

# Longwood Office Building off E SR 434

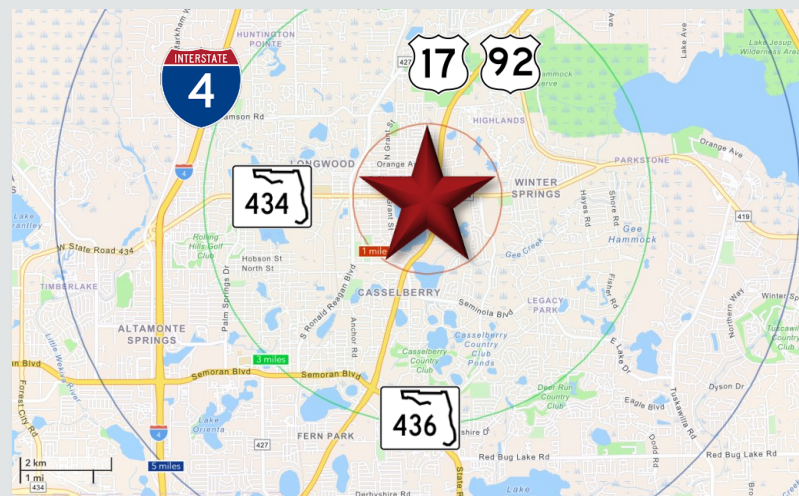
507 East St. Longwood, FL 32750



**Sale Price: \$399,000**

## LOCATION DETAILS

Conveniently situated off E SR 434, just west of US Hwy 17-92 and adjacent to Twistee Treat. Surrounded by a variety of services, retailers, and dining options, including Wells Fargo, LA Fitness, Las Americas Grocery & Deli, and Wendy's. Close to major thoroughfares, including Ronald Reagan Blvd, SR 436, and less than four miles from I-4.



## LISTING DETAILS

- **±2,308 SF** Office building
- New roof (2024) and AC units
- **Full build-out** includes: 6 private offices + 1 large open office; break room with full kitchen; 2 restrooms, including one with bath/shower
- **±0.19 Acres** of land with GC zoning (city of Longwood)
- 4 parking spaces + **parking easement to add an additional 6 spaces**

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,709	71,133	206,859
Average HH Income	\$79,132	\$102,017	\$110,889
Median HH Income	\$63,317	\$76,759	\$78,695

## CONTACT FOR MORE INFORMATION

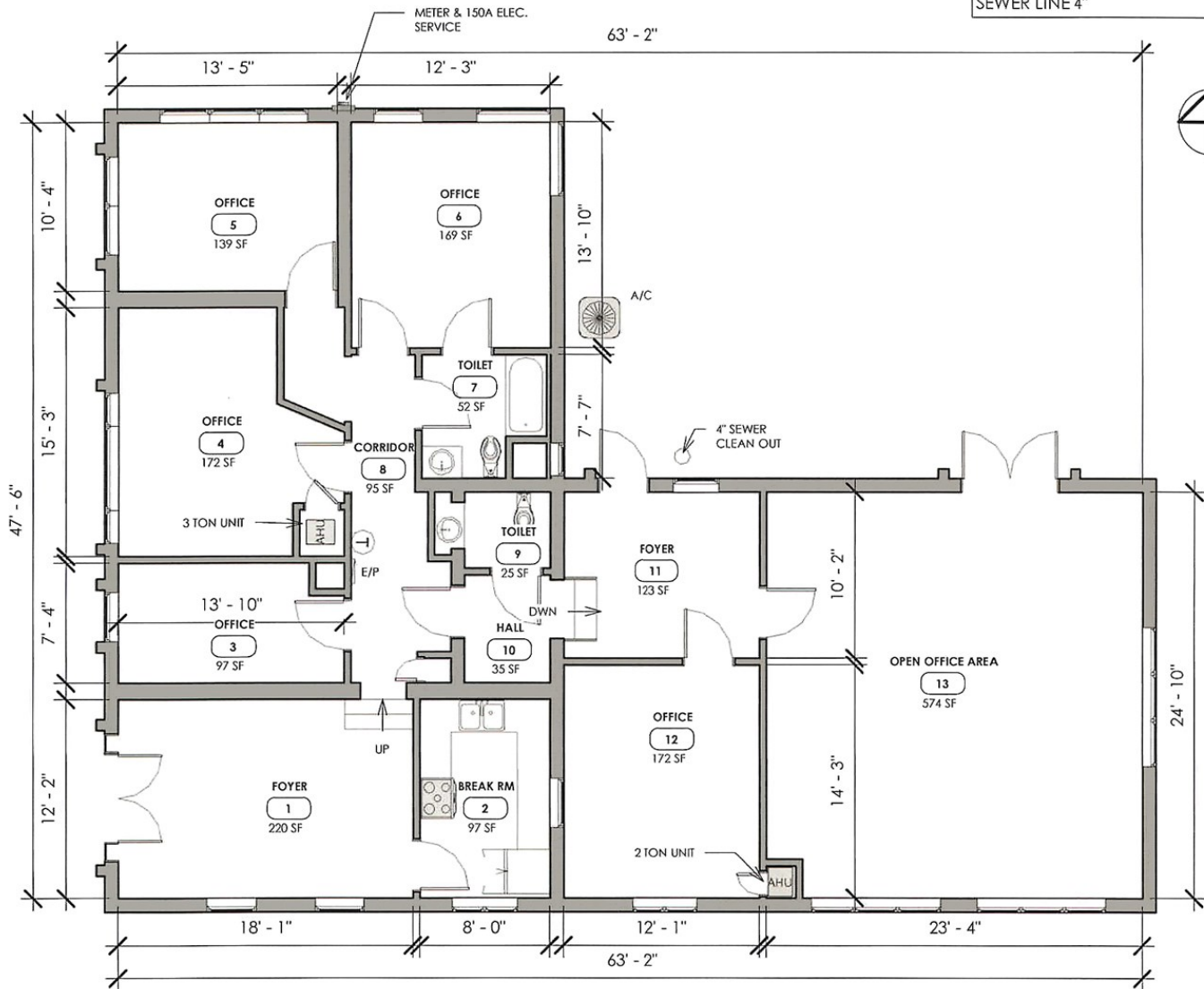
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Office Building  
507 East Street, Longwood FL 32750

UTILITIES:  
ELECTRICAL 150A SERVICE  
A/C: ONE 3 TON UNIT & ONE 2 TON UNIT  
SEWER LINE 4"



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Office (03)



Full Kitchen (02)



Office (04)



Office (06)

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Foyer (11)



Open Office (13)



Bathroom (07)



Open Office (13)

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