

# OWNER-USER OR VALUE-ADD OPPORTUNITY

RETAIL/FLEX INVESTMENT  
ALONG HIGH-TRAFFIC  
SEMINOLE COUNTY  
COMMERCIAL CORRIDOR



1220 N. Ronald Reagan Blvd.,  
Longwood, FL 32750

## PRESENTED BY:

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OFFERING MEMORANDUM



**ASKING PRICE AND TERMS:**

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

**PROPERTY TOURS:**

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

**DATA SOURCES:**

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

**AFFILIATED BUSINESS DISCLOSURE**

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

**CONFIDENTIALITY AGREEMENT**

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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# EXECUTIVE SUMMARY

Compass Commercial is pleased to present 1220 N. Ronald Reagan Boulevard in Longwood, Florida — a freestanding commercial asset located along one of Seminole County's most prominent commercial corridors. This 4,050-square-foot building sits on a combined 0.38-acre parcel (two contiguous lots) with C-1 zoning and Commercial Future Land Use designation, offering significant flexibility for a wide range of retail, office, or service-oriented uses.

The property is being offered vacant, delivering immediate occupancy for owner-users or redevelopment potential for investors. However, the existing tenant is open to negotiating a three-year lease with new ownership or selling the ongoing business, providing optional cash-flow stability. This versatile investment opportunity is located in a growth corridor supported by robust demographics, strong traffic counts, and proximity to national retail brands and public infrastructure.

## KEY HIGHLIGHTS

- **Flexible Zoning** – allows for a broad spectrum of commercial uses including showroom, retail, service, medical, or professional office.
- **Strategic Frontage** – on Ronald Reagan Blvd. provides high visibility along a major north-south arterial with direct access to SR-434, US-17/92, and I-4.
- **Traffic Counts exceed 27,646 AADT** – offering continuous exposure for customer-driven businesses.
- **Utilities available** – from the City of Longwood, including public water and sewer, electric, and telecom/fiber connectivity.
- **Optional Lease or Business Acquisition** – from the current tenant creates potential for short-term cash flow while evaluating long-term strategies.

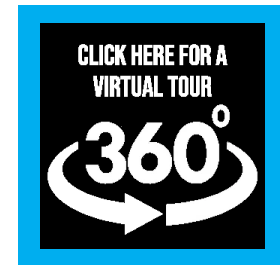
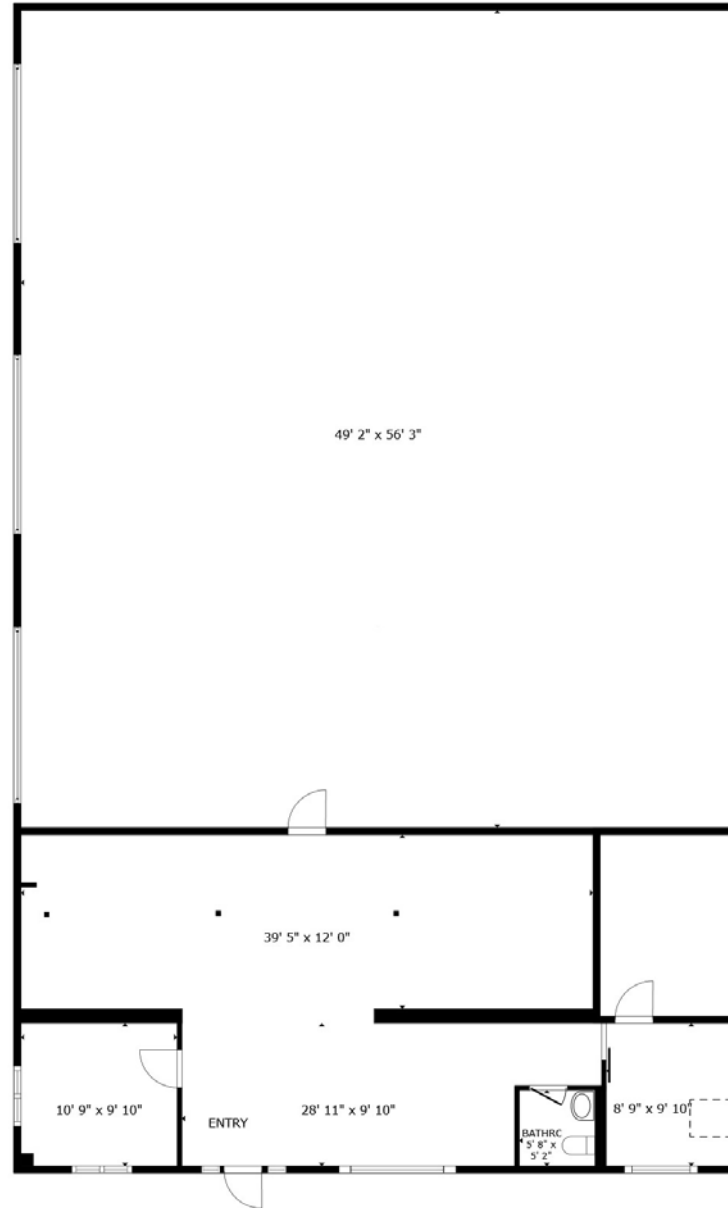


## MARKET OVERVIEW: LONGWOOD

Longwood, Florida, is a dynamic business hub with approximately 366,388 SF of office space, fostering a vibrant entrepreneurial ecosystem. The office market recorded a high vacancy rate of 25.34% in 2021, reflecting challenges in occupancy, yet demand for Class B and C office spaces is growing due to their flexibility for small and medium-sized businesses. In 2024, the highest office sale reached \$2.5M at 1024 Florida Central Pkwy, with average asking rents at \$21.98 per SF. Longwood's strategic location, just 15 miles north of Orlando with access to I-4 and robust infrastructure, continues to attract investors and businesses, supported by a strong local economy and top-ranked Seminole County schools.



# FLOOR PLAN





# PROPERTY AT A GLANCE

**PROPERTY TYPE:**

Freestanding Commercial Building

**SQUARE FOOTAGE/LOT SIZE:**

±4,050 SF / ±0.38 Acres (Two Contiguous Parcels)

**YEAR BUILT:**

1988

**ZONING:**

C-1 (Retail Commercial – Seminole County)

**FUTURE LAND USE:**

Commercial

**FRONTAGE:**

±100 Feet on Ronald Reagan Blvd (CR 427)

**LOCATION:**

Located along a major north-south arterial less than a mile from the Longwood SunRail Station, with quick access to SR-434, US-17/92, and I-4. Minutes from downtown Orlando, Maitland, Altamonte Springs, and Lake Mary.

**OCCUPANCY:**

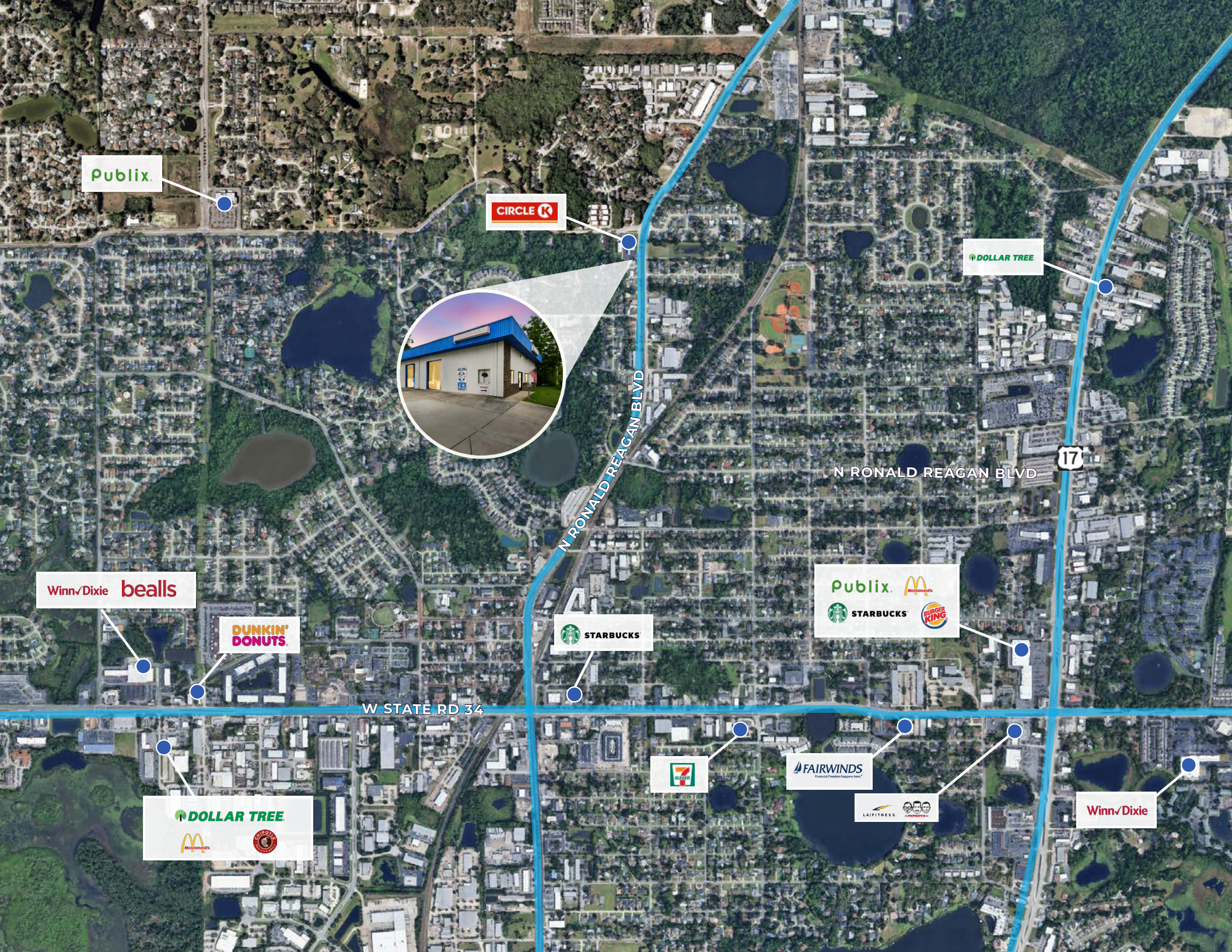
Delivered Vacant (Tenant Leaseback or Business Purchase Optional)

**UTILITIES:**

City Water & Sewer, Electric, and Fiber Telecom Available

**NEARBY RETAILERS & AMENITIES:**

Starbucks, Winn-Dixie, Chase Bank, Truist, T-Mobile, 7-Eleven, Fairwinds Credit Union, Restaurants, Fitness Centers, and Dense Residential Communities



Publix

CIRCLE K

DOLLAR TREE



N RONALD REAGAN BLVD

N RONALD REAGAN BLVD



Winn/Dixie bealls

DUNKIN' DONUTS

STARBUCKS

Publix, McDonald's, STARBUCKS, BURGER KING

W STATE RD 34

DOLLAR TREE, McDonald's, Dunkin' Donuts

7-Eleven

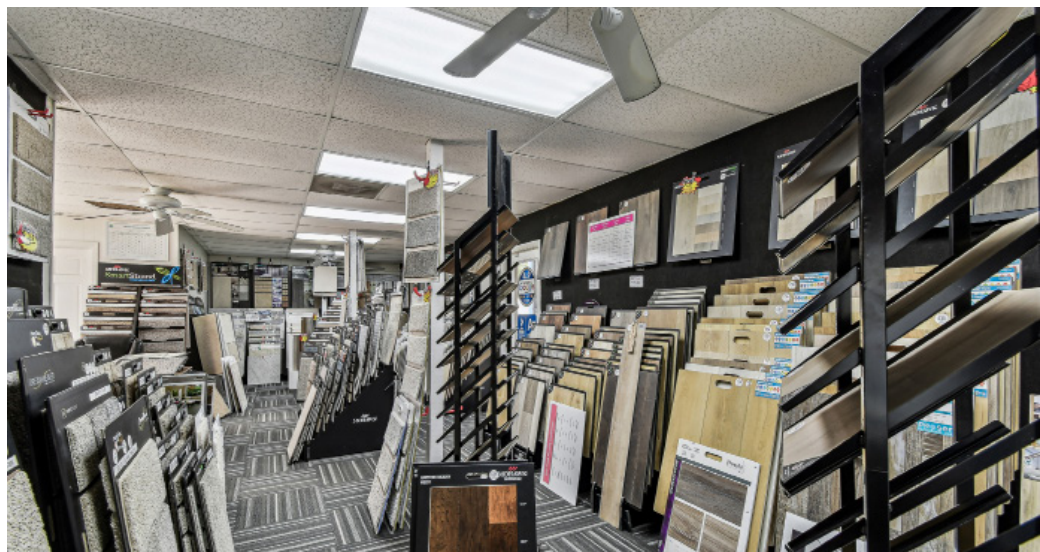
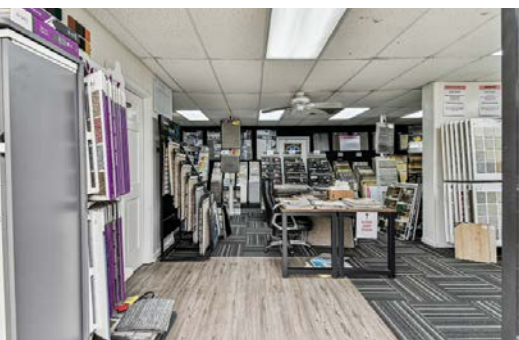
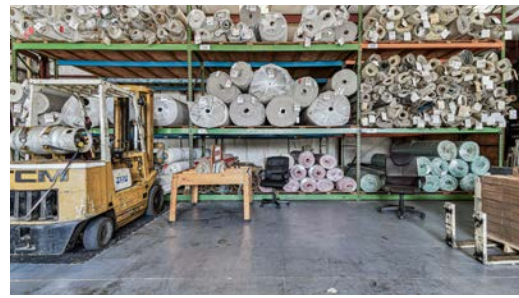
FAIRWINDS

LAIFITNESS, PEPPERONIS

Winn/Dixie







# SALE COMPARABLES

PROPERTY PHOTO	ADDRESS	YEAR BUILT/ RENOVATED	SQ FT	ACRES	DATE SOLD	SOLD PRICE	PRICE PER/SF
	<b>SUBJECT</b> 1220 N Ronald Reagan Blvd Longwood, FL	1988	4,050	0.32	-	-	-
	321 Dane Lane	1976	4,059		02/04/2025	\$940,000	\$232
	1609 Cherrywood Lane	1979	7,555		10/08/2024	\$1,700,000	\$225
	245 Orange Avenue	1973	2,989		06/26/2024	\$1,150,000	\$385
	5461 Benchmark Lane	1985	5,000		01/29/2024	\$1,100,000	\$220

# LONGWOOD, FLORIDA

## GROWTH ORIENTED

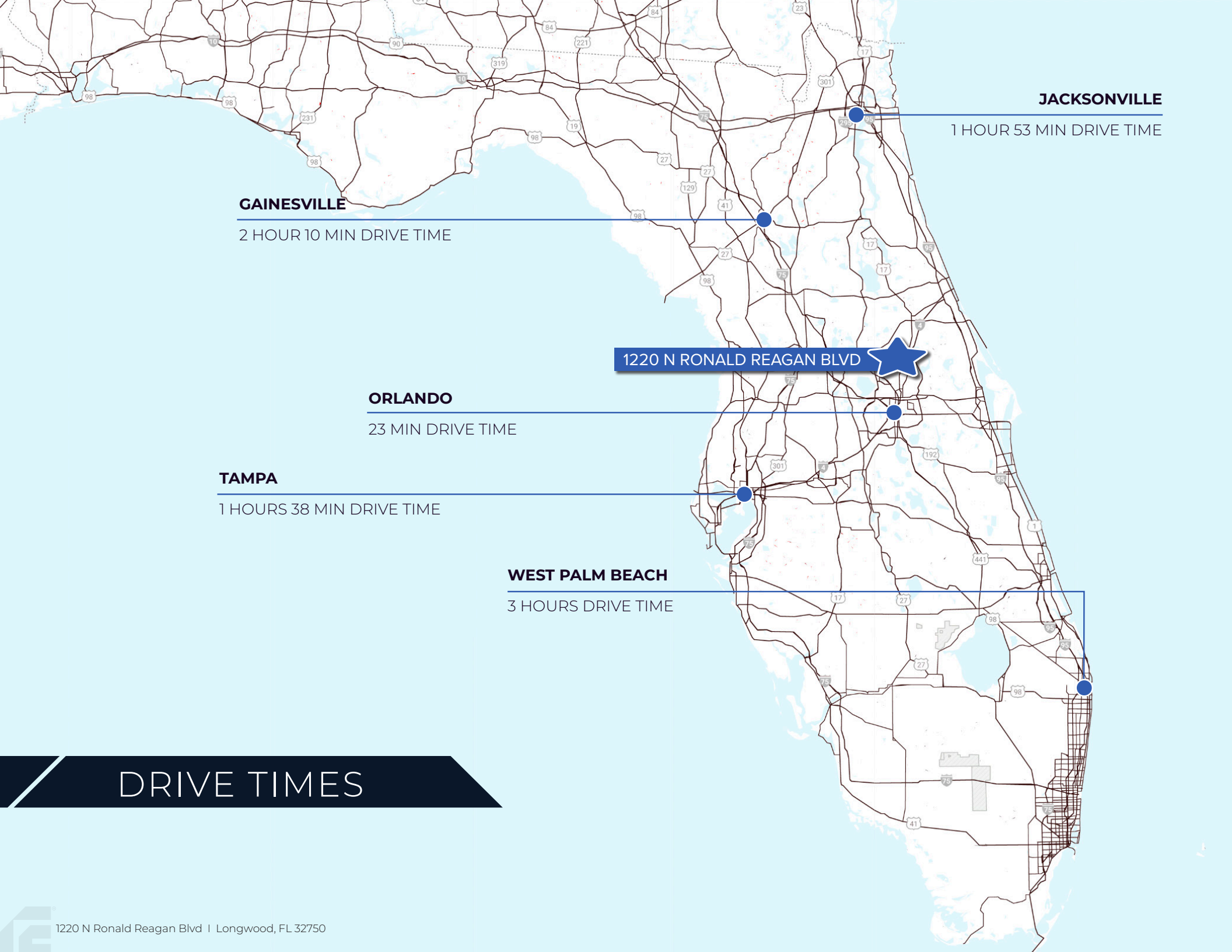
Longwood is part of the high-performing Orlando–Kissimmee–Sanford MSA and continues to experience strong economic and population growth. As one of Seminole County’s oldest and most established municipalities, Longwood benefits from strategic transportation infrastructure, an educated workforce, and pro-business development initiatives.

## UNMATCHED CONNECTIVITY AND CONSUMER EXPOSURE

Located less than a mile from the Longwood SunRail Station and just minutes from I-4, this property offers unmatched accessibility to key employment and residential hubs including downtown Orlando, Maitland, Altamonte Springs, and Lake Mary. Its central location places it at the crossroads of regional mobility and economic activity.

The surrounding area is anchored by nationally recognized retailers and service providers such as Starbucks, Winn-Dixie, Chase Bank, Truist, T-Mobile, 7-Eleven, and Fairwinds Credit Union, as well as a diverse mix of restaurants, fitness centers, and daily-needs retailers. The site benefits from high visibility, strong daily traffic, and proximity to dense residential neighborhoods—making it an ideal destination for both customer-driven businesses and service-oriented operations.





**JACKSONVILLE**

1 HOUR 53 MIN DRIVE TIME

**GAINESVILLE**

2 HOUR 10 MIN DRIVE TIME

1220 N RONALD REAGAN BLVD



**ORLANDO**

23 MIN DRIVE TIME

**TAMPA**

1 HOURS 38 MIN DRIVE TIME

**WEST PALM BEACH**

3 HOURS DRIVE TIME

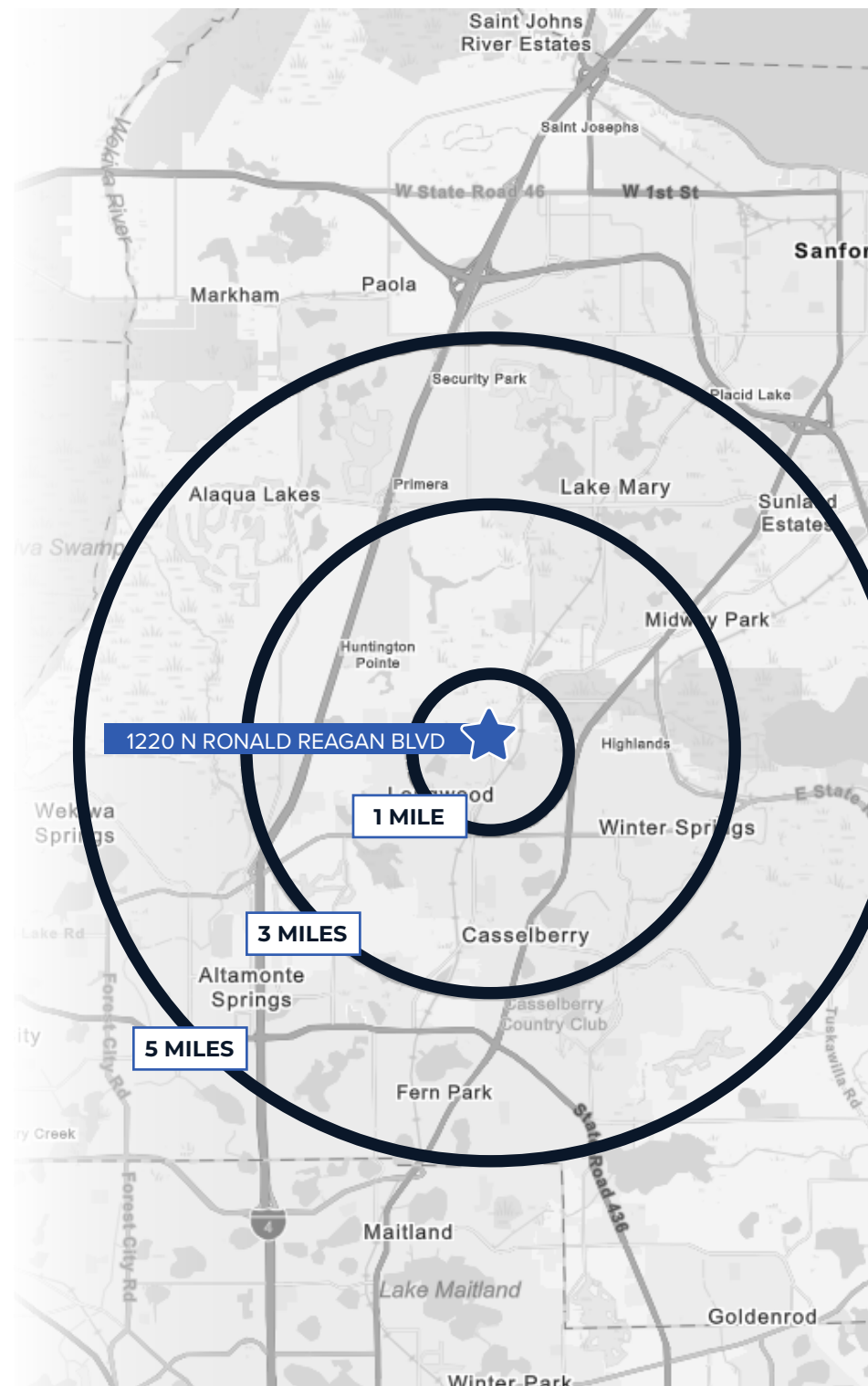
# DRIVE TIMES

## 2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,937	70,678	191,581
Households	3,484	28,142	79,040
Families	2,346	18,563	50,173
Average Household Size	2.53	2.47	2.40
Owner Occupied Housing Units	2,245	17,903	48,667
Renter Occupied Housing Units	1,239	10,239	30,373
Median Age	40.8	41.4	41.3
Median Household Income	\$75,227	\$78,821	\$79,393
Average Household Income	\$98,296	\$108,253	\$112,534

## 2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,052	71,218	192,823
Households	3,617	29,023	81,434
Families	2,431	19,080	51,546
Average Household Size	2.47	2.42	2.34
Owner Occupied Housing Units	2,442	19,133	51,870
Renter Occupied Housing Units	1,176	9,890	29,565
Median Age	42.2	42.7	42.6
Median Household Income	\$82,397	\$90,430	\$90,971
Average Household Income	\$114,196	\$125,910	\$130,435



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