

LONGWOOD LAKES SOUTH

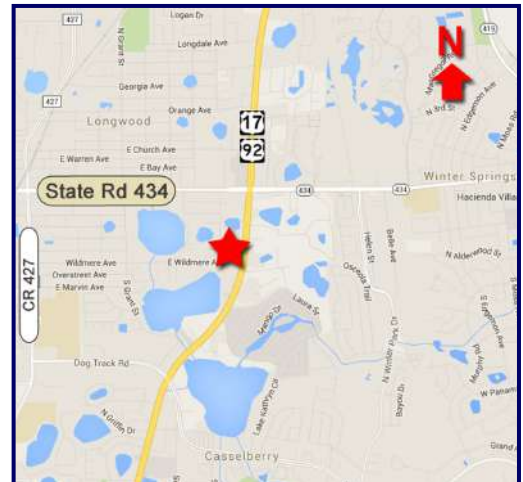
3,150 SF FRONTING U.S. HWY

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 **\$5.⁵⁴/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**.



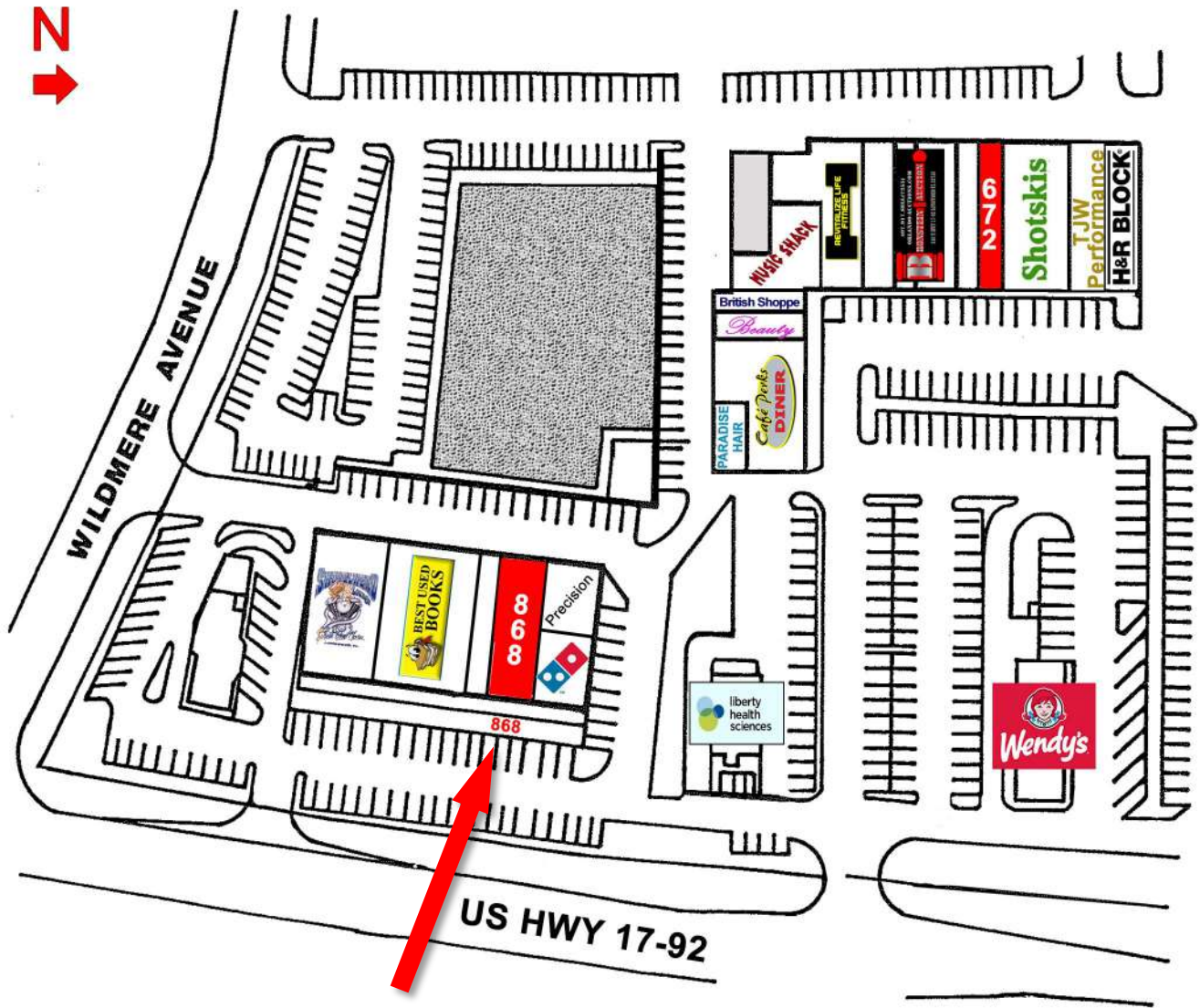
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2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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%