

West Lake Plaza

5,072 SF Medical or Retail | West Lake Plaza, SR 434 Longwood
Longwood, FL



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Offering Highlights



LEASE RATE

\$22 - \$26/SF/Year



PROPERTY TYPE

Shopping Center



TOTAL BUILDING SF

17,042 sq ft



YEAR BUILT

1984



AVAILABLE SPACES

3 Spaces Available



TOTAL SF AVAILABLE

6,765 SF



Offering Summary

West Lake Plaza, a 17,047 SF retail center in Longwood, offers prime leasing opportunities with flexible suite sizes from 1,013 to 5,072 SF. Positioned across from Orlando Health facilities, the center benefits from robust daytime demand and high visibility on SR 434 with 40,000+ VPD. Featuring 78 parking spaces and easy I-4 access, it's ideal for medical-adjacent and food service tenants. This stable trade area boasts a median income of \$78,500 and a significant senior population.

About Us

Company Summary

Gandhi Commercial is a premier boutique commercial real estate advisory firm delivering concierge-level service and objective strategic counsel to a select group of VIP clients. Operating with complete independence thanks to a robust pipeline, the team prioritizes long-term client outcomes over transactional volume and is known for providing candid guidance—often advising against opportunities that do not serve their clients’ best interests. With deep expertise across all major property types, Gandhi Commercial specializes in investment sales and acquisitions involving retail, multifamily, and net-leased (NNN) assets, while offering specialized, operationally informed advisory in healthcare real estate, including senior living communities, assisted living facilities, and skilled nursing properties.

Your Listing Agent



Sunny Gandhi

Listing Agent

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Phone: 321-945-4477

Experience

Sunny is a Computer Software Engineer with extensive business and financial experience. He has 10 years of Commercial Real Estate sales experience with a specialty focus on Investment Properties, Business and Senior Living Sales. Sunny adds significant value to our clients with his commercial sales experience, technology and business background.

Parks Commercial Business Group, LLC

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Layout, Dimensions, and Conceptual Designs: All square footage & dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities & must be independently verified vlocal planning/zoning, health departments, & state agencies.

Executive Summary

West Lake Plaza | ±6,765 SF Available | Medical, Retail & 2nd-Gen Restaurant

Up to ±5,072 SF Contiguous | Across from Orlando Health | SR 434, Longwood

West Lake Plaza offers **approximately 6,765 SF across three available suites**, including **up to approximately 5,072 SF contiguous**, within a 17,047 SF neighborhood retail center at 252–282 W. State Road 434 in Longwood. Availability includes **Unit 274, a 3,046 SF second-generation restaurant, Unit 270, a 2,026 SF former liquor store**, and **Unit 256, a 1,693 SF retail/office suite**—creating opportunities for restaurant, retail, medical, wellness, professional-service and other neighborhood uses.

A key advantage is the location **directly across SR 434 from Orlando Health’s Longwood healthcare campus**. Orlando Health maintains a **24/7 freestanding emergency room**, behavioral-health services and additional outpatient/medical offices along this portion of SR 434, creating an established healthcare presence and consistent daytime activity. The plaza’s existing **Longwood Pharmacy** further complements medical, therapy, specialty-care and healthcare-related users.

The center also functions as a traditional neighborhood retail destination, with existing restaurant and service tenants, prominent SR 434 exposure, double-sided monument signage, multiple access points and rear staff access/parking. Longwood itself has approximately **16,900 residents**, a median household income of **\$78,548**, approximately **19.9% of residents age 65+**, and a **69.4% owner-occupancy rate**. The two primary Longwood ZIP codes, **32750 and 32779, contain approximately 55,100 residents combined**, providing a broader surrounding customer base beyond the city limits.



Executive Summary (cont.)

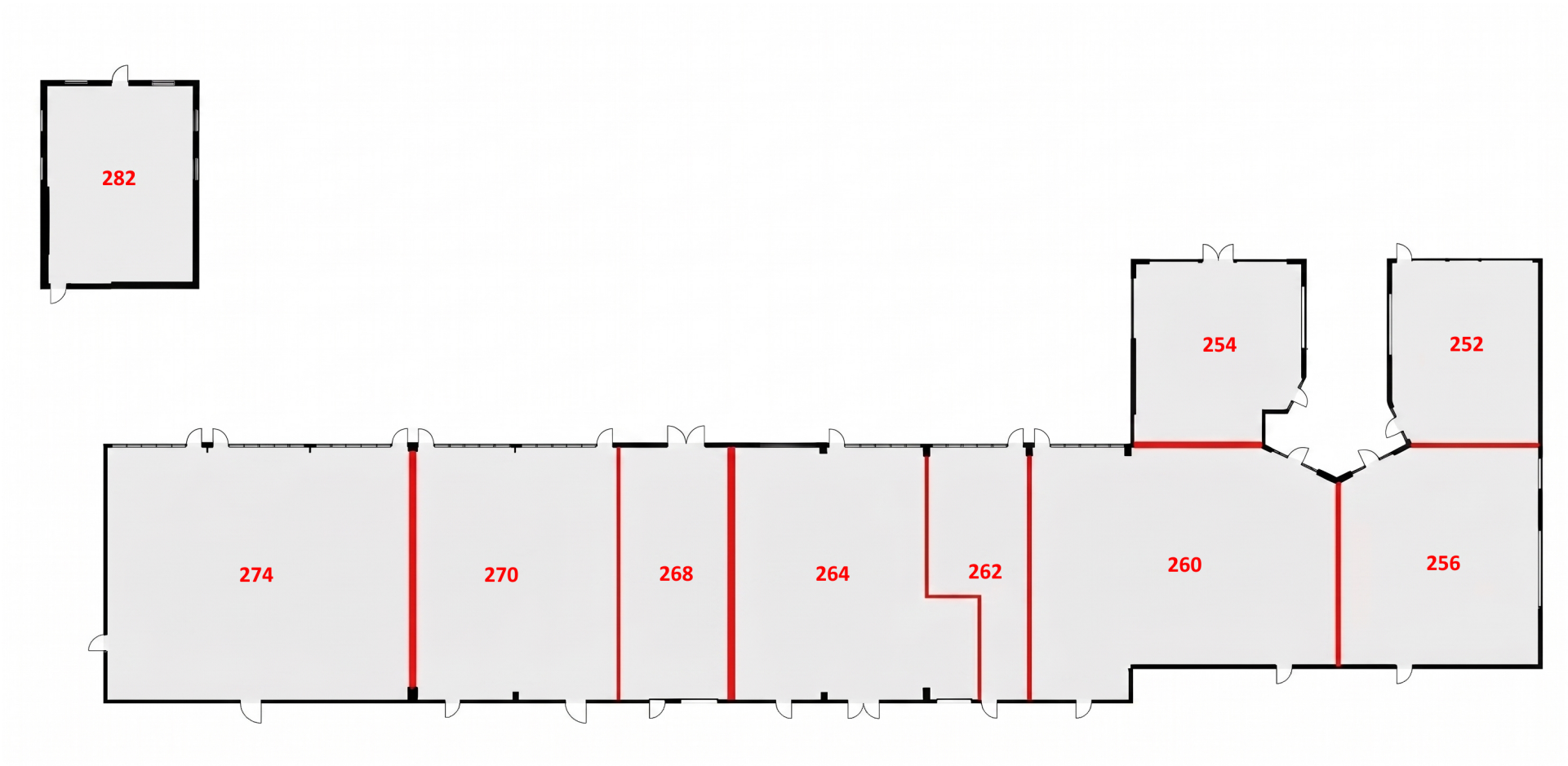
Highlights

- **±6,765 SF total available** across three suites
- **Up to ±5,072 SF contiguous** — Units 270 + 274
- **3,046 SF second-generation restaurant** — Unit 274
- **2,026 SF former liquor store** — Unit 270
- **1,693 SF retail/office suite** — Unit 256
- Directly across SR 434 from **Orlando Health's Longwood healthcare campus**
- Nearby Orlando Health **24/7 ER, behavioral health and outpatient/medical services**
- **On-site Longwood Pharmacy** complements medical and healthcare-related users
- Strong opportunity for **medical, therapy, wellness, retail, restaurant and professional-service uses**
- Existing parking and lower-parking-demand retail/service co-tenancy may provide flexibility for certain medical users*
- Dedicated SR 434 ingress/egress, additional access from Millwee Street and rear staff access/parking from Short Avenue
- Double-sided monument signage with prominent **SR 434 visibility**
- Convenient access to **I-4**
- Longwood: **±16,900 residents | \$78,548 median HH income | 19.9% age 65+**
- **32750 + 32779: approximately 55,100 residents combined**

*Medical and other uses are subject to applicable zoning, parking, occupancy, permitting and governmental requirements. Parking availability, traffic counts, demographics and other third-party data are approximate and should be independently verified by prospective tenants.



Site Plan



Available Spaces

Unit	Size (SF)	Use / Tenant	Structure	Lease Rate	Status
Unit 252	1,080	Longwood Pharmacy	NNN	—	Occupied
Unit 254	1,170	Cupid's Hot Dogs	NNN	—	Occupied
Unit 256	1,693	Setup for Retail or Office	NNN	\$22.00 - \$24.00/SF/yr	Available
Unit 260	2,722	Country Kitchen	NNN	—	Occupied
Unit 262	797	Another Flow Barber Shop	NNN	—	Occupied
Unit 264	2,245	Pinch a Penny	NNN	—	Occupied
Unit 268	1,014	VIP Smoke Shop	NNN	—	Occupied
Unit 270	2,026	Liquor Store setup	NNN	\$24.00 - \$26.00/SF/yr	Available
Unit 274	3,046	2nd Generation Restaurant Setup	NNN	\$22.00 - \$26.00/SF/yr	Available
Unit 282	1,249	Little Caesars Pizza	NNN	—	Occupied

Tenant Mix

Current co-tenants in this property.



Longwood Pharmcy

Healthcare/Medical

1,080 SF



Country Kitchen

Restaurant/Food Service

2,722 SF

Homey chain eatery serving breakfast all day & other American comfort fare in a casual space.



Another Flow Barber Shop

Retail

797 SF



Pinch a Penny

Retail

2,245 SF



VIP Smoke Shop

Retail

1,014 SF

Tenant Mix (cont.)



Little Caesars Pizza

Restaurant/Food Service

1,249 SF



Cupid's Hot Dogs

Restaurant/Food Service

1,170 SF

Property Summary

West Lake Plaza is a 17,047-square-foot neighborhood retail center located at 252–282 W. State Road 434 in Longwood. The center offers flexible leasing options with suites ranging from a minimum of 1,013 square feet to a maximum contiguous block of 5,072 square feet. It features dedicated ingress and egress from SR 434, additional entry from Millwee Street, and rear access from Short Avenue, with staff parking behind the building. Customer parking is available in the front lot, providing a total of 78 spaces with a 4.58-per-1,000-SF ratio. The property includes double-sided monument signage with high visibility.



Property Specifications

Property Address:		252 West State Road 434, Longwood, FL, 32750	
Property Type:	Shopping Center	Building Size:	17042 sq ft
Lot Size:	1.33 acres	Year Built:	1984
Parking Spaces:	78	Zoning:	General Commerical
Property Appraiser:		https://scpafl.org/search/parcels/details/?APPRID=5209441	

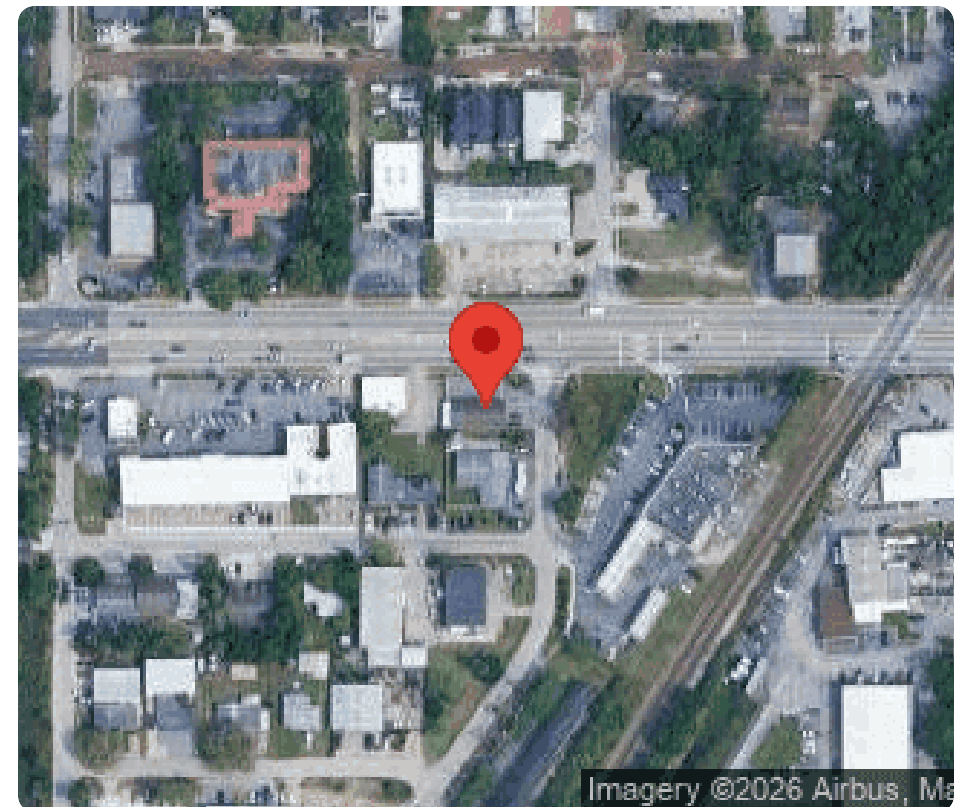
Location Summary

West Lake Plaza offers prime accessibility with direct ingress and egress from SR 434, additional entry from Millwee Street, and rear access from Short Avenue. Situated across from the Orlando Health campus, it taps into strong daytime demand from the medical workforce and nearby businesses. The location benefits from high visibility, double-sided monument signage, and proximity to I-4, attracting over 40,000 vehicles daily. The established tenant mix, including Longwood Pharmacy and dining options, complements the area's needs. Longwood's stable market, with a median income of \$78,500 and a growing trade area, supports diverse retail opportunities.

Road Map

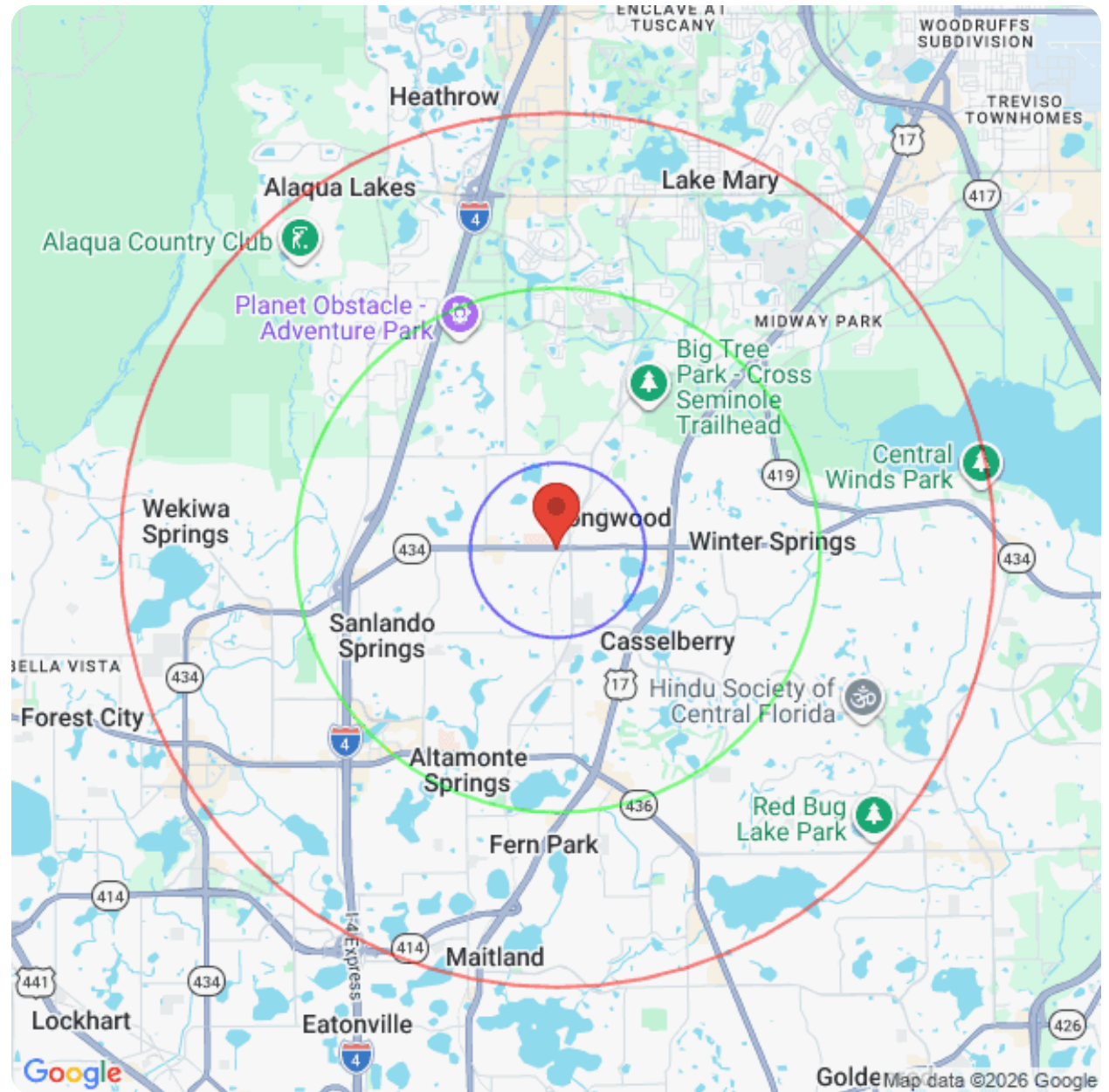


Aerial Map



Demographic Summary

West Lake Plaza targets a stable Longwood demographic, with a population of 16,300–17,300 and a median household income of \$78,500. Approximately 20% of residents are aged 65 and older, providing a strong customer base for medical and allied-health retail. The location benefits from its proximity to Orlando Health Jewett Orthopedic Institute and Orlando Health ER, generating significant daytime workforce demand. With direct access to SR 434 and visibility to over 40,000 vehicles daily, the center is ideal for outpatient medical services, pharmacy-complementary uses, and food concepts catering to hospital staff, patients, and commuters.



● 1 Mile ● 3 Miles ● 5 Miles

Demographics Table

Demographic Metric	1 Mile	3 Mile	5 Mile
Total Population	3,949	35,537	98,713
Median Income	\$67,567	\$73,131	\$77,105
Average Household Income	\$90,632	\$98,096	\$103,427
Median Age	41.0	39.8	39.4
Total Households	1,537	13,835	38,429
Average Household Size	2.00	2.00	2.00
Median Home Value	\$270,026	\$289,784	\$309,542
Home Ownership Rate	62.4%	64.4%	65.0%
Unemployment Rate	3.3%	3.1%	3.0%
Poverty Rate	12.0%	10.8%	10.1%
Bachelor's Degree+	26.6%	28.1%	29.0%

Note: Demographic data sourced from U.S. Census Bureau estimates. with average household incomes of \$103,427 in the 5-mile radius, indicating a financially stable market.

Exterior Photos



Amenities Photos



Office & Mechanical Photos



Company Information



Gandhi Commercial

Gandhi Commercial is a premier boutique commercial real estate advisory firm delivering concierge-level service to a select group of VIP clients. We function as trusted strategic advisors rather than traditional transaction brokers. Our clients rely on us for candid, objective guidance across all facets of their commercial real estate and business needs. We prioritize long-term outcomes over volume and are selective in the opportunities we endorse—often advising against deals that do not align with our clients’ best interests. With a robust pipeline, we maintain complete independence, allowing us to focus exclusively on protecting and advancing client objectives without commission pressure.

We provide comprehensive advisory services across all major property types, with particular depth in investment properties including retail, multifamily, and net-leased (NNN) assets. Our team offers specialized expertise in healthcare real estate, including senior living communities, assisted living facilities, and skilled nursing properties. Through our integrated business brokerage and M&A advisory services, we also guide clients through business acquisitions, dispositions, and ownership transitions with the same rigorous, client-first approach.

Led by Sunny Gandhi, who brings more than a decade of commercial real estate and business sales experience supported by a strong foundation in software engineering and accounting, the firm benefits from industry-leading standards, systems, and analytical processes that deliver precise due diligence, sophisticated financial analysis, and seamless execution. His partner, Kalei Stockstill, is a licensed real estate professional since 2005 and a serial entrepreneur who has founded and operated multiple businesses, including franchises, commercial properties, and an assisted living facility that he owned and operated for ten years. He also founded and scaled the largest online training platform for the assisted living industry, serving more than 700 communities across multiple states. This combination of operational ownership experience and deep real estate expertise gives clients uncommon insight into facility operations, healthcare properties, and investment strategy.

Together, Sunny and Kalei have expanded their specialized practice in assisted living and healthcare facility transactions to a national platform spanning all 50 states. They lead a curated network of affiliate commercial real estate professionals who provide localized market intelligence and execution excellence while preserving the high-touch, personalized service that defines Gandhi Commercial.

When you work with Gandhi Commercial, you gain more than brokers—you gain objective advisors committed to honest counsel, strategic clarity, and unwavering advocacy for your interests.