

SHOPPES OF WESTLAKE LANDINGS



Seminole Pratt Whitney Road
and Persimmon Boulevard
Westlake, FL 33470

HIGHLIGHTS

- High visibility on the city's main road accessing the commercial district, high school, and public park.
- Opportunity to be first-in-market serving a community of over 4,500 new homes with household incomes of approximately \$100,000.
- Convenient location with access to the main intersection, adjacent to 7-Eleven.

TRAFFIC COUNTS

- 39,681 on Seminole Pratt Whitney Road

AVAILABLE SPACE

- 1,400 SF (Suite 202)

JOIN THESE ESTABLISHED RETAILERS

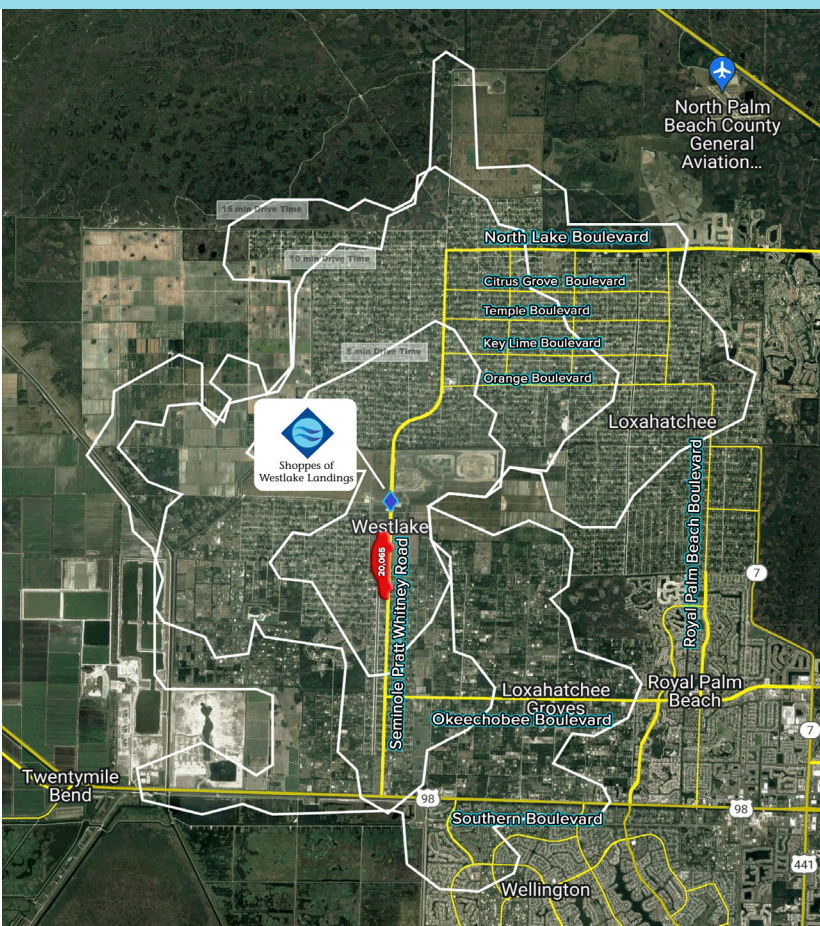
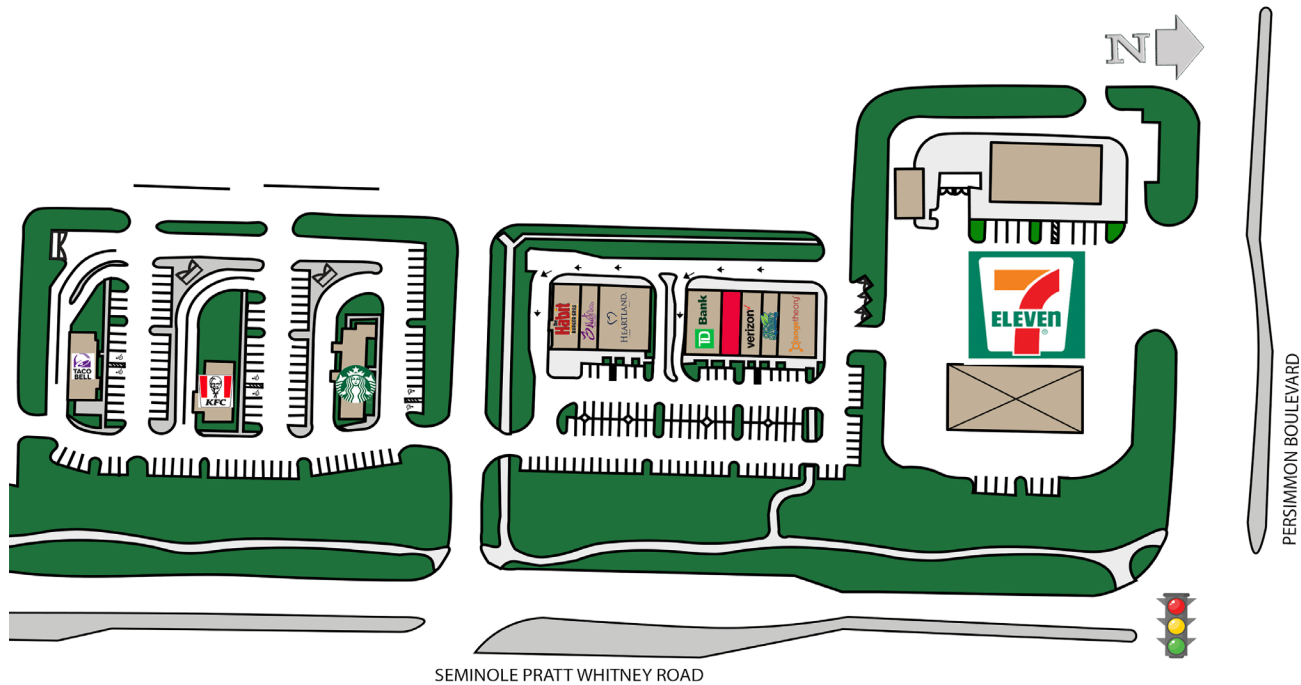


DEMOGRAPHICS*

	5 MIN	10 MIN	15 MIN
POPULATION	9,694	16,063	26,807
HOUSEHOLDS	2,853	4,881	8,566
AHI	\$86,238	\$110,198	\$134,506

*Estimated 2023. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

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TENANT LEGEND

BAY	TENANT	SQ FT
4751 SEMINOLE PRATT WHITNEY ROAD		
	Taco Bell	2,000
4775 SEMINOLE PRATT WHITNEY ROAD		
	KFC	2,120
4801 SEMINOLE PRATT WHITNEY ROAD		
	Starbucks	2,500
4901 SEMINOLE PRATT WHITNEY ROAD		
1000	The Habit Burger Grill	2,065
1100	3Natives	1,360
1200	Heartland Dental, LLC	3,640
4951 SEMINOLE PRATT WHITNEY ROAD		
1000	TD Bank	2,572
1100	AVAILABLE	1,400
1200	Verizon	1,506
1300	Go Green Dry Cleaner	1,190
1400	Orange Theory Fitness	2,782