



West Town Corners

280 S State Rd 434

Altamonte Springs, FL 32714

WASHINGTON
PRIME GROUP



387,469 s.f. grocery-anchored center

- Retail space available ranging from 1,260 s.f. to 5,925 s.f.
- Highly-active, daily-use center located at the NW and SW corners of SR-434 and West Town Pkwy, just south of SR-436
- 7.88 visits per unique visitor among 747,600± unique visitors annually
- Fantastic lineup of national, regional and local tenants
- Ranked as the #1 most-visited community shopping center in the market and #11 throughout Florida

Contact

Brandon McCalla
+1 954 665 3113
brandon.mccalla@jll.com

Billy Rodriguez
+1 407 443 3925
billy.rodriguez@jll.com

Colette Santana
+1 813 777 8611
colette.santana@jll.com

Taylor Ling
+1 407 271 3067
taylor.ling@jll.com



Site Plan

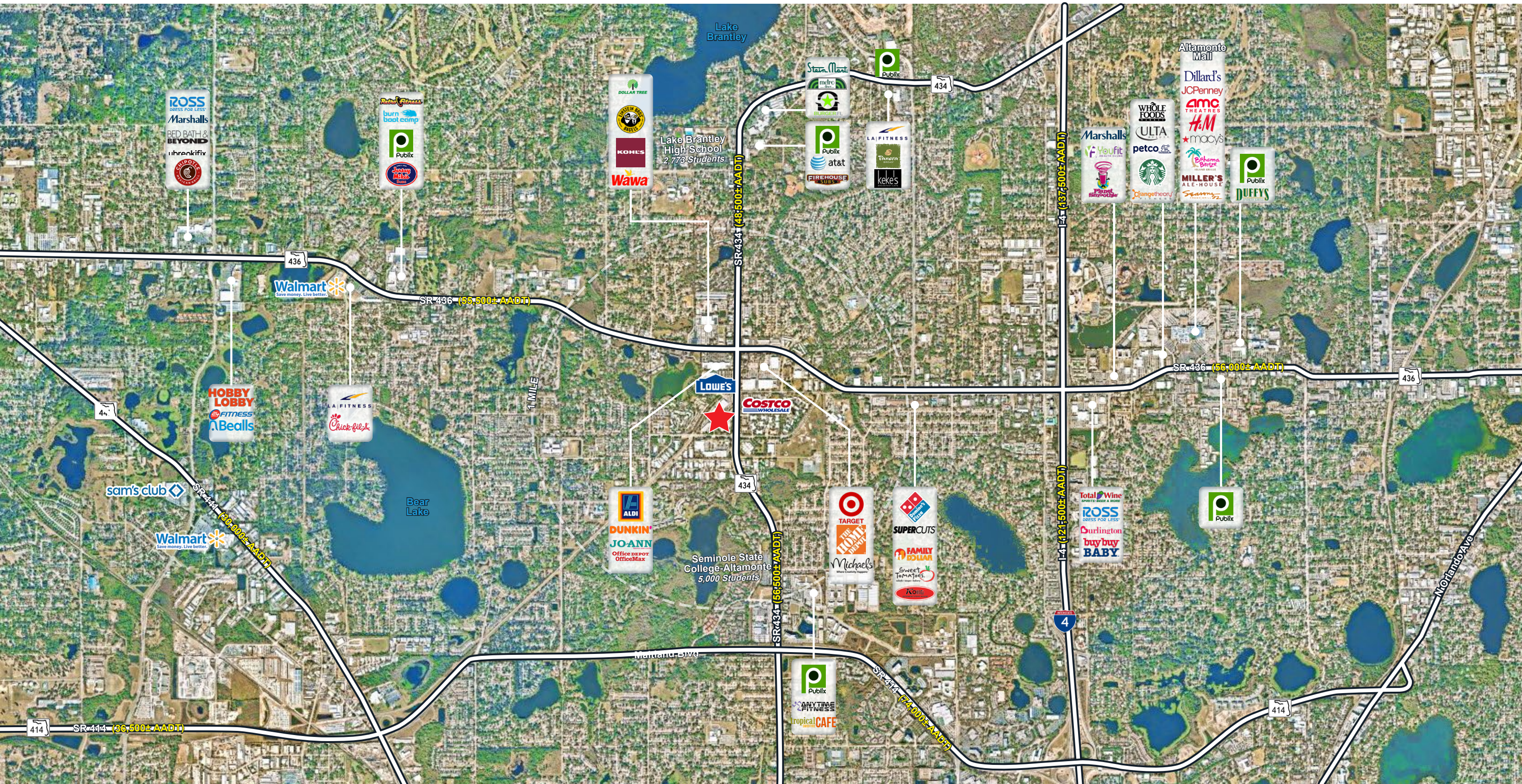
■ AVAILABLE
■ LEASED

A01	Papa John's	1,316 s.f.
A02	Available	1,364 s.f.
A03A	Club Pilates	1,725 s.f.
A03B	Planet Smoothie	1,035 s.f.
A05	Sushi Eastation	1,705 s.f.
A06	Qdoba	2,054 s.f.
A07	Subway	1,485 s.f.
A08	Zaza's New Cuban Diner	1,620 s.f.
A09	Five Below	9,900 s.f.
A10	Hibbett Sports	6,465 s.f.
A11	TJ Maxx	21,052 s.f.
B	PetSmart	25,161 s.f.
B01	Token Ramen	1,848 s.f.
B02	Cybertron Video Games	2,168 s.f.
B03	Available	5,092 s.f.
C	Winn Dixie	54,403 s.f.
C01A	Once Upon a Child	5,132 s.f.
C02	Available	1,838 s.f.
C04	Available	5,925 s.f.
D01A	Cleaners	2,090 s.f.
D02A	Available	3,097 s.f.
E01	Fonda La Petrona	4,342 s.f.
E02	West Town Nail and Hair	4,800 s.f.
E05	Orlando Pain Clinic	1,600 s.f.
E06A	Orlando Pain Clinic	1,890 s.f.
E07	Acai Republic	1,570 s.f.
E08	Keller's BBQ	1,600 s.f.
E09	IV Nutrition	1,940 s.f.
E10	Available	1,260 s.f.
E11A	Available	3,200 s.f.
E13	Bath and Body Works	3,000 s.f.
F	Walmart	99,618 s.f.
F01A	Hair Cuttery	2,050 s.f.
F04A	Panera Bread	5,588 s.f.
F05	Nothing Bundt Cakes	1,465 s.f.
F06	Game Stop	1,190 s.f.
G	American Signature Furniture	50,000 s.f.
G01	T-Mobile	2,250 s.f.
G02	GNC	1,204 s.f.
G02A	Crumbl Cookies	1,474 s.f.
G03A	Trek	4,123 s.f.
G04	Mattress One	3,600 s.f.
G06A	FedEx Office	3,785 s.f.
G06B	Available (Restaurant Space)	3,000 s.f.
J01B	Available (Office Space)	2,237 s.f.
J03	Available (Office Space)	6,980 s.f.
J06	Available (Office Space)	3,084 s.f.
J07	Planet Fitness	13,224 s.f.
XX02B	Patty Salon	440 s.f.
XX03B	Salon Plus	480 s.f.



The market

Located on State Road 434, West Town Corners is a dynamic power center anchored by popular grocery stores. It enjoys exceptional visibility, making it a highly attractive destination for shoppers. The center draws a substantial customer base, primarily from the Altamonte market, and serves as the main shopping hub for an extensive trade area encompassing a significant portion of Seminole County. Alongside well-known retailers like Walmart, Winn-Dixie, PetSmart and TJ Maxx, this expansive 382,423 square-foot center offers a diverse tenant mix that includes fitness, food, home improvement and grocery options, catering to the diverse needs of all demographics.



Facts about the center

Market leader

West Town Corners ranks as the #1 most-visited community shopping center in the market.



State leader

West Town Corners ranks as the #11 most-visited community shopping center in Florida.



Tenant mix

West Town Corners boasts 27 national retailers with a balanced mix of regional and local tenants.



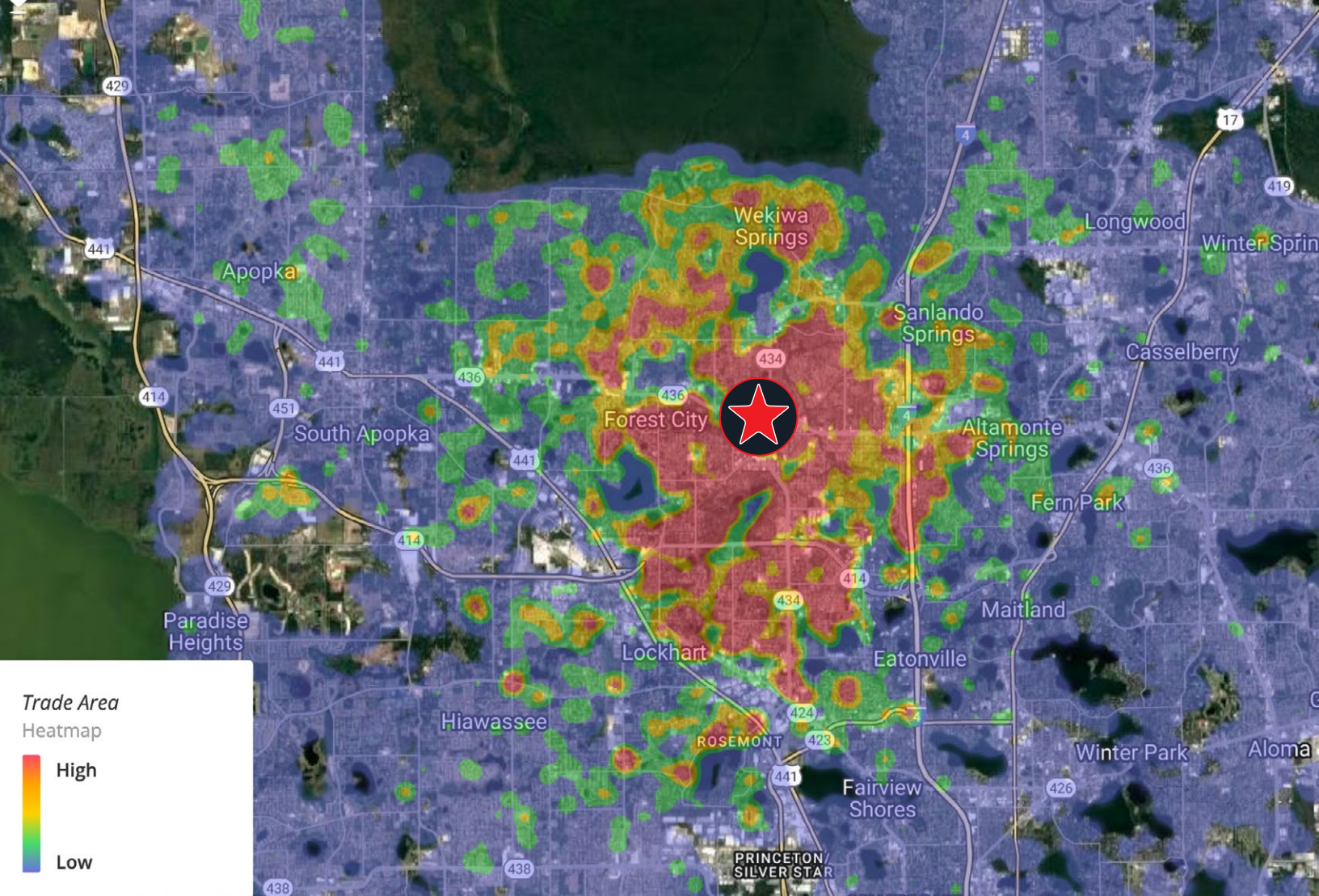
Visit frequency

West Town Corners sees customers visiting 7.88 times a year, and counting!



2024 paint completion





Demographics

POPULATION



1 MI.	14,321
3 MI.	106,946
5 MI.	225,387

HOUSEHOLDS



1 MI.	5,796
3 MI.	45,666
5 MI.	90,973

AVG. HH INCOME



1 MI.	\$95,765
3 MI.	\$107,566
5 MI.	\$104,400

BUSINESSES

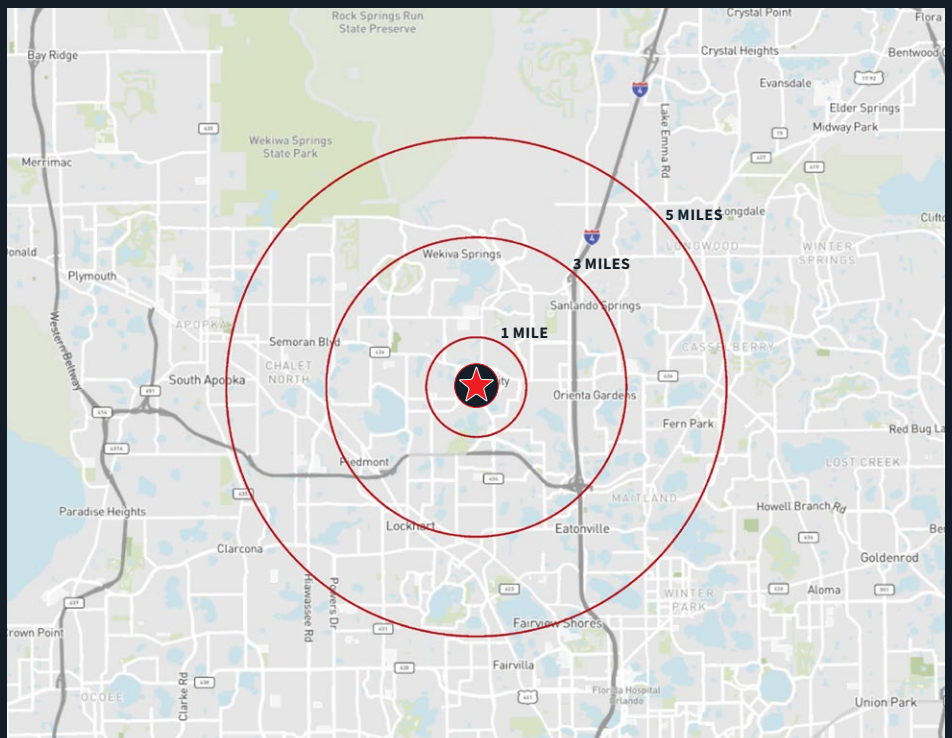


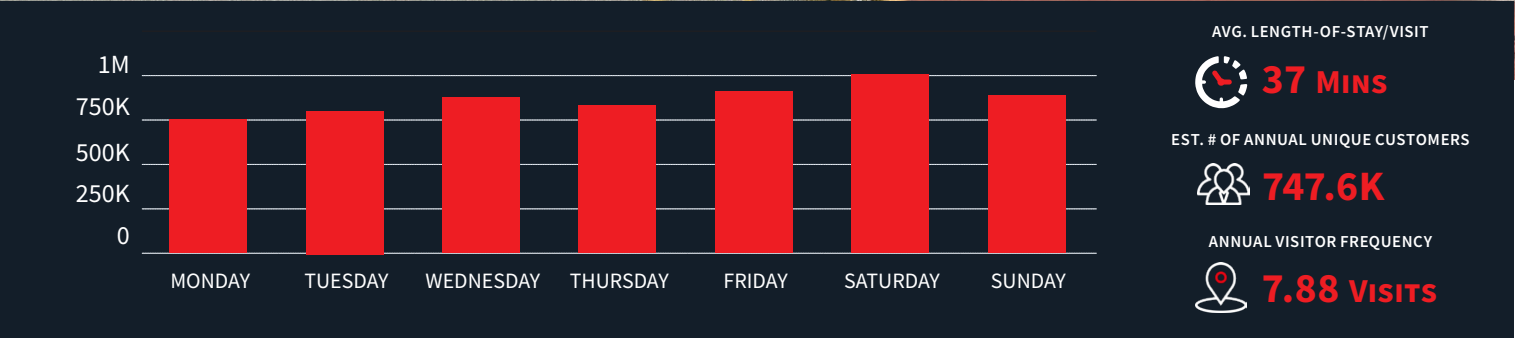
1 MI.	761
3 MI.	6,133
5 MI.	13,732

EMPLOYEES



1 MI.	14,321
3 MI.	106,946
5 MI.	225,387





Contact

Follow Us: @floridaretailbrokers



Brandon McCalla
Vice President
brandon.mccalla@jll.com
+1 954 665 3113



Billy Rodriguez
Senior Vice President
billy.rodriguez@jll.com
+1 407 443 3925



Colette Santana
Senior Vice President
colette.santana@jll.com
+1 813 777 8611



Taylar Ling
Associate
taylar.ling@jll.com
+1 407 271 3067



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.