Wekiva Square WEST

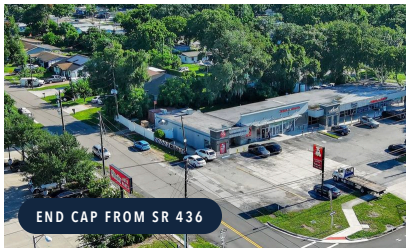
FOR LEASE · 1 END-CAP SUITE · ±2,633 SF

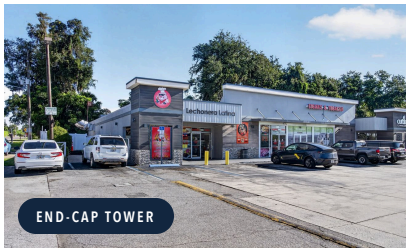
SUITE 1803 · ±2,633 SF

WEKIVA SQUARE WEST · SR 436 AT S LAKE PLEASANT RD · APOPKA

VANILLA SHELL · 37,500 AADT ON SR 436 · PYLON & BUILDING SIGNAGE


SUITE 1803 STOREFRONT


END CAP FROM SR 436


END-CAP TOWER


PYLON ON SR 436

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

A Clean-Shell End Cap on Semoran Boulevard

Suite 1803 is the ±2,633 SF end cap at Wekiva Square West, an established neighborhood center at SR 436 and S Lake Pleasant Road in Apopka. The former restaurant build-out is coming out, and the suite will be delivered as a vanilla shell for a retail, medical, wellness or service user, with storefront glass on the parking field, pylon and building signage on a 37,500-vehicle corridor, and 3-phase, 400-amp power. The center is on septic, so restaurant uses cannot be accommodated.

±2,633 SF
End-cap Suite 1803 · vanilla shell

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

5.1 /1,000
43 parking spaces on site

74,396
Residents within 3 miles · $105,887 household income

0.3 mi
To Marshalls, with CVS at 0.5 mi[1]

C-2
Orange County zoning · built 1992 · ±8,494 SF center

1803 E SEMORAN BOULEVARD · APOPKA, FL 32703

[1] Straight-line distances (Esri World Geocoder)

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AVAILABLE SPACE

One end cap, ±2,633 SF available

Wekiva Square WEST

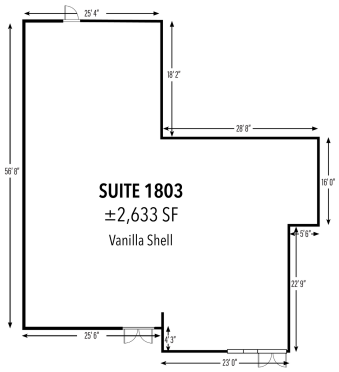


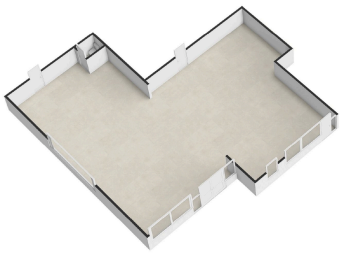
WEKIVA SQUARE WEST · ±8,494 SF · SUITE 1803 IN NAVY · 1805–1813 OCCUPIED

WHY WEKIVA SQUARE WEST

- **The end cap.** First storefront off the S Lake Pleasant Road entrance, with glass on the parking field.
- **Ready to finish.** Delivered as a vanilla shell with 3-phase, 400-amp service per the 2021 permit plans.
- **Seen on SR 436.** 37,500 vehicles a day pass the center, with a multi-panel pylon and building signage.
- **Retail all around.** Marshalls, Planet Fitness, CVS, Chick-fil-A and Hobby Lobby within 0.7 mile.

2D + 3D PLAN





Suite 1803

±2,633 SF · AVAILABLE · CALL FOR DETAILS

End cap · delivered as a vanilla shell

An L-shaped end cap with storefront glass and two double-door entries on the parking field, a rear service door and 3-phase, 400-amp power per the 2021 permit plans. No restaurant uses (septic).

BEST FIT: MEDICAL, WELLNESS, FITNESS, EDUCATION, SPECIALTY RETAIL

Lease rate: call for details; lease structure per written proposal. Uses shown are illustrative and subject to zoning (C-2, Orange County), septic capacity and ownership approval; no restaurant uses. Traffic: FDOT 2025 AADT, site 75-0009. Demographics per the prior marketing package. Electrical service per Orange County permit B20906971 plans (2021), to be verified. Site plan and floor plans are illustrative and not to scale. No 3D virtual tour at this time. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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