

PRIME RETAIL DEVELOPMENT COMING SOON!

± 2.4 AC | **LONGWOOD, FL**

± 16K SF Retail | Will Subdivide & Ground Lease | Adjacent to Publix | High Income Area



SWC Lake Emma Rd & Longwood Hills Rd

Lake Emma Village

Key Features:

- ±2.4 Acres Available Across from Publix | Will Subdivide
- ±16,000 SF Planned | Flexible for Single or Multi-Tenant Users
- Rare Infill Opportunity in the Heart of Lake Mary/Longwood
- ±450' of Frontage on Lake Emma Road
- Ground Lease or Build-to-Suit Opportunities
- Adjacent to Proposed Luxury Residential Community
- Phase II Retail Component to Adjacent Publix Center
- Exceptional Visibility & Access
- High-Income Trade Area with Strong Daytime Population
- Shared Access & Walkability with Residential Development
- Minutes from Lake Mary Blvd, Ronald Reagan Blvd & SR 434



Demographics	1 Mile	3 Miles	5 Miles
2026 Population	9,641	63,009	187,268
2026 Daytime Pop	5,730	67,536	181,610
2026 Households	3,675	25,768	79,263
2026 Avg. HH Income	\$143,678	\$135,007	\$134,056

100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746

321-363-4955 | www.TWDRE.com



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Site Plan Subject to Change - Will Divide and Deliver Pad Ready Lots

	Size	Status
Retail (or)	±16,000 SF	AVAILABLE/WILL DIVIDE
Outparcels	2.4 AC	AVAILABLE/WILL SPLIT



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