

351 N RONALD REAGAN BOULEVARD  
LONGWOOD, FL 32750

# OFFERING MEMORANDUM

PURCHASE  
PRICE  
\$5,700,000

NOI  
\$466,637.76

OCCUPANCY  
100%

SIZE  
19,877 SF

CAP  
RATE  
8.19%

SELLER  
FINANCING  
AVAILABLE

## LONGWOOD DEMOGRAPHICS



75,000

3 Mile Population



\$85,202

3 Mile HH Income



3.2%

Market Vacancy

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES