Wekiva Square WEST

FOR LEASE · RETAIL END CAP



END-CAP RETAIL FOR LEASE · SEMORAN BOULEVARD (SR 436) · APOPKA

A Clean-Shell End Cap on Semoran Boulevard

±2,633 SF for retail, medical, wellness and service users

Wekiva Square West · 1803 E Semoran Boulevard · Apopka, Florida 32703

2,633 SF
End-cap Suite 1803, delivered as a vanilla shell

37,500 AADT
Daily traffic on SR 436 at the center (FDOT 2025)

5.1 /1,000
43 parking spaces on site

74,396
Residents within 3 miles

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514 | NICHOLAS FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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THE OPPORTUNITY

The Corner Suite on SR 436, Reset for Its Next Tenant

Wekiva Square West is an established ±8,494 SF neighborhood center at E Semoran Boulevard (SR 436) and S Lake Pleasant Road in Apopka, on one of northwest Orange County's main retail corridors.

A clean start. Suite 1803, the ±2,633 SF end cap, is being converted from its former restaurant build-out to a vanilla shell, ready for a retail, medical, wellness or service user to finish to suit.

Dry and low-water uses. The center is on a septic system, so restaurant and food-service uses cannot be accommodated.

Seen from both roads. The end cap faces the parking field and S Lake Pleasant Road, with pylon and building signage on SR 436.

Power in place. The 2021 permit plans show 3-phase, 400-amp service (two 200-amp panels), useful for medical, fitness and equipment-heavy users.

DETAILS AT A GLANCE

ADDRESS	1803 E Semoran Blvd, Apopka, FL 32703
AVAILABLE	Suite 1803 · ±2,633 SF end cap
CONDITION	Vanilla shell (conversion under way)
LEASE RATE	Call for details
BUILDING	±8,494 SF retail · built 1992
ZONING	C-2 (Orange County)
PARKING	5.1/1,000 · 43 spaces
SIGNAGE	Pylon on SR 436 and building
PARCEL ID	12-21-28-9118-06-200

37,500
Vehicles a day on SR 436 at the center[1]

0.5 mi
To Wekiwa Springs Rd and the SR 436 retail cluster[2]

1.2 mi
To US 441 (Orange Blossom Trail)[2]

5.4 mi
To I-4 at SR 436 in Altamonte Springs[2]

[1] FDOT 2025 Annual Average Daily Traffic, site 75-0009 (SR 436, 0.375 mi west of Wekiwa Springs Rd). [2] Straight-line distances from 1803 E Semoran Blvd (Esri World Geocoder); drive distances are longer. Building size, year built, zoning, parcel and parking per the prior marketing package; electrical service per Orange County permit B20906971 plans (2021); all to be verified. Lease structure per written proposal.

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SITE PLAN

One End Cap Available, ±2,633 SF

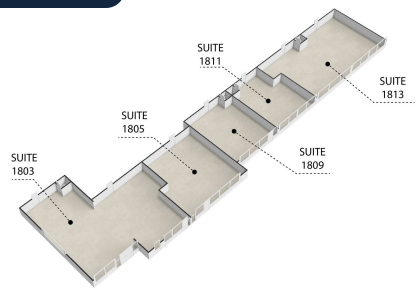
Suite 1803 anchors the west end of the center, at the S Lake Pleasant Road entrance off SR 436.



SITE PLAN · SUITE 1803 IN NAVY

SUITE	TENANT
1803	Available · ±2,633 SF end cap
1805	Cigars & Tobacco
1809	Curaleaf
1811	Blanquita & Karime Hair Salon
1813	Pinch-A-Penny

SUITE LAYOUT · 3D



End-Cap Position

The first storefront drivers see from the S Lake Pleasant Road entrance and the parking field.

SUITE 1803 · ±2,633 SF

Pylon on SR 436

A multi-panel pylon at the SR 436 entrance plus building signage on the end-cap tower.

37,500 VEHICLES A DAY

Parking at the Door

43 spaces, including accessible stalls, in the field directly in front of the suite.

5.1 PER 1,000 SF

Two Ways In

Access from SR 436 and from S Lake Pleasant Road, with S Ulysses Drive on the east side.

CORNER SITE

Site plan and suite layout from the prior marketing package; illustrative and not to scale. Tenant roster per the prior marketing package and subject to change. Suite 1803 SF per ownership; other suite sizes not shown.

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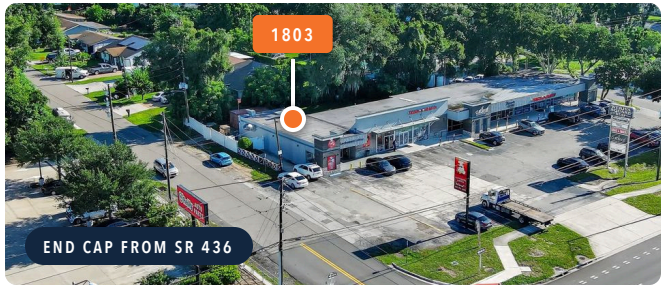
END CAP · VANILLA SHELL

Suite 1803

SIZE	POSITION	PARKING
±2,633 SF	End Cap	5.1/1,000

Wekiva Square WEST



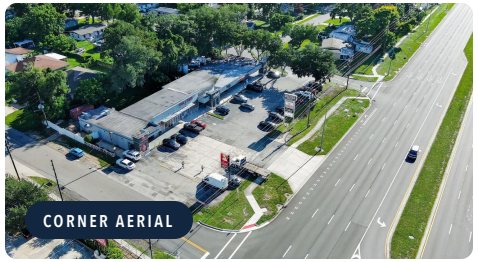












THE SPACE

Delivered as a vanilla shell: the restaurant build-out comes out, leaving a clean ±2,633 SF suite to finish for a new use.

Storefront glass and an end-cap tower facing the parking field, with two double-door entries and a rear service door.

Medical & Wellness

Chiropractic, physical therapy, a med spa or a primary-care office, with patients parking at the door.

BEST FIT: ±2,633 SF

Service & Specialty Retail

A learning center, boutique fitness studio, mattress, wireless or home-goods retailer that wants SR 436 exposure.

BEST FIT: DRY, LOW-WATER USES

Photos from the August 2026 shoot show the prior restaurant tenant's signage and finishes; the suite is being converted to a vanilla shell and will be delivered without them. Uses are illustrative and subject to zoning, septic capacity and ownership approval. No restaurant uses.

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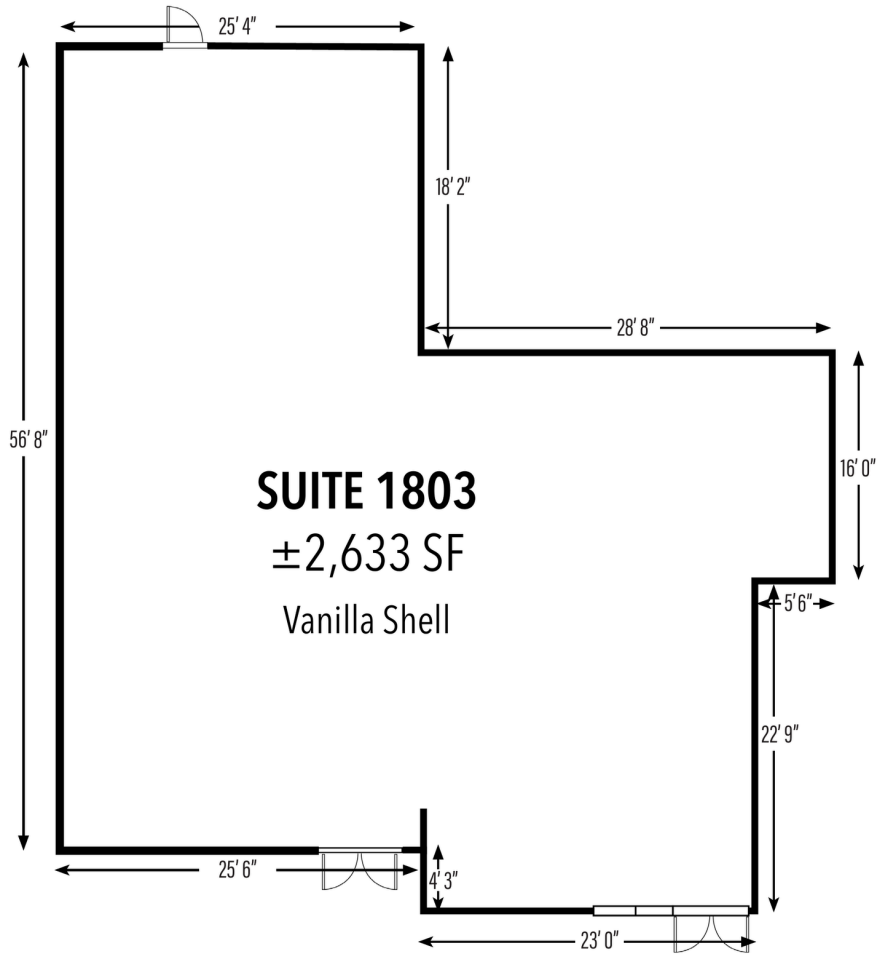
SUITE 1803 · FLOOR PLAN

±2,633 SF, One Open Shell

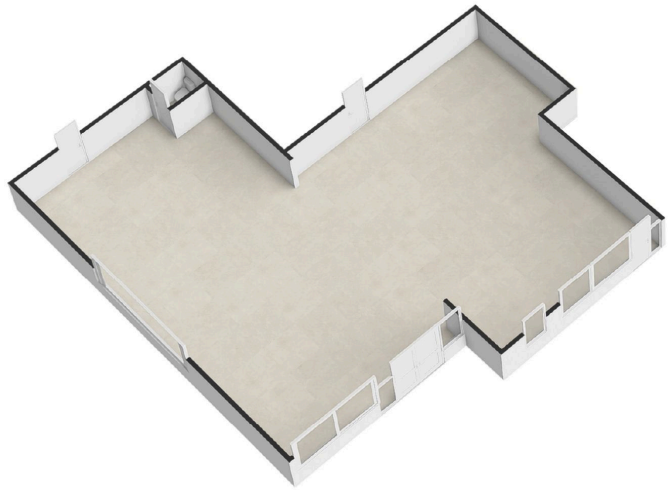
An L-shaped end cap with storefront entries on the parking field and a rear service door.

Wekiva Square WEST

2D FLOOR PLAN



3D FLOOR PLAN



56'8"
Deepest dimension (west wing)

54'0"
Overall width (25'4" + 28'8")

2 entries
Double-door storefronts on the parking field

1 rear door
Service door at the back of the west wing

400 amps
3-phase service per 2021 permit plans

C-2
Orange County commercial zoning

Floor plans from the prior marketing package; for illustration only, not to scale, dimensions approximate. Electrical service per Orange County permit B20906971 plans (2021), to be verified after the shell conversion. No 3D virtual tour is available at this time.

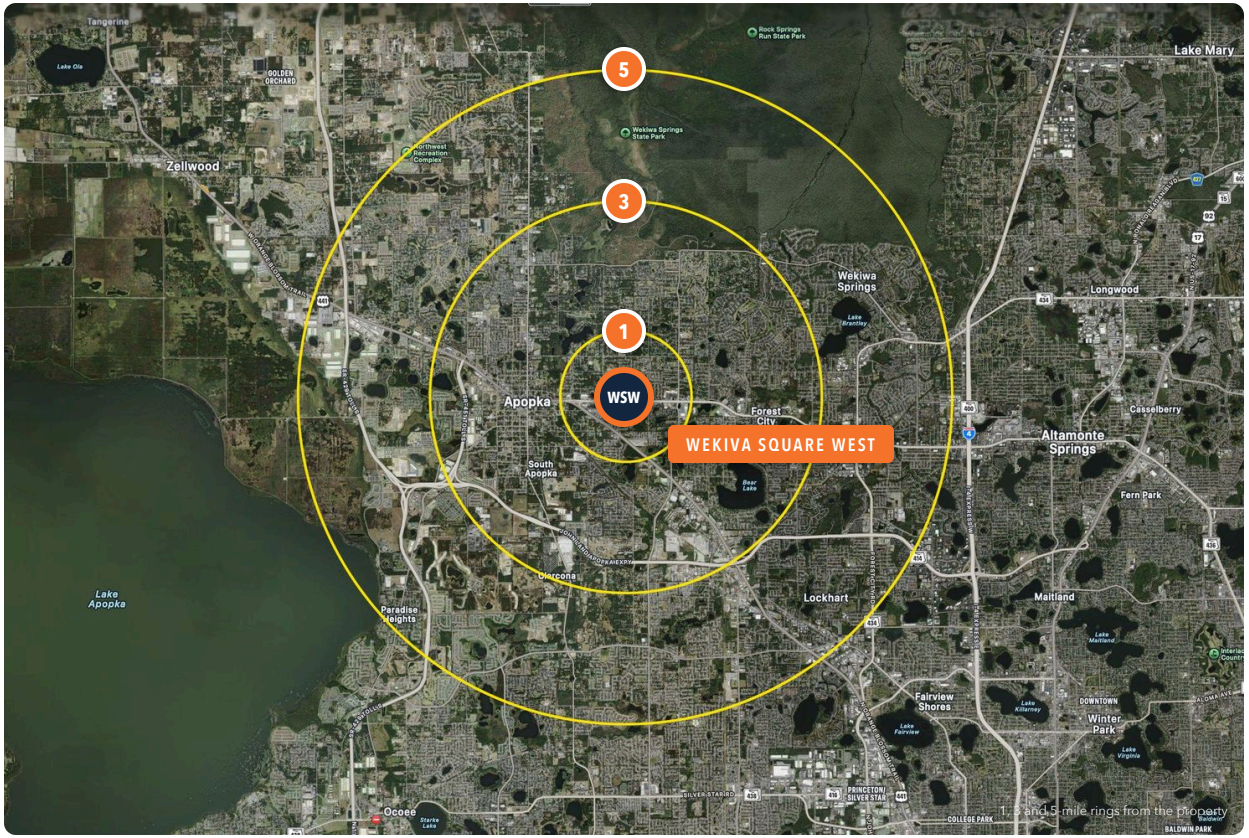
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LOCATION & DEMOGRAPHICS

Northwest Orange County, Between Apopka and Altamonte

SR 436 links downtown Apopka and US 441 with Altamonte Springs and I-4.



RADIUS	POPULATION	HOUSEHOLD INCOME	BUSINESSES	EMPLOYEES
1 mile	11,884	$74,280	564	3,513
3 miles	74,396	$105,887	2,924	21,517
5 miles	196,932	$105,942	7,135	50,414

MILES FROM WEKIVA SQUARE WEST[1]

Wekiwa Springs Rd · SR 436 retail	0.5 mi
US 441 (Orange Blossom Trail)	1.2 mi
Downtown Apopka	2.0 mi
Wekiwa Springs State Park	2.7 mi
AdventHealth Apopka	4.2 mi
SR 429 at Ocoee Apopka Rd	4.8 mi
I-4 at SR 436	5.4 mi
Altamonte Mall	6.0 mi
Downtown Orlando	11.1 mi

ON THE CORRIDOR

37,500 vehicles a day pass the center on SR 436[2], and the 3-mile ring holds 74,396 residents with household income above $105,000.

196,932
Residents within 5 miles

50,414
Employees within 5 miles

[1] Straight-line distances (Esri World Geocoder). [2] FDOT 2025 AADT, site 75-0009. Demographics per the prior marketing package; source and vintage to be confirmed. Map imagery for location reference only.

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POINTS OF INTEREST

National Retail Within a Mile

Marshalls, Planet Fitness, CVS, Chick-fil-A and Hobby Lobby are all within 0.7 mile east on SR 436.

Wekiva Square WEST



NEARBY RETAIL[1]

1	ALDI	0.2 mi
2	Marshalls	0.3 mi
3	Planet Fitness	0.4 mi
4	CVS	0.5 mi
5	Chick-fil-A	0.6 mi
6	Hobby Lobby	0.6 mi
7	Publix · Hunt Club Blvd	1.5 mi

2.0 mi
To Downtown Apopka[1]

4.2 mi
To AdventHealth Apopka[1]

WHY IT MATTERS

The national grocers, discounters, gyms and restaurants along this stretch of SR 436 bring daily trips past the center, so a service or medical tenant at Suite 1803 shares a shopping run its customers already make.

Business names and logos are for location reference only and do not imply affiliation or endorsement. Points of interest per the prior marketing package; openings and tenants subject to change. [1] Straight-line distances (Esri World Geocoder).

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HIGHEST & BEST USE

Built for Service, Sized for Medical and Wellness

A ±2,633 SF end cap with parking at the door suits appointment-based and destination users.

Wekiva Square WEST

Medical & Wellness

Chiropractic, physical therapy, dental or a med spa: treatment rooms in the deep west wing, reception at the storefront.

BEST FIT · APPOINTMENT TRAFFIC

Boutique Fitness

A training, yoga, martial-arts or dance studio using the open floor, with 3-phase power for equipment.

BEST FIT · EVENING AND WEEKEND PEAKS

Education & Services

A tutoring or learning center, insurance, tax or staffing office that values parking and a visible sign on SR 436.

BEST FIT · DESTINATION USERS

Specialty Retail

Mattress, wireless, home goods, pet or furniture showrooms that want end-cap glass on a commuter corridor.

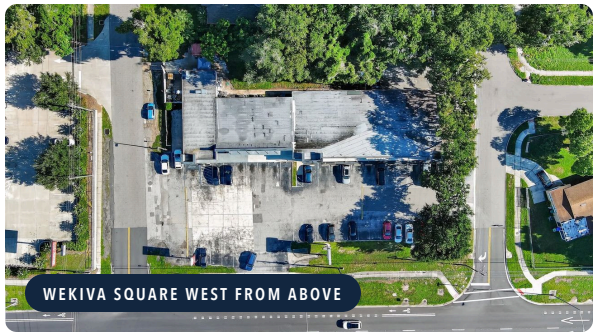
BEST FIT · SHOWROOM RETAIL

WHY IT WORKS

New-construction retail and medical suites in Apopka are listed at $32.50 to $45.00/SF and are often delivered as cold shells. Suite 1803 is an existing end cap on a 37,500-vehicle corridor with parking, signage and heavy power already in place, so a tenant can be open sooner and spend its improvement budget on the interior.



SUITE 1803 · END CAP



WEKIVA SQUARE WEST FROM ABOVE

RETAIL MARKET · Q3 2026

ORLANDO METRO, ALL RETAIL[1]

3.8% Vacancy

$31.17 Avg. asking rent / SF

Retail space is scarce across the metro. Asking rents are up 2.5% from a year ago, and the Northwest Orange submarket around Apopka leads Orlando in rent growth.

NORTHWEST ORANGE SUBMARKET[1]

+3.8%

Rent growth, highest of any Orlando submarket

NEW CONSTRUCTION IN APOPKA[2]

$32.50–45

Asking rent / SF, 2026 retail and medical listings

SR 436 IN APOPKA[3]

CoStar describes the Wekiva Corners stretch of SR 436, half a mile east, as one of Central Florida's tightest retail areas.

SUITE 1803

±2,633 SF end cap · vanilla shell · **call for details**; lease structure per written proposal.

[1] Matthews, Orlando Retail Market Report, Q3 2026. [2] Asking rates from 2026 listings at 426 Errol Pkwy ($32.50/SF, new construction) and Lake Carter Exchange, 2925 Ocoee Apopka Rd ($45/SF); listing terms vary. [3] CoStar News, "Wekiva Corners sells in one of Central Florida's tightest retail areas" (2200-2252 E Semoran Blvd). Uses are illustrative and subject to zoning (C-2, Orange County), septic capacity and ownership approval; no restaurant uses.

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WEKIVA SQUARE WEST

Your Storefront on Semoran Blvd

±2,633 SF end-cap suite at 1803 E Semoran Boulevard, Apopka, delivered as a vanilla shell.

Contact Garrett or Nick for a tour or a proposal.

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Garrett Gleiter
garrett@4acre.com
407.539.4514



Nicholas Fouraker, CCIM
nick@4acre.com
407.601.1466

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