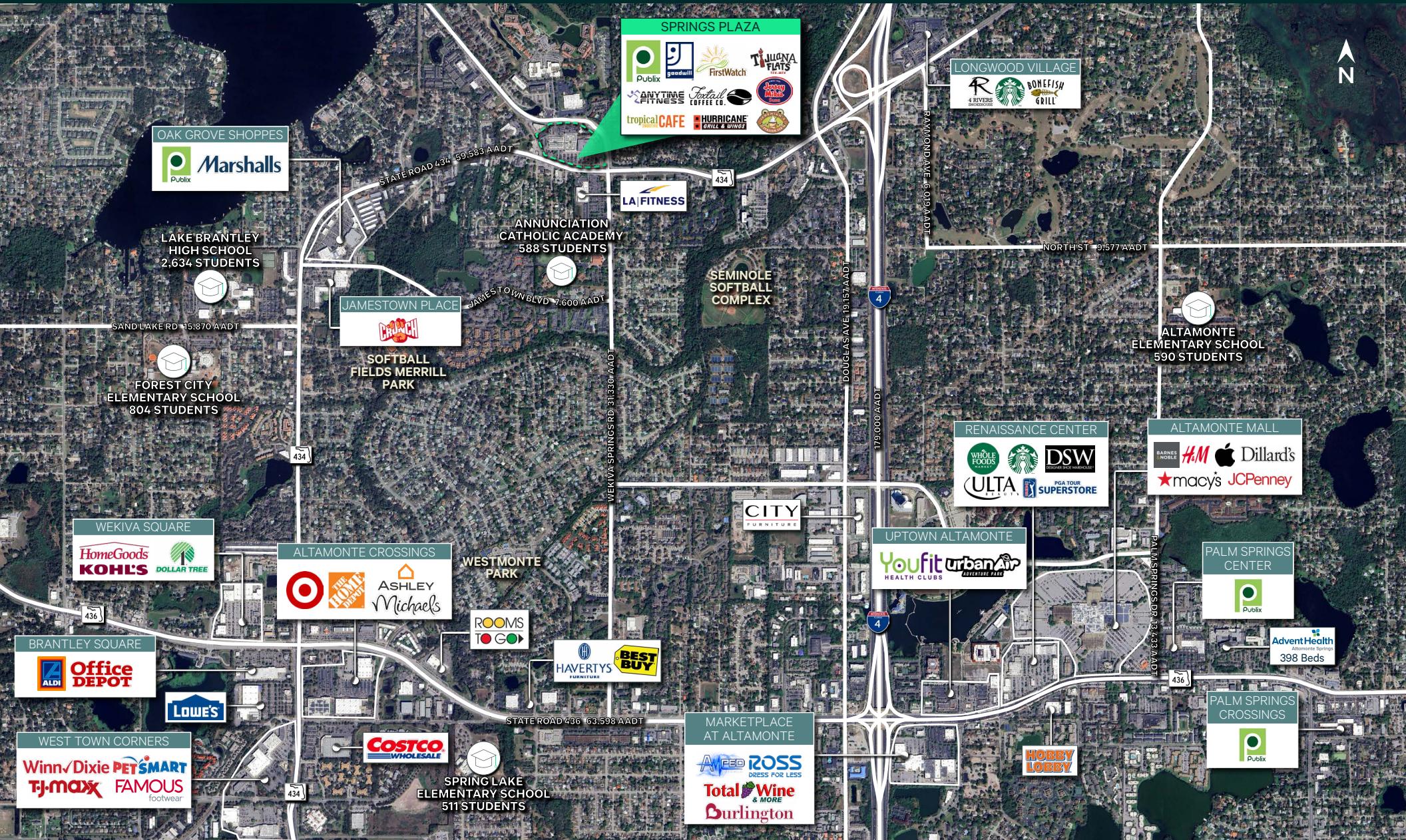
Convenient 360° Access



Mature Neighborhood

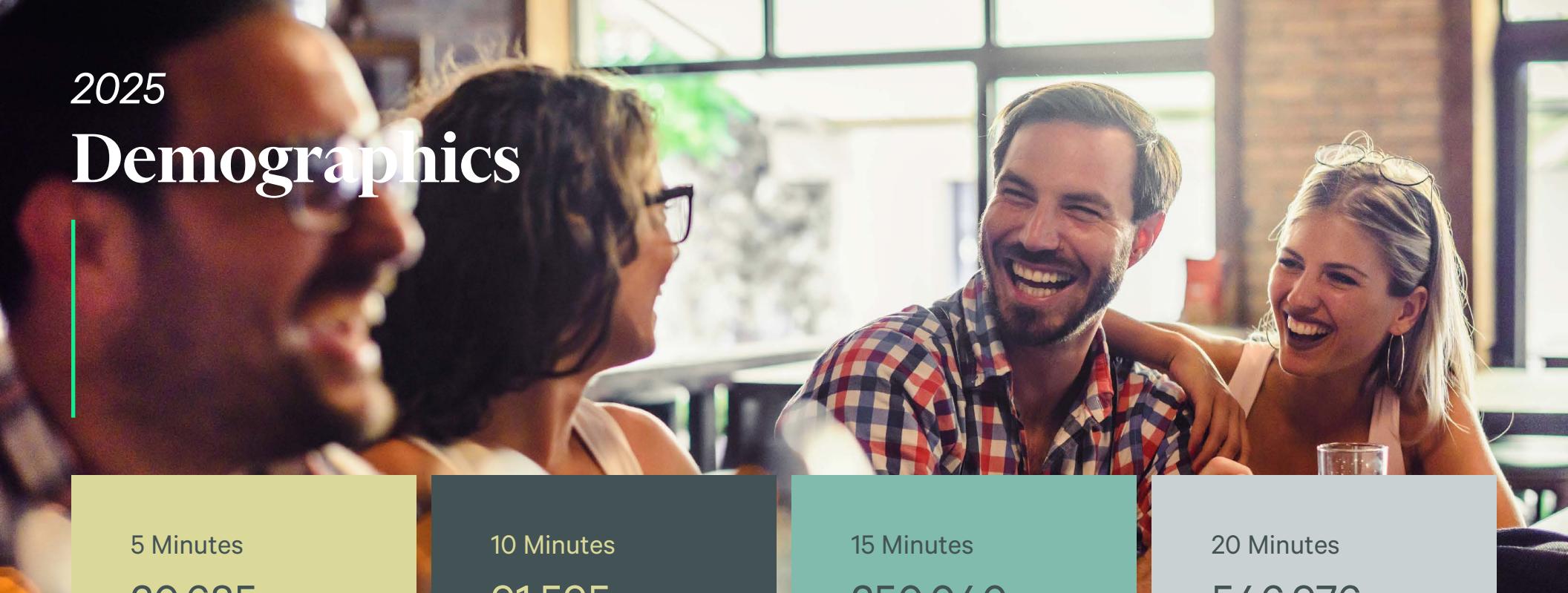


Established Trade Area



2025

Demographics



5 Minutes

20,685

Total Population

41.0

Median Age

23,915

Daytime Population

\$102,193

Average Household Income

10 Minutes

91,595

Total Population

41.4

Median Age

101,657

Daytime Population

\$113,741

Average Household Income

15 Minutes

250,040

Total Population

40.4

Median Age

317,698

Daytime Population

\$113,043

Average Household Income

20 Minutes

546,976

Total Population

39.5

Median Age

744,237

Daytime Population

\$114,276

Average Household Income

For more information please contact:

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