



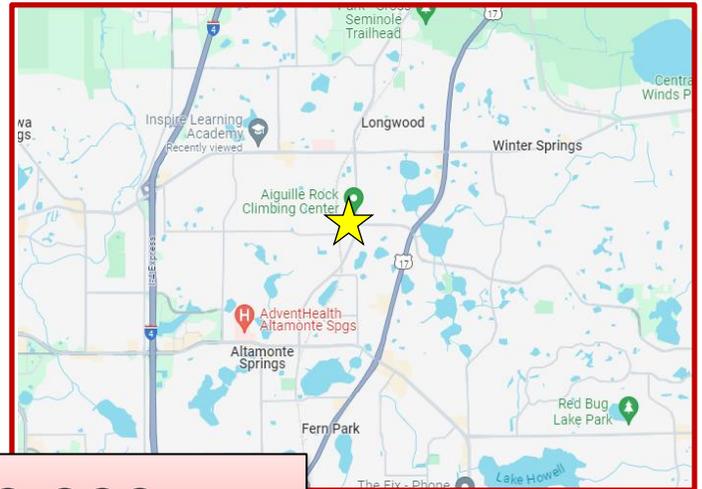
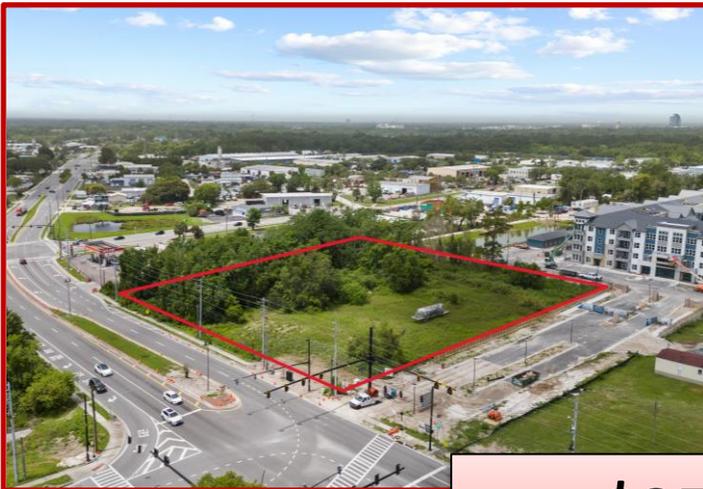
C. Brenner, Inc.

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COMMERCIAL REAL ESTATE

1.5 Acre High and Dry Retail Site at Traffic Light Intersection

SW Corner of Ronald Reagan Blvd and Dog Track Rd



\$950,000

- Full Site is 2.57 acres, .94 acres of the site is wetlands and can be fully mitigated.
- 1.5 acres of uplands is at the hard corner and north side of the property
- City of Longwood willing to participate toward wetland mitigation with site plan approval
- Site is primed for retail or restaurant development with strong City support
- Immediately adjacent to brand new Alta Trilogy Apartments (244 units) and across the street from brand new Alta Cypress Apartments (342 luxury units)
- 1000+ new apartments in the immediate vicinity of this site
- Strong local demographics
- Commercial zoning allows most retail uses
- Close proximity to major highways including I-4, US 17-92, and SR 436

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