



LONGWOOD, FL

2675 W STATE ROAD 434

3,176 SF ON 1.28 ACRES FOR SALE



PROJECT DETAILS

2675 W STATE ROAD 434 • 3,176 SF ON 1.28 ACRES FOR SALE

PROPERTY HIGHLIGHTS

- Former Bank Branch with 20 parking spaces
- 3 Drive Thru lanes existing
- Highly visible site on State Road 434 with 30,000 ADT
- Bank restricted for 5 years
- Office (OP) Zoning

OFFERING SUMMARY

SALE PRICE	Call for Pricing
BUILDING SIZE	3,176 SF
LOT SIZE	1.28 Acres

DEMOGRAPHICS

TOTAL POPULATION

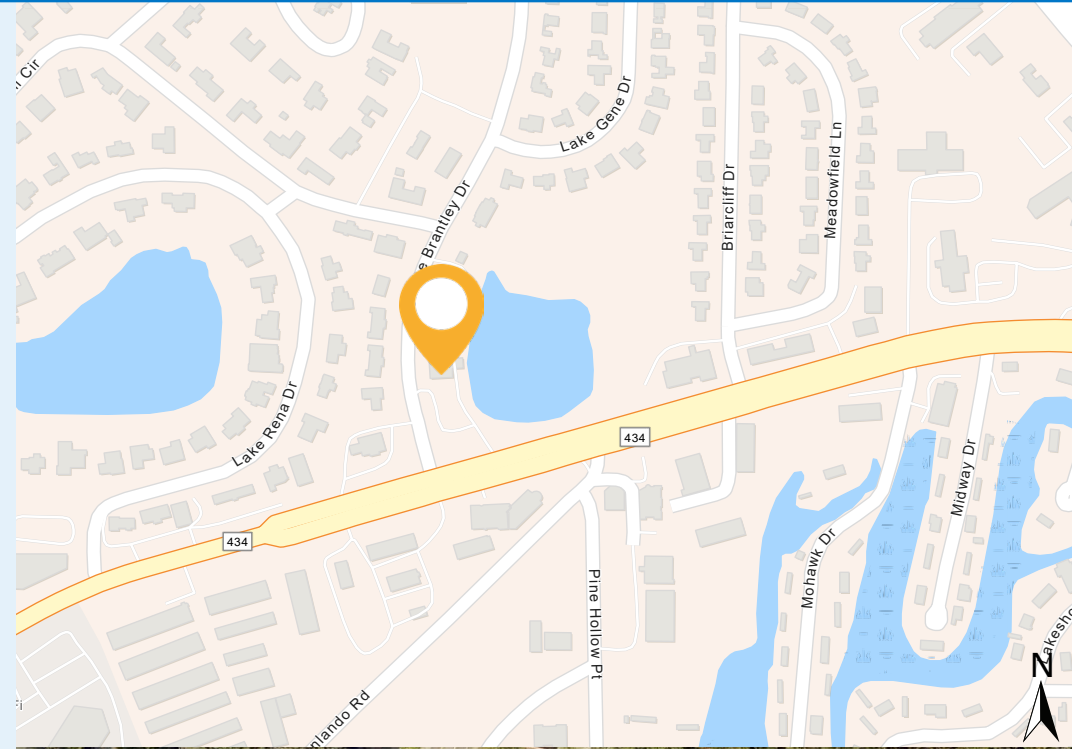
1 MILE	3 MILE	5 MILE
12,843	81,900	184,984

TOTAL HOUSEHOLDS

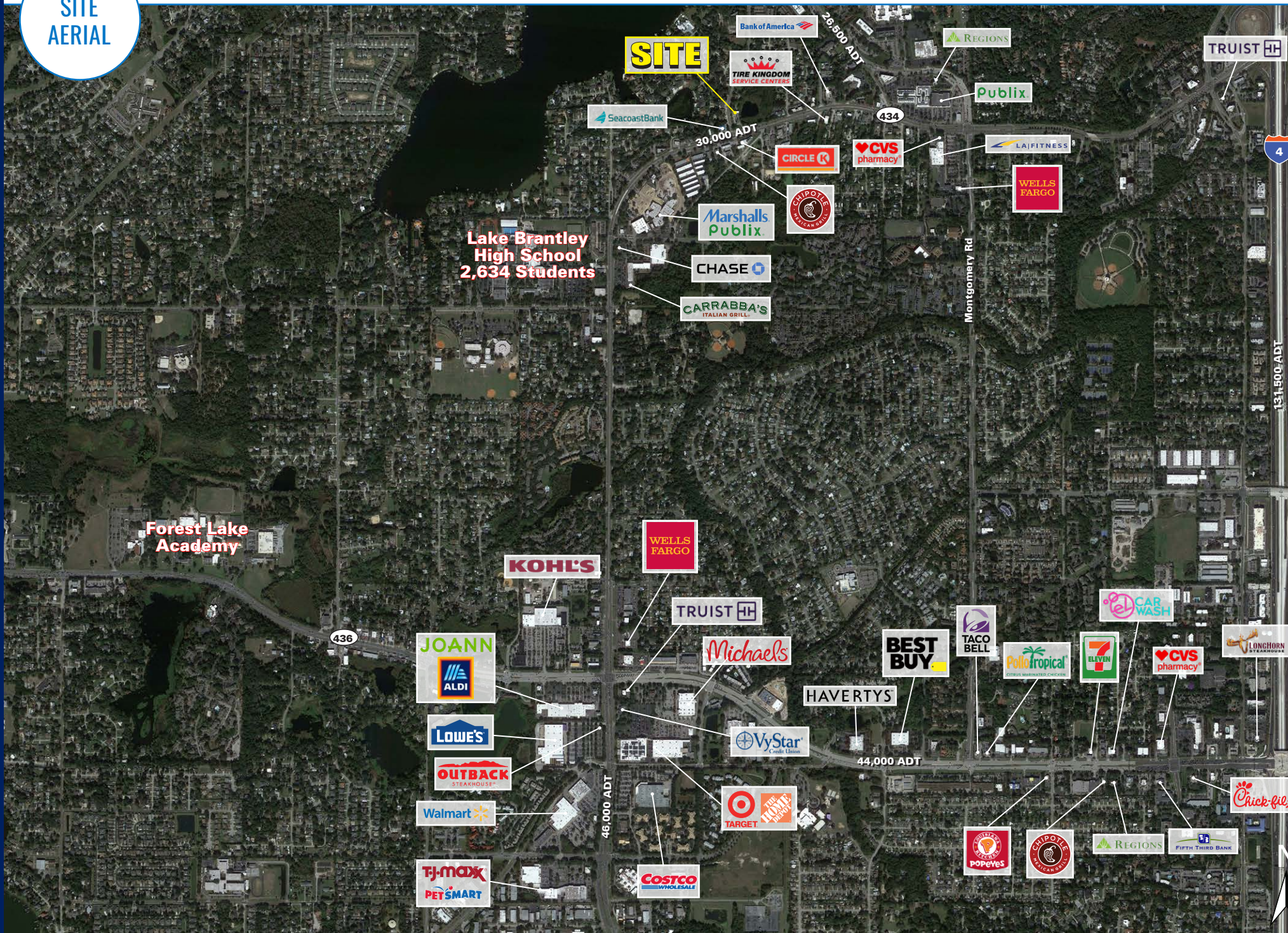
1 MILE	3 MILE	5 MILE
5,777	33,990	75,407

MEDIAN HH INCOME

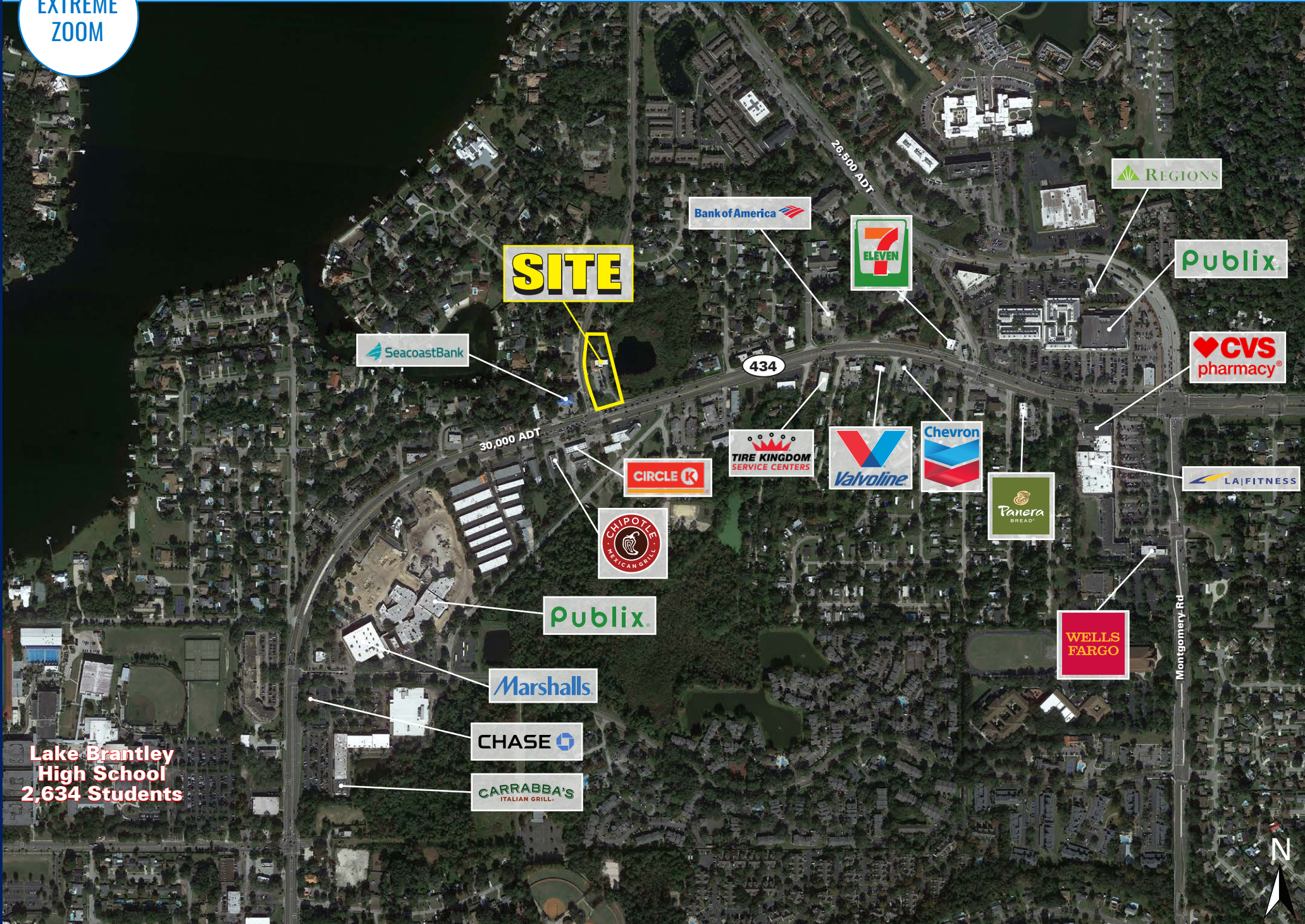
1 MILE	3 MILE	5 MILE
\$70,688	\$69,771	\$68,615



SITE AERIAL



EXTREME
ZOOM



SITE

SeacoastBank

Bank of America

7-ELEVEN

REGIONS

Publix

CVS pharmacy

434

30,000 ADT

Valvoline

Chevron

TIRE KINGDOM
SERVICE CENTERS

CIRCLE K

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

LA FITNESS

Publix

WELLS
FARGO

Marshalls

CHASE

CARRABBA'S
ITALIAN GRILL

Lake Brantley
High School
2,634 Students

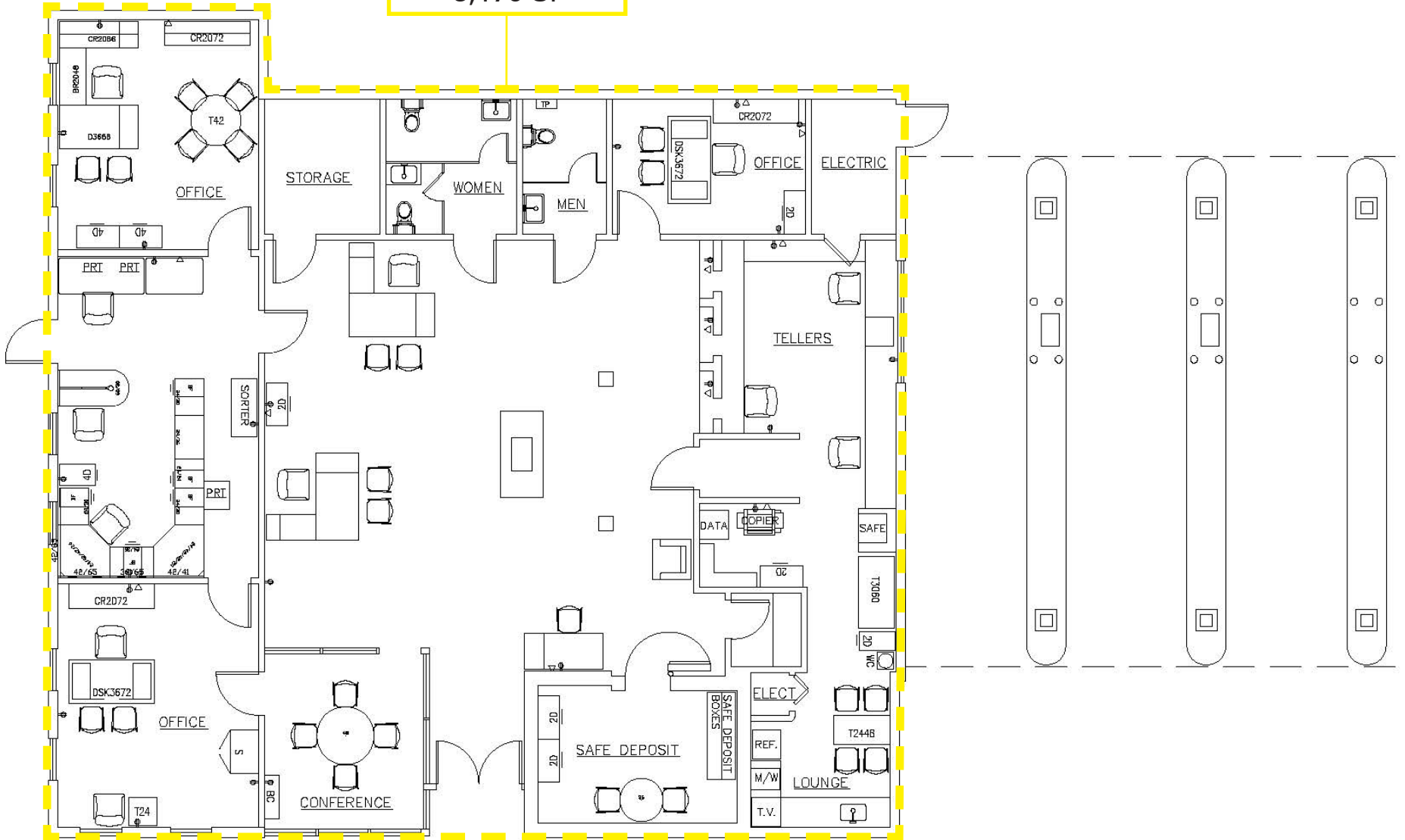
Montgomery Rd



SITE PLAN

SITE

3,176 SF



LONGWOOD, FL

2675 W STATE ROAD 434

3,176 SF ON 1.28 ACRES FOR SALE

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