



## Westwood Village



- › 100% occupied by internet resilient tenants
- › All tenants have NNN leases
- › Built-in rent increases and consistent NOI growth
- › Many brand-new, long-term leases
- › Positioned along busy roadway that sees 28,000± VPD
- › Excellent frontage, access and visibility on a major thoroughfare right off the I-4 offramp
- › Affluent and fast growing submarkets of Orlando



COLLIERS INTERNATIONAL  
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## 4932 West SR46 Sanford, FL 32771

Sean Glickman, CCIM, and Mike Milano, CCIM, MAI with the Milano-Glickman Retail Team and Executive Managing Directors at Colliers International are proud to offer for sale Westwood Village, a 38,000 SF shopping center located in the Orlando MSA that is 100% leased to an ideal mix of internet resilient tenants. The property is positioned at a lighted intersection of a busy roadway that sees roughly 28,000± VPD and allows for optimal visibility and access. This asset presents an opportunity for a qualified investor to acquire a stabilized retail center that has all of the fundamental characteristics to thrive in a growing and dynamic submarket.

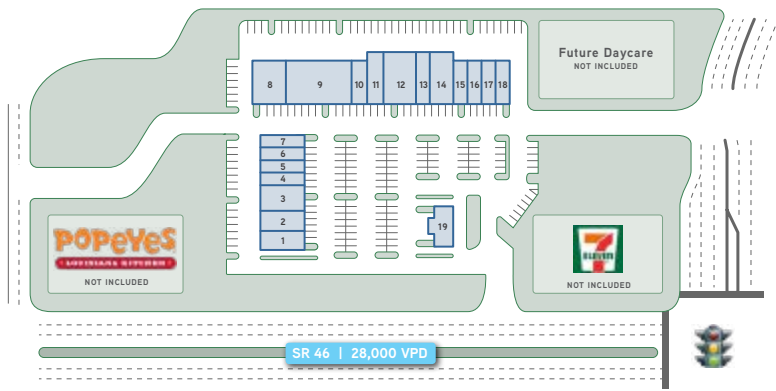
**Asking Price: \$9,800,000**



<b>Location</b>	Sanford, Florida (Orlando MSA)	
<b>GLA</b>	38,000 SF	
<b>Occupancy</b>	100%	
<b>Year Built/Renovated</b>	2008	
<b>Units</b>	19	
<b>Lot Size</b>	5.77± Acres	
<b>Traffic Counts</b>	State Road 46	28,000± VPD
<b>Key Tenants</b>	Orlando Health	6,800 SF
	Orangetheory Fitness	2,800 SF
	TrustCo Bank	1,980 SF
	Subway	1,800 SF



## SITE PLAN



SUITE	TENANT	RSF
1	Trust Co Bank	1980
2	Sanford Dental Excellence	1620
3	United Tiger Martial Arts	2400
4	American Cleaners	1200
5&6	E-Z Healthmart Pharmacy	2400
7	Impressions Salon & Boutique	1200
8	Orangetheory Fitness	2800
9	Orlando Health	6800
10	LaBeaute Nail & Spa	1200

SUITE	TENANT	RSF
11	Pizza Restaurant	1400
12	Xtreme Dance Studio	4200
13	State Farm Insurance	1400
14	Companion Care Pet Hospital	2800
15	TM Beauty Studios	760
16	Pinch-a-Penny	1640
17	Encompass Chiropractic Center	1200
18	Kumon Math and Reading Center	1200
19	Subway	1800
		<b>38,000</b>

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