



# SHOPPES OF SWEETWATER

## Retail Spaces Available For Lease

3857 Wekiva Springs Rd, Longwood, FL 32779

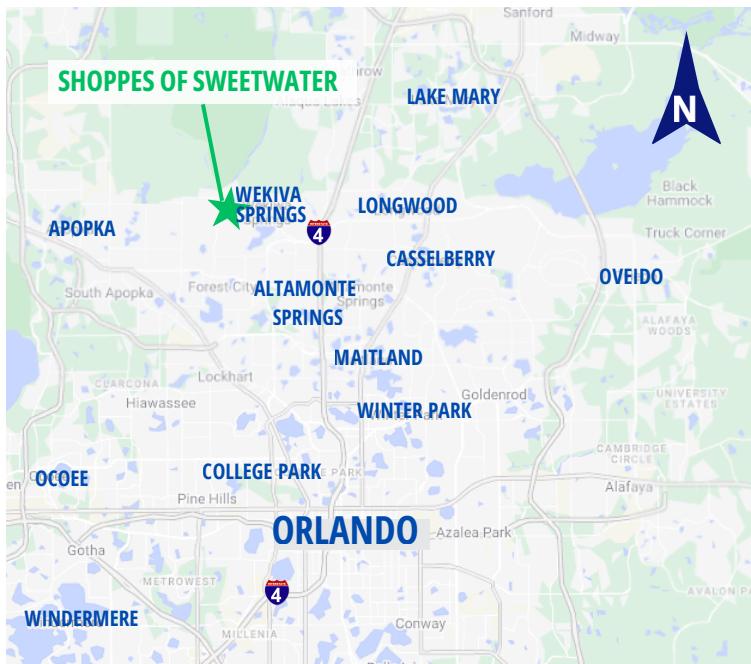
**Publix ANCHORED**



## HIGHLIGHTS

- **2,800 SF AVAILABLE | Fitness Space**
- **1,200 SF AVAILABLE | Former Print & Mail Store**
- 64,443 SF neighborhood center anchored by a 27,887 SF Publix
- Located in an affluent neighborhood with strong demographics
- Features a diverse mix of tenants including national and regional retailers, dining options, and essential services
- Spacious and convenient parking
- Just 0.5 miles from the popular Wekiva Springs Marina, attracting both locals and visitors.
- Prominent signage opportunities along Wekiva Springs Road

## MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,639	51,561	145,744
Households	2,038	20,207	56,064
Avg. HH Income	\$145,199	\$105,545	\$95,307

\*Source: Costar

**Stephanie D'Amico**

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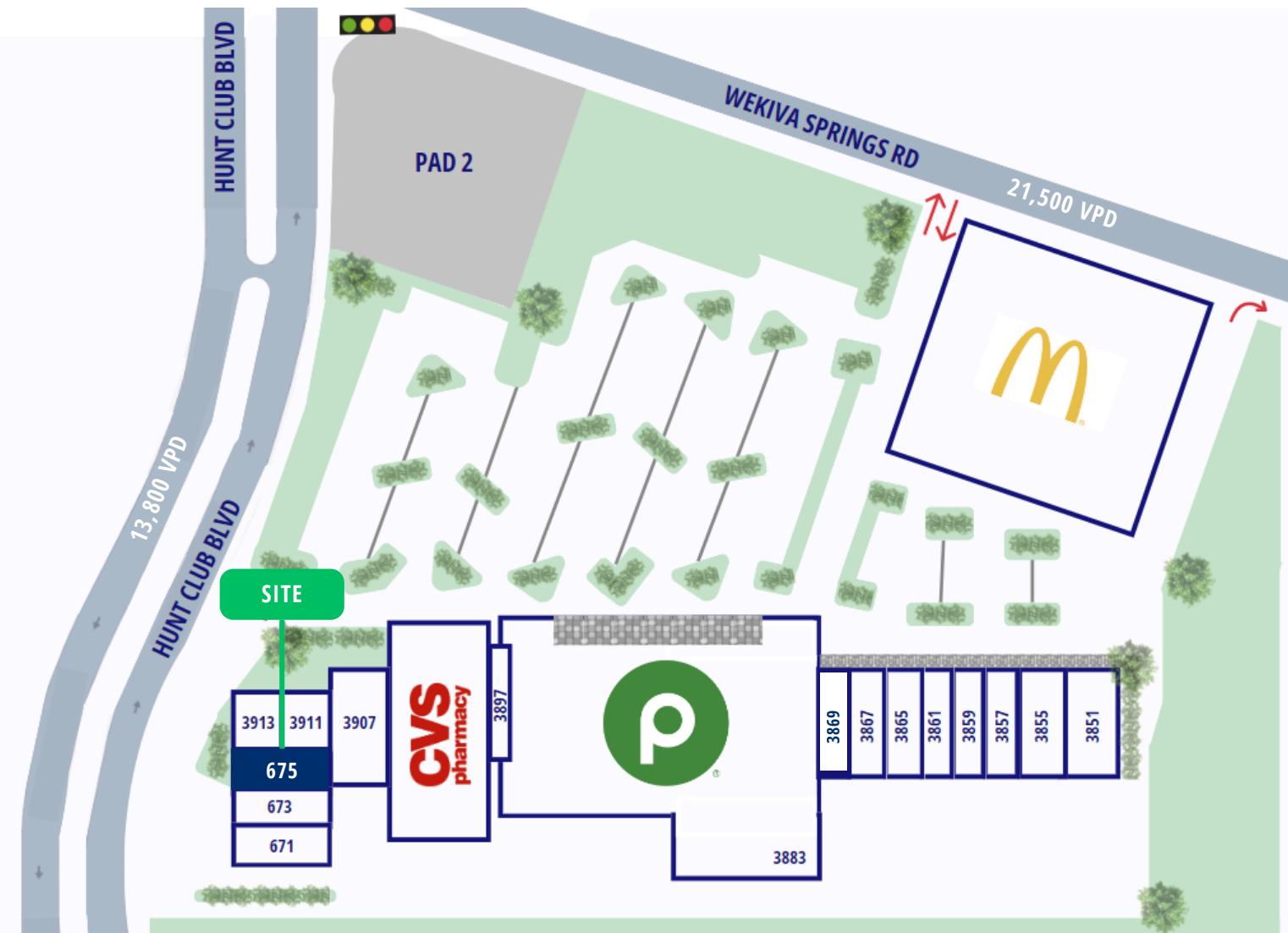
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SUITE	TENANT	SF
671	Trustco Bank	2,100
673	Sassy Nails	1,200
<b>675</b>	<b>AVAILABLE</b>	<b>1,200</b>
3913	Cocina Mexicana	1,050
3911	Maria's Gifts	1,050
3907	Neptune Society	3,000
3905	CVS Pharmacy	10,356
3897	Relax or Knot	1,000
3883	Publix	27,887

SUITE	TENANT	SF
<b>3869</b>	<b>AVAILABLE</b>	<b>2,800</b>
3867	Li's Garden	1,400
3865	Duvall Dance Academy	2,800
3861	Liquor Store	1,400
<b>3859</b>	Ardour Hair Salon	1,400
3857	State Farm Insurance	1,400
3855	Leslie's Pool Supplies	2,100
3851	Animal Hospital	2,100



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