

SHOPPES OF WESTLAKE LANDINGS



4951 Seminole Pratt Whitney Road
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

- Fully Leased

JOIN THESE ESTABLISHED RETAILERS

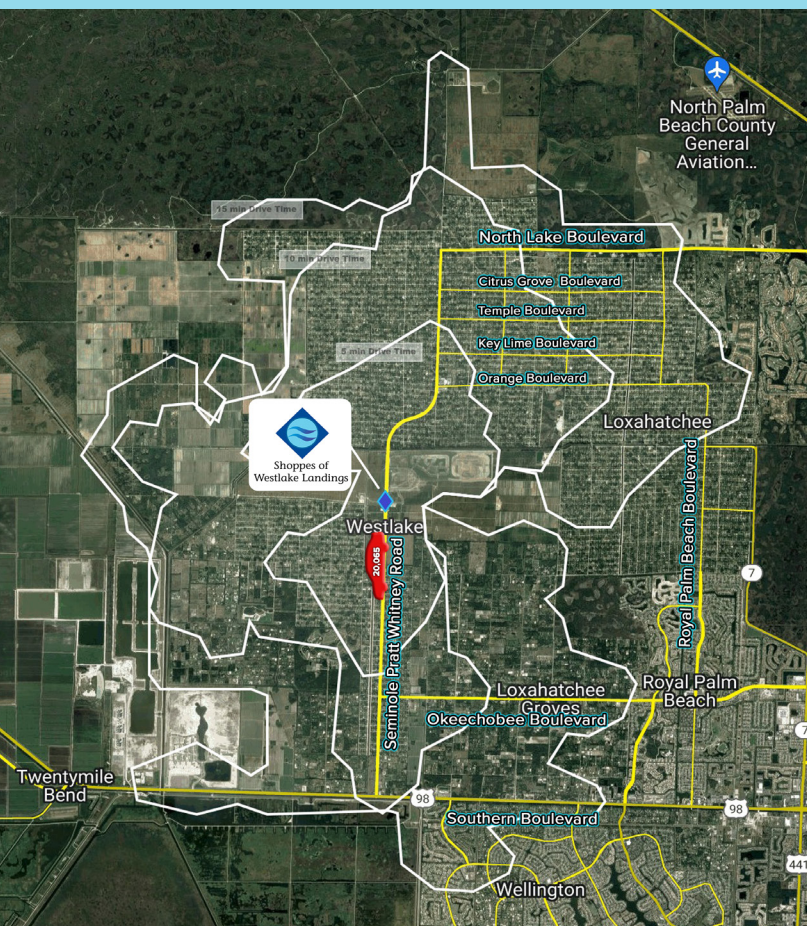
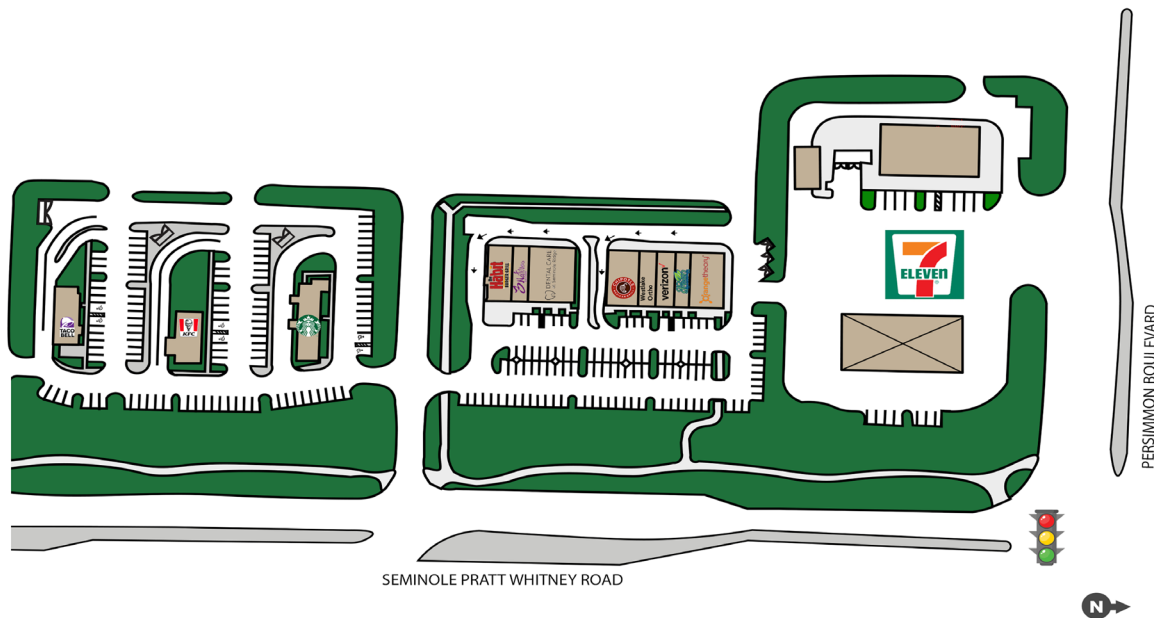


DEMOGRAPHICS*

	5 MIN	10 MIN	15 MIN
POPULATION	13,844	21,815	34,222
HOUSEHOLDS	4,868	7,457	11,620
AHI	\$185,807	\$176,310	\$182,233

*Estimated 2026. 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	Dental Care at Seminole Ridge	3,640
4951 SEMINOLE PRATT WHITNEY ROAD		
1000	Chipotle	2,572
1100	Westlake Orthodontics	1,400
1200	Verizon	1,506
1300	Go Green Dry Cleaner	1,190
1400	Orange Theory Fitness	2,782