



RETAIL SPACE FOR LEASE IN LONGWOOD VILLAGE

1855 SR 434, LONGWOOD, FL 32750

ONE SPACE REMAINING

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:

JEROD FREELAND | 407.540.7744

Senior Associate

Jerod.Freeland@foundrycommercial.com

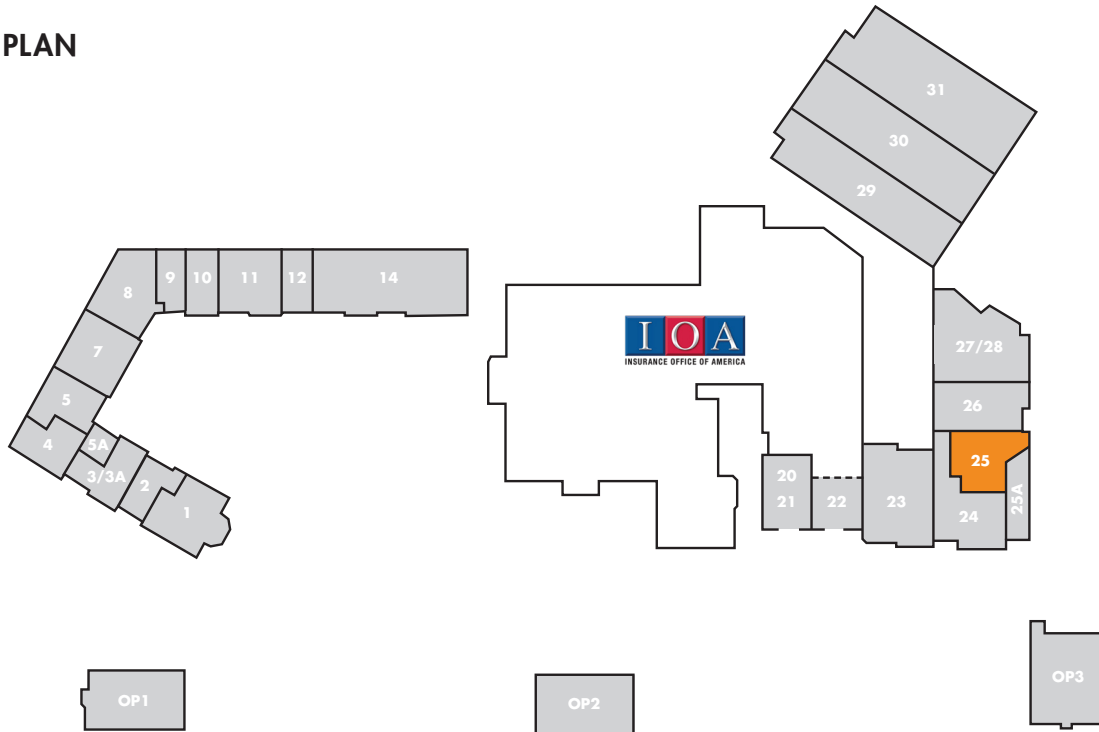
Licensed Real Estate Broker

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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
25	3,218	AVAILABLE
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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±3,218 SF AVAILABLE FOR LEASE

LONGWOOD VILLAGE SHOPPING CENTER | 1855 SR 434, LONGWOOD, FL

AVAILABILITIES



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DEMOGRAPHICS



1 MILE RADIUS



6,214

ESTIMATED POPULATION 2021



49.6

MEDIAN AGE



\$285,648

MEDIAN HOME VALUE 2021



5,110

TOTAL EMPLOYEES



\$119,396

AVG HOUSEHOLD INCOME

3 MILE RADIUS



75,604

ESTIMATED POPULATION 2021



42.7

MEDIAN AGE



\$270,435

MEDIAN HOME VALUE 2021



55,591

TOTAL EMPLOYEES



\$89,917

AVG HOUSEHOLD INCOME

5 MILE RADIUS



202,203

ESTIMATED POPULATION 2021



41.2

MEDIAN AGE



\$282,277

MEDIAN HOME VALUE 2021



134,180

TOTAL EMPLOYEES



\$92,207

AVG HOUSEHOLD INCOME

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