

# LONGWOOD LAKES SOUTH

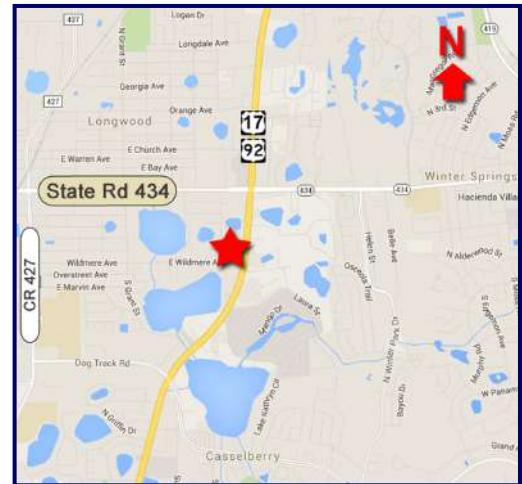
**3,150 SF FRONTING U.S. HWY**

**868 S US Hwy 17-92 | Longwood, FL 32750**



**\$16/RSF, NNN**

- This **3,150 SF** unit features prominent exposure with frontage on busy U.S. Hwy 17-92
- **LOW operating expenses of only \$5.<sup>54</sup>/SF!**
- **\$81,456 Avg. HH Income** within a 3-mile radius
- **New roof** installed in August, 2025
- A **luxury apartment community** is close by to the South, and a national **24-hr fitness center** opened on the North side of center. **Popular outparcels** serve as **additional traffic generators**.



For more information, contact:

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## 2024 Demographics

	1 Mile	3 Miles	5 Miles
Population Est:	10,983	73,207	212,133
Avg. HH Income:	\$65,842	\$81,456	\$90,506
2024-29 Growth:	4.18%	4.02%	4.19%