

FOR LEASE



WEST TOWN CORNERS

ALTAMONTE SPRINGS, FL | 1,260 TO TO 13,146 SF AVAILABLE



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE PROPERTY

- 382,423 SF
- Shopping center anchored by Walmart, TJ Maxx, American Signature Furniture, Lowe's, Five Below, Famous Footwear, PetSmart and Winn Dixie
- Bays available ranging in size from 1,007 to 13,146 SF

LOCATION

- Located at the Northwest and Southwest corners of SR 434 and West Town Parkway, just south of SR 436
- Great visibility and easy access
- 45,000 AADT

THE PRICE

Please call for more details.

SPACE AVAILABLE

Unit # Square Feet

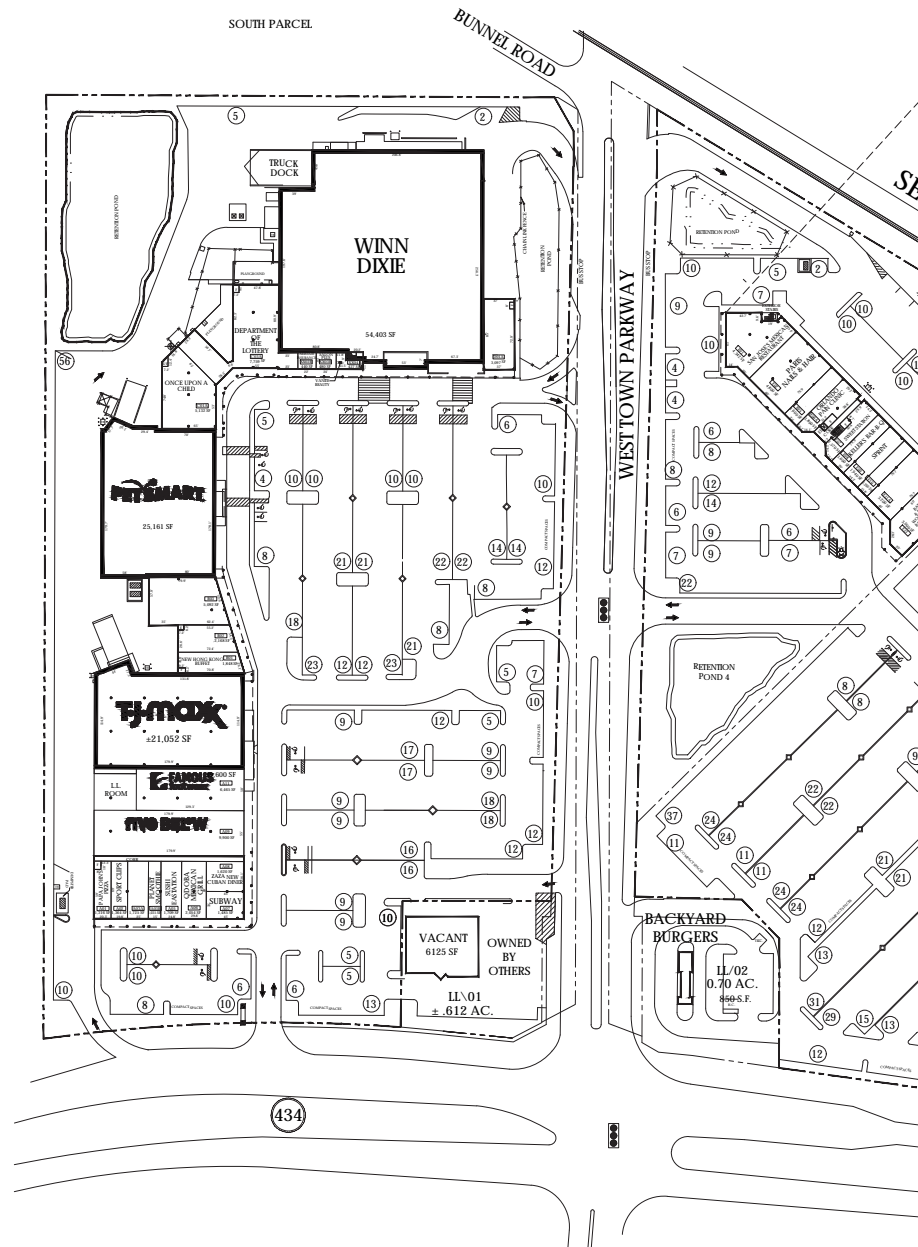
FIRST FLOOR

A03A	1,725 SF (25' x 70')
B02	2,168 SF
B03	5,092 SF
D01 & D02	3,097 SF
E05	1,600 SF
E10	1,260 SF
E11A	3,200 SF
F04A	5,588 SF
G04	3,600 SF

SECOND FLOOR

J01B	6,060 SF
J03	4,000 SF
J06	3,086 SF (42' x 82')

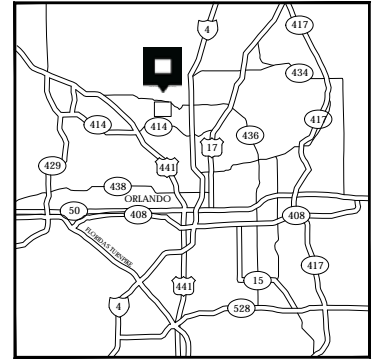
REDEVELOPMENT SCHEDULED FOR 2018!



CURRENT TENANTS & AVAILABLE SUITES

A01	Papa John's	1,316 SF	B02	Available
A02	Sports Clips	1,364 SF	B03	Available
A03A	Available	1,725 SF	C	Winn Dixie
A03B	Planet Smoothie	1,035 SF	C01A	Once Upon a Child
A05	Sushi Hi	1,709 SF	C03A	Florida Lottery Office
A06	Qdoba	2,054 SF	D01A	Cleaners
A07	Subway	1,485 SF	D01 & 02	Available
A08	Zaza's New Cuban Diner	1,620 SF	E01	San Jose's Mexican Rest.
A09	Five Below	9,900 SF	E02	Paris Nails and Hair
A10	Famous Footwear	6,465 SF	E05	Available
A11	TJ Maxx	21,052 SF	E06A	Seminole Medical
B	PetSmart	25,161 SF	E07	Sweet Station
B01	New Hong Kong	1,848 SF	E08	Keller's BBQ

WEST TOWN CORNERS SITE PLAN

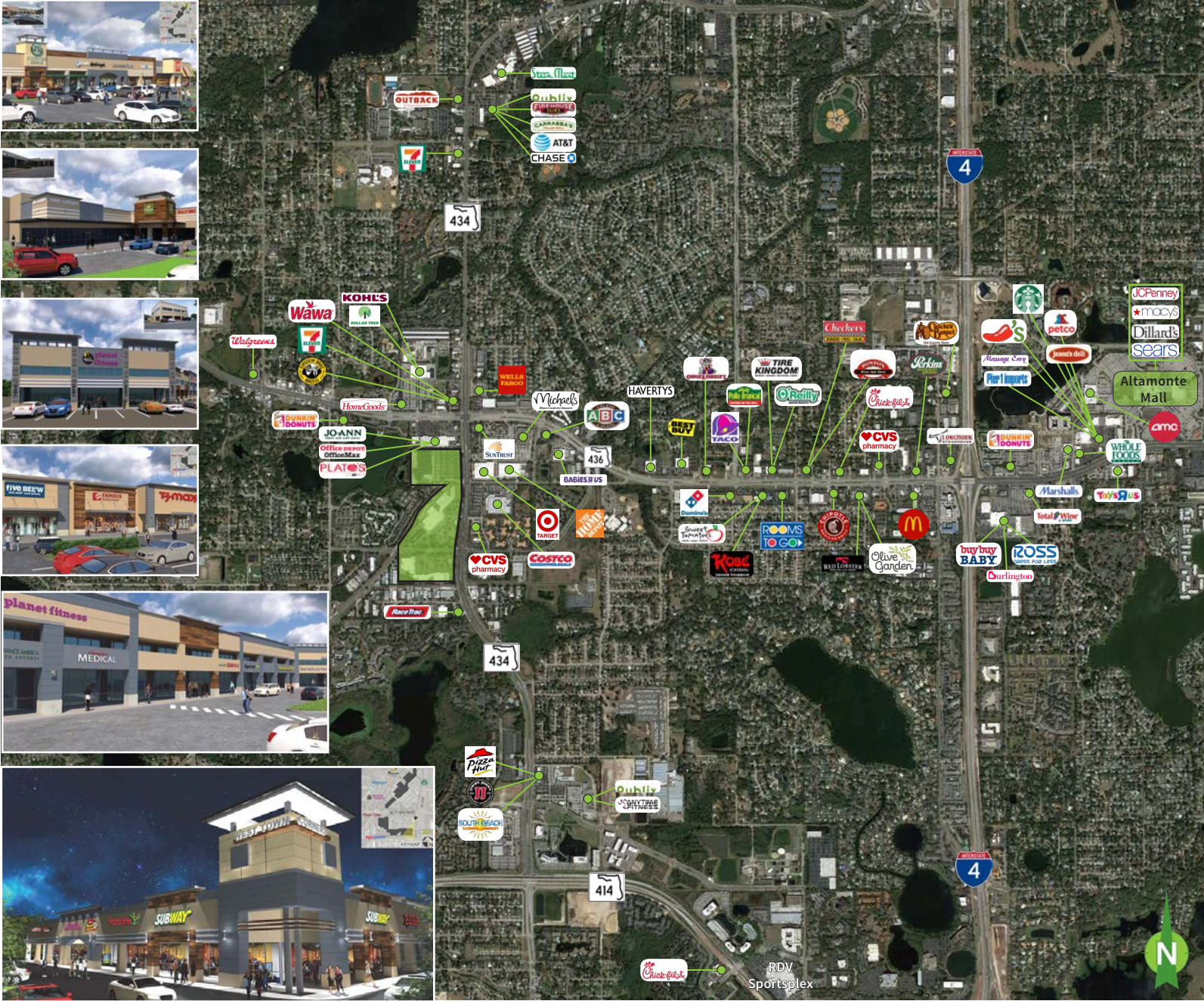


VICINITY MAP 

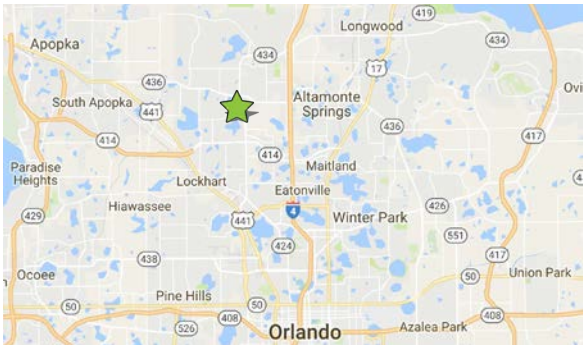


2,168 SF	E09	Sprint	1,940 SF	G03A	Bicycles	4,123 SF
5,092 SF	E10	Available	1,260 SF	G04	Available	3,600 SF
54,403 SF	E11A	Available	3,200 SF	G06A	FedEx Office	3,785 SF
5,132 SF	E13	Bath and Body Works	3,000 SF	G06B	Zoe's Kitchen	3,000 SF
7,759 SF	F	Walmart	99,618 SF	J01B	Available	6,060 SF
2,090 SF	F01A	Hair Cuttery	2,050 SF	J03	Available	4,000 SF
3,097 SF	F04A	Available	5,558	J06	Available	3,086 SF
4,342 SF	F05	Sally Beauty Supply	1,465 SF	J07	Planet Fitness	13,224 SF
4,800 SF	F06	Game Stop	1,190 SF	XX02B	Allstate Insurance	440 SF
1,600 SF	G	American Signature Furniture	50,000 SF	XX03B	Salon Plus	480 SF
1,890 SF	G01	T-Mobile	2,250 SF	XX04	Le Nails	427 SF
1,570 SF	G02	GNC	1,204 SF			
1,600 SF	G02A	Starbucks	1,474 SF			

WEST TOWN CORNERS



2018 Demographics	3 Miles	5 Miles	10 Miles
Total Population	104,003	214,587	800,333
Total Households	43,354	84,923	313,827
Average Household Income	\$80,311	\$77,315	\$79,534
Business Establishments	4,542	10,290	33,991
Total Employees	54,432	115,467	411,874



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