

LONGWOOD LAKES SOUTH

U.S. Hwy Frontage w-High Traffic Count

648—900 S. Highway 17-92, Longwood, FL 32750

1,366 RSF
UNIT #672

\$14/SF
NNN



- This 48,396 SF complex is positioned on busy US Hwy 17-92, with a 2022 **traffic count of 48,879**.
- **Ample parking** for customers despite 97% occupancy
- End-cap restaurant Cafe Perks' **large, customer following** patronize its restaurant multiple times/wk.
- A luxury apartment community that opened nearby to the South, and a major 24-hr fitness center that opened on the North side of center, as well as the **popular outparcels**, serve as **additional traffic generators**.
- **Ample parking** throughout the site.
- **Double-digit growth** within a 3-mile radius.

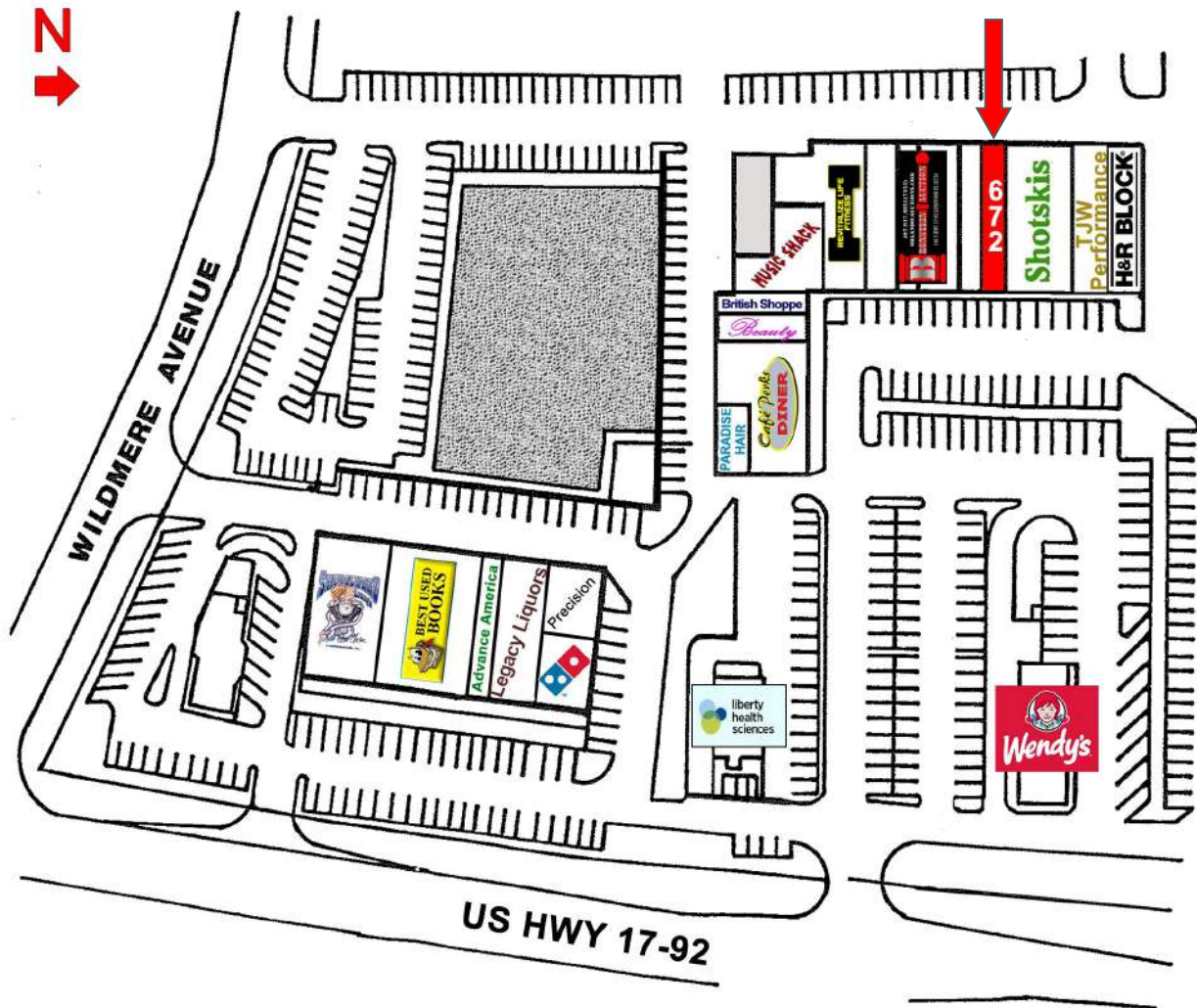


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Longwood Lakes South



LONGWOOD LAKES TENANT LIST		
UNIT	TENANT	SQ. FT.
854	Precision Productions	1,650
860	Domino's	1,500
868	Legacy Liquors	3,150
870	Advance America	1,440
880	Best Used Books	6,060
900	Shovelhead Lounge	4,782

LONGWOOD LAKES TENANT LIST		
UNIT	TENANT	SQ. FT.
648	H&R Block Eastern Tax Service	2,250
660	TJW Performance	1,800
664	Shotski's Food & Drink, Inc.	4,050
672	AVAILABLE	1,366
676	Bronstein Auction Co.	1,366
684	Bronstein Auction Co.	2,700
688	Bronstein Auction Co.	1,350
692	Bronstein Auction Co.	1,800
700	Revitalize Life Fitness	3,300
702-704	Music Shack	3,419
708	The British Shoppe	943
712	Beauty In The Trap	900
724	Café Perks	4,148
728	Paradise Hair & Braids	422

2022 Demographics

	3-Miles	5-Miles
Population:	74,100	210,924
Average Income:	\$78,559	\$88,806
2010-'22 Growth:	12.84%	12.84%