



SHOPPES OF SWEETWATER

Retail Space Available For Lease

3857 Wekiva Springs Rd, Longwood, FL 32779

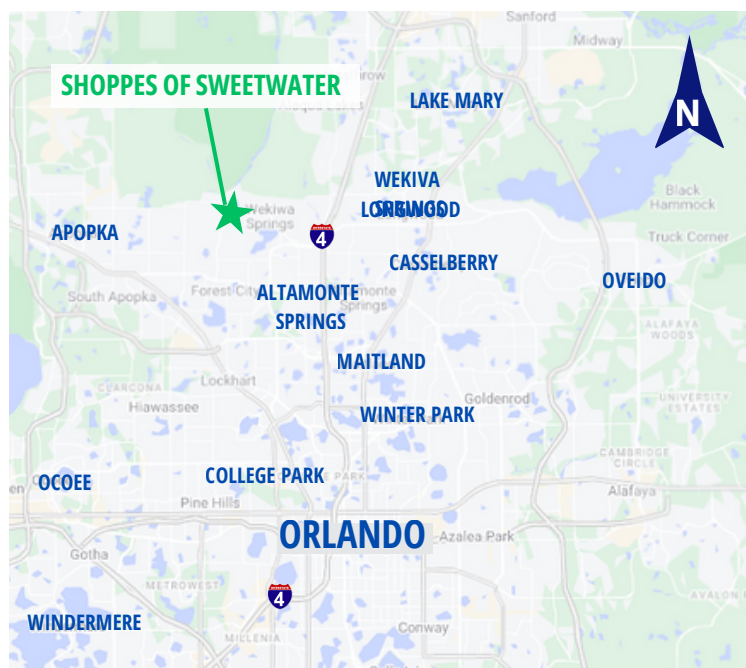
Publix ANCHORED



HIGHLIGHTS

- **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



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CrossMarc Services, LLC
Licensed Real Estate Broker



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SUITE	TENANT	SF
671	Trustco Bank	2,100
673	Sassy Nails	1,200
675	AVAILABLE	1,200
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
3869	Hitt Fitt	2,800
3867	Li's Garden	1,400
3865	Duvall Dance Academy	2,800
3861	Liquor Store	1,400
3859	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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