

SHOPPES OF SWEETWATER

3857 Wekiva Springs Rd,
Longwood, FL 32779



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CrossMarc Services, LLC
Licensed Real Estate Broker

HIGHLIGHTS

- **1,200 SF AVAILABLE | FORMER PACK & SHIP**
- **2,800 SF AVAILABLE | FORMER FITNESS STUDIO**
 - This space can be demised into 2, 1,400 SF spaces
- **OP AVAILABLE .58 AC | GROUND LEASE**
- Publix and CVS Anchored Neighborhood Retail Center
- Located in affluent Wekiva Springs area, with median home sales in 1 mile at \$1,230,000 as of 4/1/2026
- A-Grade Seminole County Schools
- Population of 51,561 in a 3 mile radius
- Median HH Income of \$ 89,864 in a 3-mile radius
- 42% of residents in 3 miles have at least a bachelor's degree
- Natural beauty of Wekiva Springs and old Florida surrounding the center
- Immediate area lacks retail amenities & services outside of the current tenants



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SHOPPES AT SWEETWATER SITE PLAN

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SUITE	TENANT	SF
671	Trustco Bank	2,100
673	Sassy Nails	1,200
675	AVAILABLE - FORMER PACK & SHIP	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	AVAILABLE - FORMER FITNESS STUDIO	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

PAD 2	AVAILABLE FOR GROUND LEASE	.58 AC
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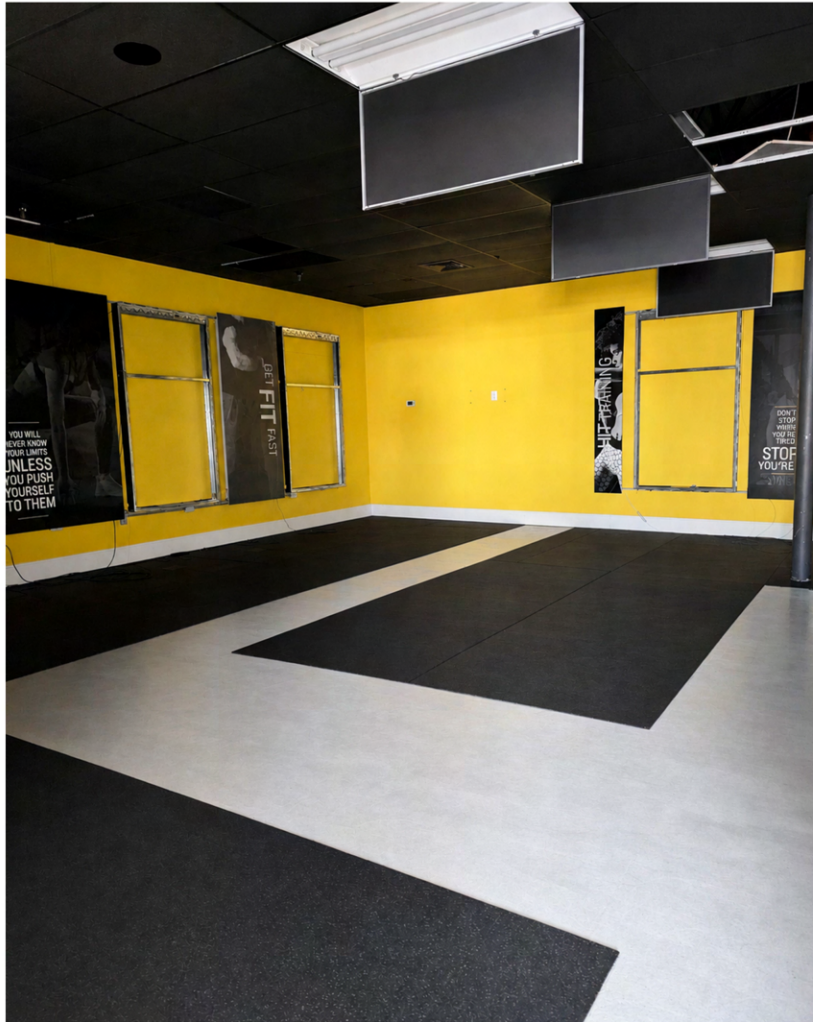
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FORMER FITNESS STUDIO SUITE 3869

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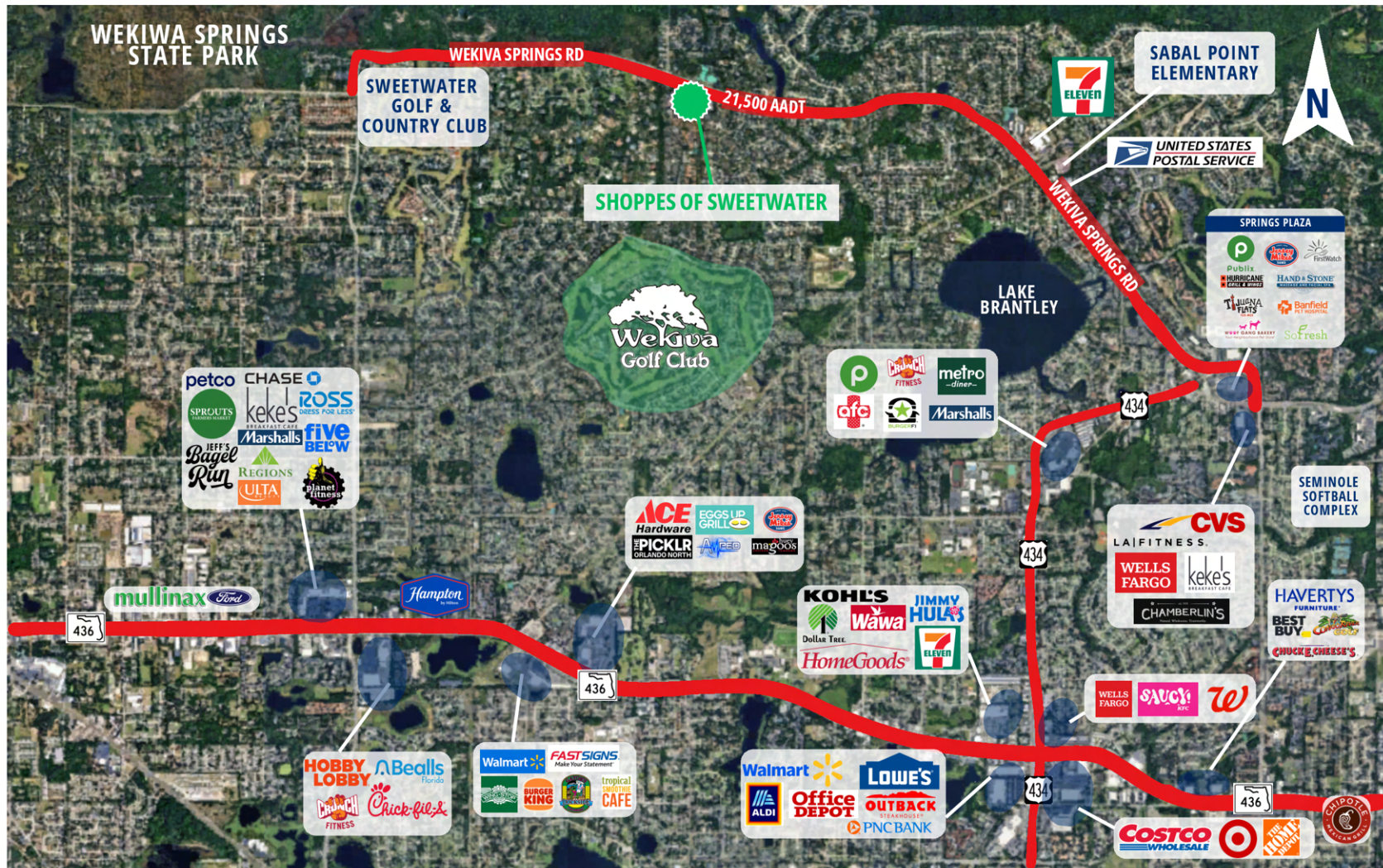
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TRADE AERIAL

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Shoppes at Sweetwater is nestled amongst old growth Live Oak trees and large home lots in one of the few remaining “Old Florida” suburbs of Central Florida. Residents in this affluent area have easy access to Wekiva Island, Wekiva Springs State Park, golf courses, and nature trails.

While seemingly secluded, the center serves the daily needs of the surrounding community, with additional retail destinations in Apopka and Altamonte located just 2.75 and 4.5 miles away. Access to I-4 is an easy 9-minute drive. The area to the north is largely built out, with an established retail corridor and limited opportunity for future competing development, reinforcing the center’s long-term position within the trade area.



DEMOGRAPHICS / MARKET ANALYSIS WITHIN 3 MILES



POPULATION

1 MILE

5,639



3 MILES

51,561



5 MILES

145,744



HOUSEHOLDS

2,038



20,207



56,064



AVERAGE HOUSEHOLD INCOME

\$145,199



\$105,545



\$95,307



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PROPERTY PHOTOS



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