

# FOR LEASE

END CAP SUITE ±2,633 SF



Wekiva  
Square  
WEST



PRIME RETAIL OPPORTUNITY ON SEMORAN BLVD (SR 436)

LEASE RATE

CALL FOR DETAILS

SUITE SIZE

±2,633 SF

POSITION

END CAP

PARKING

5.1/1,000

ZONING

ORG-C-2



## PROPERTY OVERVIEW

Wekiva Square West is an established neighborhood retail center located at 1803 E Semoran Boulevard (SR 436) in Apopka, Florida, along one of the area's primary commercial corridors.

The property is currently undergoing a repositioning of its approximately 2,633 SF end-cap restaurant space, which will be converted into a vanilla shell to accommodate a broader range of retail and service-oriented users. Due to the property's existing septic system, restaurant uses cannot be accommodated, creating an opportunity to introduce a complementary non-restaurant tenant to the center's existing mix.

The end-cap configuration offers excellent visibility along Semoran Boulevard (SR 436), convenient access, and prominent storefront and signage opportunities. The planned shell conversion will provide a clean, flexible space that can be efficiently customized for a variety of retail, medical, wellness, fitness, and service uses.

With its established tenant base, strong exposure along SR 436, and location within the growing Apopka market, Wekiva Square West presents an attractive opportunity for tenants seeking a highly visible presence in northwest Orange County.



## DETAILS

|                       |                         |
|-----------------------|-------------------------|
| <b>Lease Rate:</b>    | <b>CALL FOR DETAILS</b> |
| <b>Available:</b>     | <b>STE 1803: 2,633</b>  |
| <b>Building Size:</b> | 8,494 SF                |
| <b>Zoning:</b>        | C-2                     |
| <b>Type:</b>          | Retail                  |
| <b>Year Built:</b>    | 1992                    |
| <b>Parcel ID:</b>     | 12-21-28-9118-06-200    |
| <b>Parking:</b>       | 5.1/1,000   43 Spaces   |
| <b>Signage:</b>       | Pylon/Building          |

## HIGHLIGHTS

- ±2,633 SF end-cap retail opportunity Prominent frontage and visibility along E. Semoran Boulevard (SR 436)
- Existing restaurant space being converted to a vanilla shell
- Flexible layout suitable for a variety of retail, medical, wellness, and service-oriented uses
- Excellent storefront and signage opportunities
- Convenient ingress and egress along the SR 436 corridor
- Established neighborhood retail center with a complementary tenant mix
- Located within the growing Apopka submarket of Northwest Orange County
- Strong daytime population and surrounding residential density



**Garrett Gleiter**  
garrett@4acre.com  
407.539.4514



**Nicholas Fouraker** CCIM  
nick@4acre.com  
407.601.1466



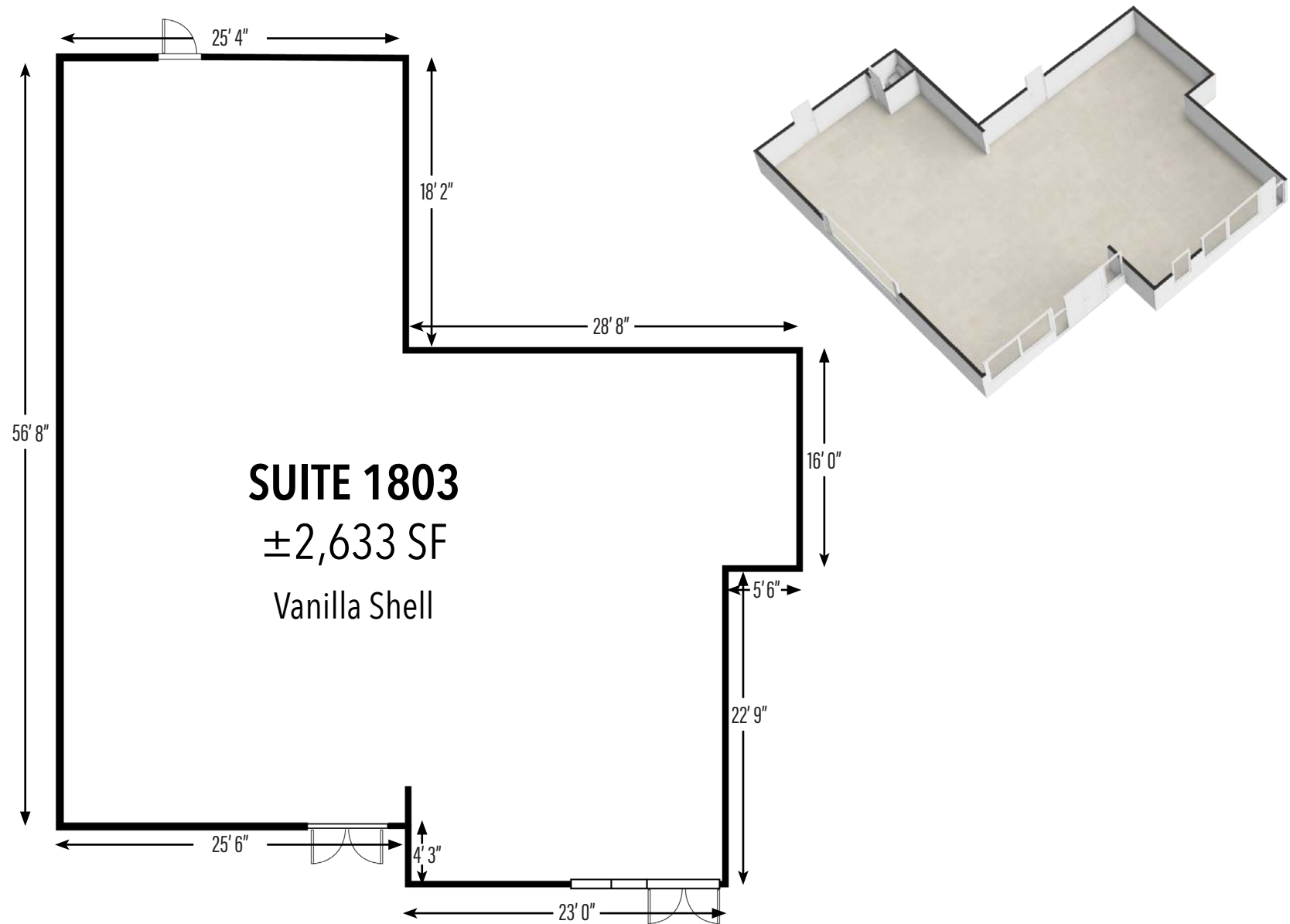
# SITE PLAN



# SUITE 1803 ELEVATION



# SUITE 1803 FLOOR PLAN | ±2,633 SF



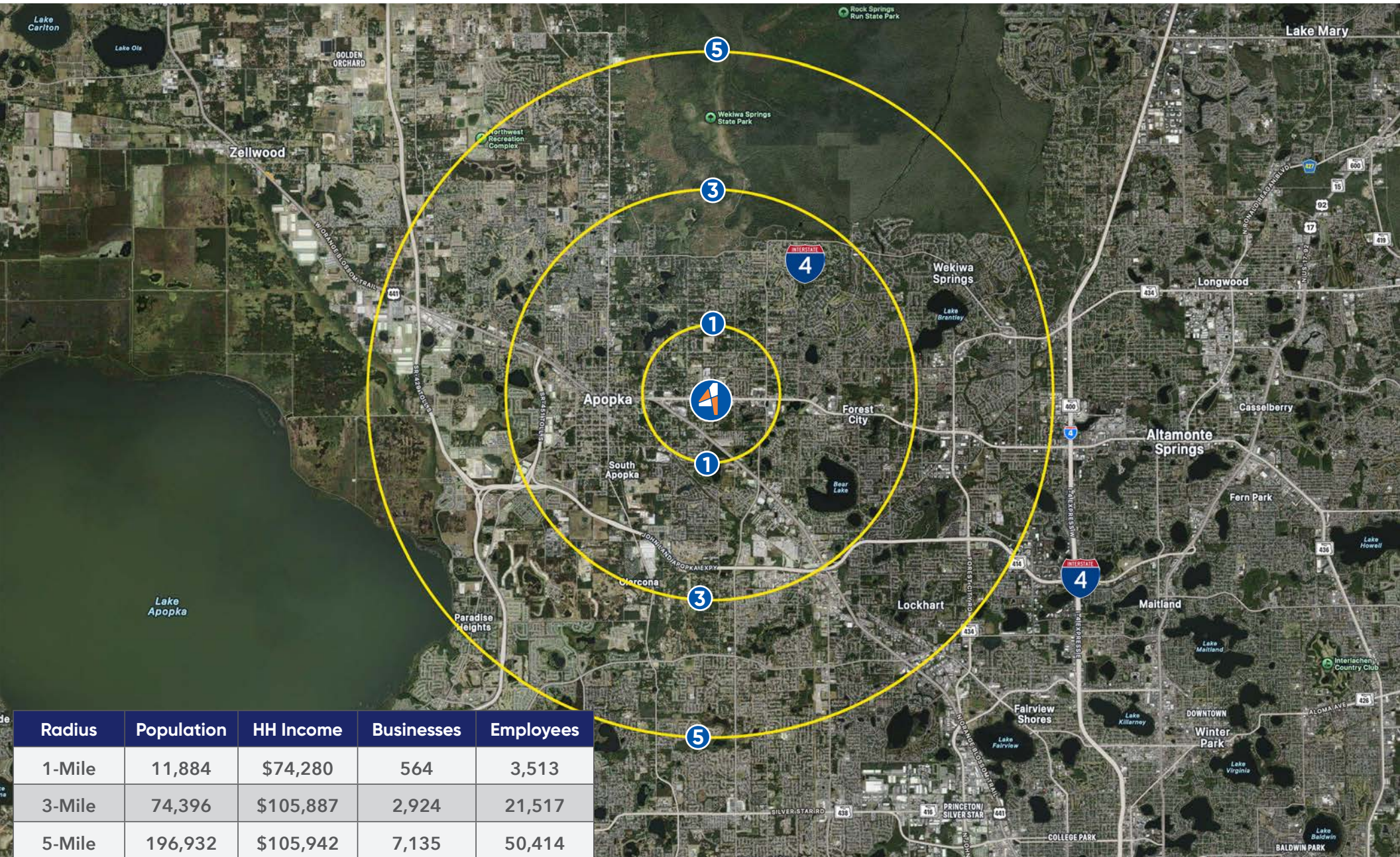
# BUILDING AERIAL



# POINTS OF INTEREST



# LOCATION + DEMOGRAPHICS





**Garrett Gleiter**

**garrett@4acre.com**

**407.539.4514**

**Nicholas Fouraker CCIM**

**nick@4acre.com**

**407.601.1466**

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