



## West Town Corners

280 S State Rd 434  
Altamonte Springs, FL 32714

WASHINGTON  
PRIME GROUP



### 387,469 s.f. grocery-anchored center

- Retail space available ranging from 1,260 s.f. to 5,925 s.f.
- Highly-active, daily-use center located at the NW and SW corners of SR-434 and West Town Pkwy, just south of SR-436
- 7.88 visits per unique visitor among 747,600± unique visitors annually
- Fantastic lineup of national, regional and local tenants
- Ranked as the #1 most-visited community shopping center in the market and #11 throughout Florida

### Contact

**Brandon McCalla**  
+1 954 665 3113  
[brandon.mccalla@jll.com](mailto:brandon.mccalla@jll.com)

**Billy Rodriguez**  
+1 407 443 3925  
[billy.rodriguez@jll.com](mailto:billy.rodriguez@jll.com)

**Colette Santana**  
+1 813 777 8611  
[colette.santana@jll.com](mailto:colette.santana@jll.com)

**Taylor Ling**  
+1 407 271 3067  
[taylor.ling@jll.com](mailto:taylor.ling@jll.com)



Site Plan

AVAILABLE

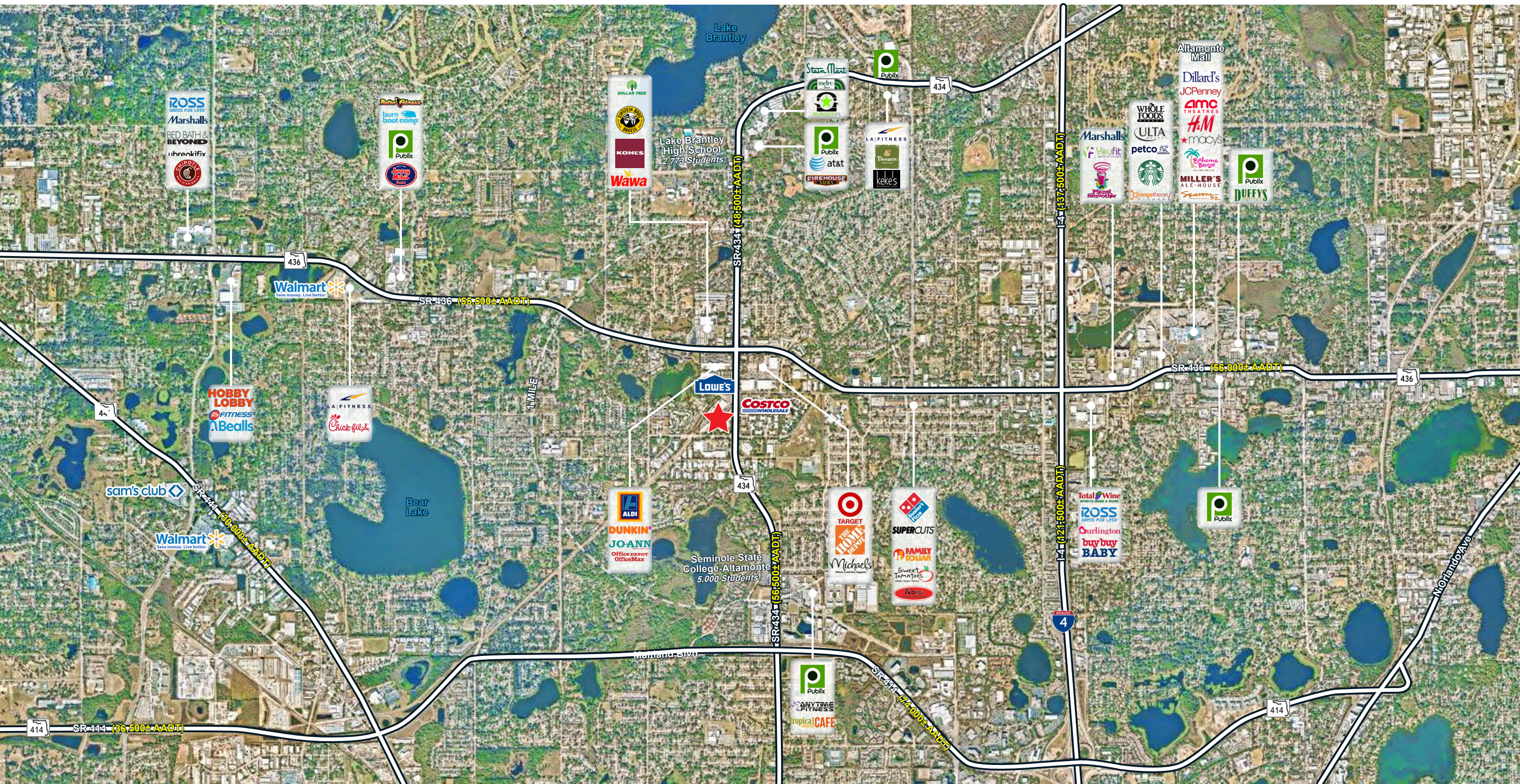
LEASED

|       |                              |             |
|-------|------------------------------|-------------|
| A01   | Papa John's                  | 1,316 s.f.  |
| A02   | Available                    | 1,364 s.f.  |
| A03A  | Club Pilates                 | 1,725 s.f.  |
| A03B  | Planet Smoothie              | 1,035 s.f.  |
| A05   | Sushi Eastation              | 1,705 s.f.  |
| A06   | Qdoba                        | 2,054 s.f.  |
| A07   | Subway                       | 1,485 s.f.  |
| A08   | Zaza's New Cuban Diner       | 1,620 s.f.  |
| A09   | Five Below                   | 9,900 s.f.  |
| A10   | Hibbett Sports               | 6,465 s.f.  |
| A11   | TJ Maxx                      | 21,052 s.f. |
| B     | PetSmart                     | 25,161 s.f. |
| B01   | Token Ramen                  | 1,848 s.f.  |
| B02   | Cybertron Video Games        | 2,168 s.f.  |
| B03   | MINISO                       | 5,092 s.f.  |
| C     | Winn Dixie                   | 54,403 s.f. |
| C01A  | Once Upon a Child            | 5,132 s.f.  |
| C02   | Available                    | 1,838 s.f.  |
| C04   | Available                    | 5,925 s.f.  |
| D01A  | Cleaners                     | 2,090 s.f.  |
| D02A  | Available                    | 3,097 s.f.  |
| E01   | Fonda La Petrona             | 4,342 s.f.  |
| E02   | West Town Nail and Hair      | 4,800 s.f.  |
| E05   | Orlando Pain Clinic          | 1,600 s.f.  |
| E06A  | Orlando Pain Clinic          | 1,890 s.f.  |
| E07   | Acai Republic                | 1,570 s.f.  |
| E08   | Coming Available             | 1,600 s.f.  |
| E09   | IV Nutrition                 | 1,940 s.f.  |
| E10   | Available                    | 1,260 s.f.  |
| E11A  | Available                    | 3,200 s.f.  |
| E13   | Bath and Body Works          | 3,000 s.f.  |
| F     | Walmart                      | 99,618 s.f. |
| F01A  | Hair Cuttery                 | 2,050 s.f.  |
| F04A  | Panera Bread                 | 5,588 s.f.  |
| F05   | Nothing Bundt Cakes          | 1,465 s.f.  |
| F06   | Game Stop                    | 1,190 s.f.  |
| G     | American Signature Furniture | 50,000 s.f. |
| G01   | T-Mobile                     | 2,250 s.f.  |
| G02   | GNC                          | 1,204 s.f.  |
| G02A  | Crumbl Cookies               | 1,474 s.f.  |
| G03A  | Trek                         | 4,123 s.f.  |
| G04   | Mattress One                 | 3,600 s.f.  |
| G06A  | FedEx Office                 | 3,785 s.f.  |
| G06B  | Fortuna Bakery               | 3,000 s.f.  |
| J01B  | Available (Office Space)     | 2,237 s.f.  |
| J03   | Available (Office Space)     | 6,980 s.f.  |
| J06   | Available (Office Space)     | 3,084 s.f.  |
| J07   | Planet Fitness               | 13,224 s.f. |
| XX02B | Patty Salon                  | 440 s.f.    |
| XX03B | Salon Plus                   | 480 s.f.    |
| XX04  | Le Nails                     | 427 s.f.    |



# The market

Located on State Road 434, West Town Corners is a dynamic power center anchored by popular grocery stores. It enjoys exceptional visibility, making it a highly attractive destination for shoppers. The center draws a substantial customer base, primarily from the Altamonte market, and serves as the main shopping hub for an extensive trade area encompassing a significant portion of Seminole County. Alongside well-known retailers like Walmart, Winn-Dixie, PetSmart and TJ Maxx, this expansive 382,423 square-foot center offers a diverse tenant mix that includes fitness, food, home improvement and grocery options, catering to the diverse needs of all demographics.



Facts about the center

Market leader

West Town Corners ranks as the #1 most-visited community shopping center in the market.

#1  
most-visited  
market community  
center

State leader

West Town Corners ranks as the #11 most-visited community shopping center in Florida.

#11  
most-visited  
Florida community  
center

Tenant mix

West Town Corners boasts 27 national retailers with a balanced mix of regional and local tenants.

27  
nationally-  
recognized retail  
tenants

Visit frequency

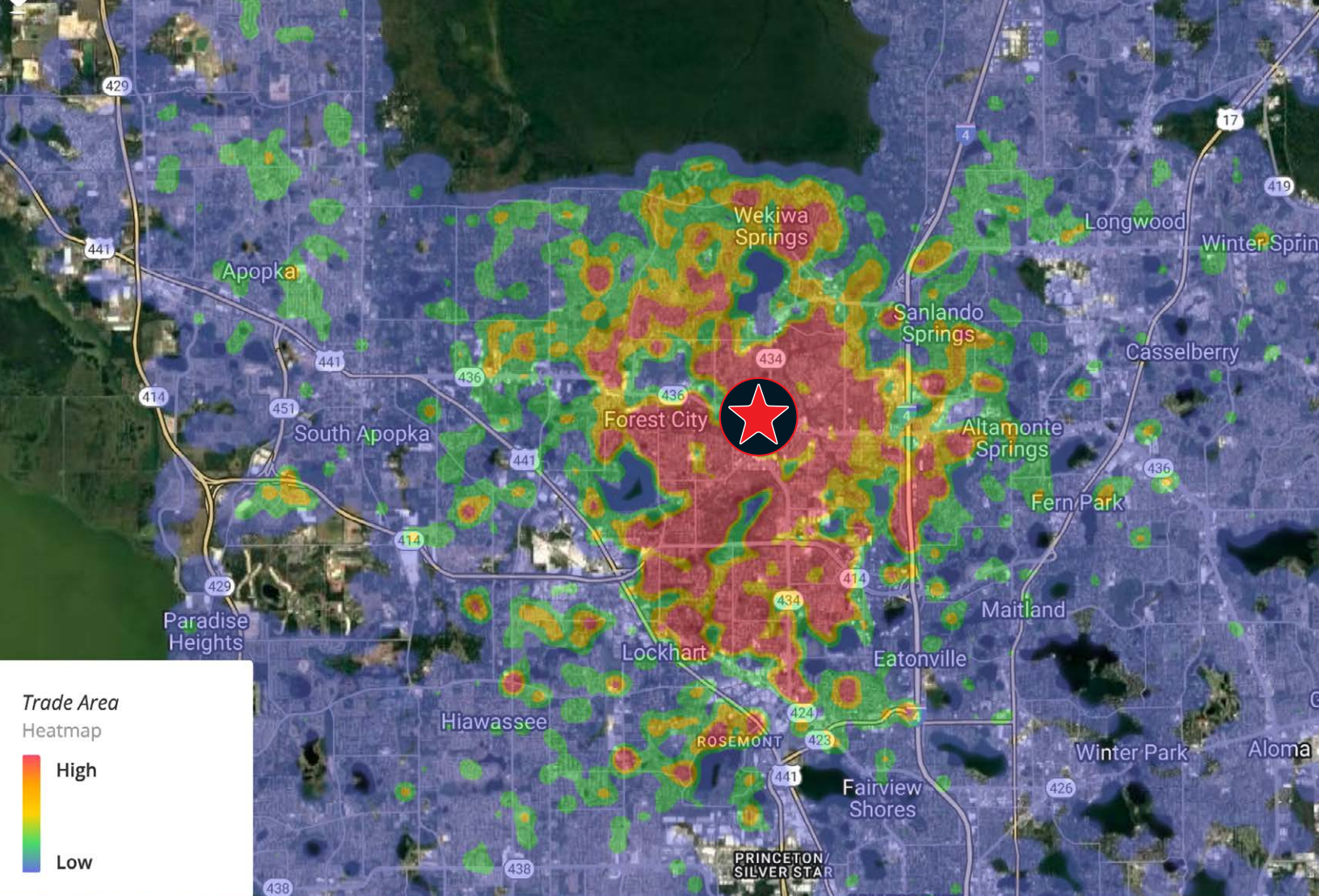
West Town Corners sees customers visiting 7.88 times a year, and counting!

7.88  
annual visits  
per individual  
customer



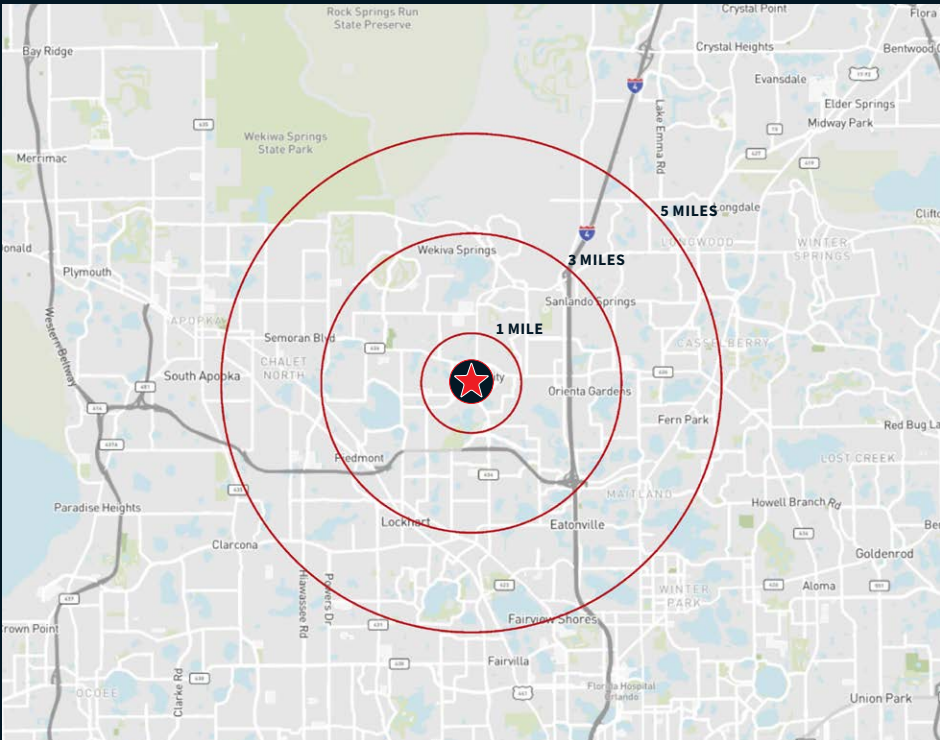
2024 paint completion

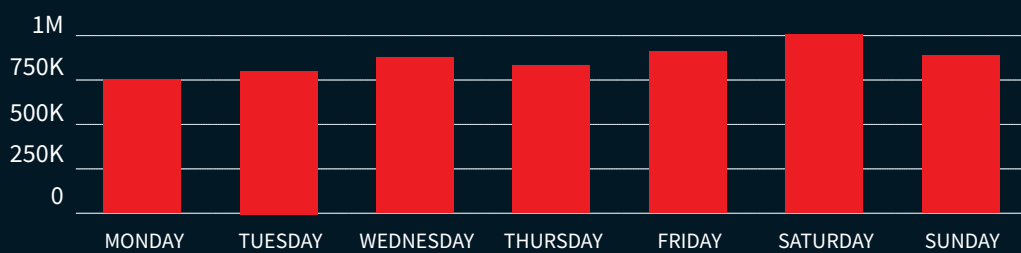




# Demographics

| POPULATION     |       |           |
|----------------|-------|-----------|
|                | 1 MI. | 14,321    |
|                | 3 MI. | 106,946   |
|                | 5 MI. | 225,387   |
| HOUSEHOLDS     |       |           |
|                | 1 MI. | 5,796     |
|                | 3 MI. | 45,666    |
|                | 5 MI. | 90,973    |
| AVG. HH INCOME |       |           |
|                | 1 MI. | \$95,765  |
|                | 3 MI. | \$107,566 |
|                | 5 MI. | \$104,400 |
| BUSINESSES     |       |           |
|                | 1 MI. | 761       |
|                | 3 MI. | 6,133     |
|                | 5 MI. | 13,732    |
| EMPLOYEES      |       |           |
|                | 1 MI. | 14,321    |
|                | 3 MI. | 106,946   |
|                | 5 MI. | 225,387   |





AVG. LENGTH-OF-STAY/VISIT

**37 MINS**

EST. # OF ANNUAL UNIQUE CUSTOMERS

**747.6K**

ANNUAL VISITOR FREQUENCY

**7.88 VISITS**

## Contact

Follow Us: @floridaretailbrokers



**Brandon McCalla**  
Vice President  
[brandon.mccalla@jll.com](mailto:brandon.mccalla@jll.com)  
+1 954 665 3113



**Taylar Ling**  
Associate  
[taylar.ling@jll.com](mailto:taylar.ling@jll.com)  
+1 407 271 3067



**Colette Santana**  
Senior Vice President  
[colette.santana@jll.com](mailto:colette.santana@jll.com)  
+1 813 777 8611



**Billy Rodriguez**  
Senior Vice President  
[billy.rodriguez@jll.com](mailto:billy.rodriguez@jll.com)  
+1 407 443 3925

**WASHINGTON  
PRIME GROUP®**



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.