



## DESCRIPTION

There is one space remaining in Longwood's most prominent neighborhood shopping center at the intersection of I-4 and SR 434. Home to Insurance Office of America's national headquarters offices, Starbucks, 4Rivers BBQ, Bonefish, and many more.

## PROPERTY OVERVIEW

TOTAL SF	223,001 SF
AVAILABLE	±3,218 SF
LEASE RATE	Contact Broker

## PROPERTY FEATURES

- Dominant retail/office center fronting busy SR 434 and excellent visibility from I-4
- Traffic counts over 47,000 VPD on SR 434 and over 130,000 VPD on I-4
- Highly visible pylon signage on SR 434
- Densely populated market surrounded by affluent neighborhoods and average Household Income of \$85,000+ within 3 miles
- Signalized Intersection
- Visibility from I-4

FOR MORE INFORMATION, PLEASE CONTACT:

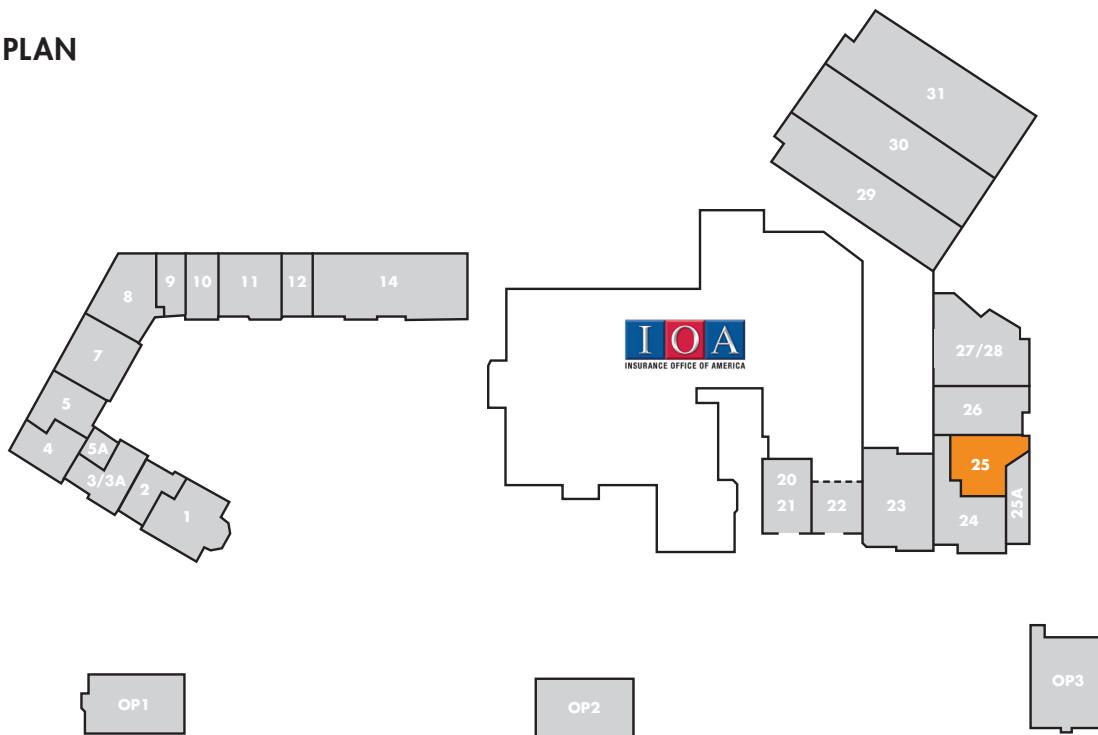
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## RETAIL SITE PLAN



Unit	SF	Tenant Name
1	2,400	Huntington Learning
2	1,485	Mahimn Rx
3/3A	1,800	Quest Diagnostics
4	2,035	Volcanos
5	1,527	LW Nails & Spa
5A	548	Pickles Storage
7	2,432	Pickles Restaurant
8	2,650	Moriah Brandon
9	1,109	33 Tanning & Spa
10	1,224	GG's Tailors
11	2,381	R&R Guitars 2
12	1,154	Expedia Cruise Ships
14	6,015	4Rivers Smokehouse

Unit	SF	Tenant Name
23	4,972	Dogtopia
24	2,773	Chianti's Pizza
25A	1,322	Rich Hippie
<b>25</b>	<b>3,218</b>	<b>AVAILABLE</b>
26	3,107	Weichert Realty
27/28	5,258	Breakthrough Behavior
29	7,429	I-4 Fit Longwood LLC
30	4,624	Grace Kids Academy
31	13,866	Grace Church
OP 1	3,072	Starbucks
OP 2	1,250	Synovus
OP 3	5,415	Bonefish Grill

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## AVAILABILITIES



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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>6,214</b> ESTIMATED POPULATION 2021
	<b>49.6</b> MEDIAN AGE
	<b>\$285,648</b> MEDIAN HOME VALUE 2021
	<b>5,110</b> TOTAL EMPLOYEES
	<b>\$119,396</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>75,604</b> ESTIMATED POPULATION 2021
	<b>42.7</b> MEDIAN AGE
	<b>\$270,435</b> MEDIAN HOME VALUE 2021
	<b>55,591</b> TOTAL EMPLOYEES
	<b>\$89,917</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>202,203</b> ESTIMATED POPULATION 2021
	<b>41.2</b> MEDIAN AGE
	<b>\$282,277</b> MEDIAN HOME VALUE 2021
	<b>134,180</b> TOTAL EMPLOYEES
	<b>\$92,207</b> AVG HOUSEHOLD INCOME

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