

FREESTANDING RETAIL FOR SALE OR LEASE | LONGWOOD, FL



1004 S US HWY 17-92 | LONGWOOD, FL 32750

PRICE: Call for Pricing

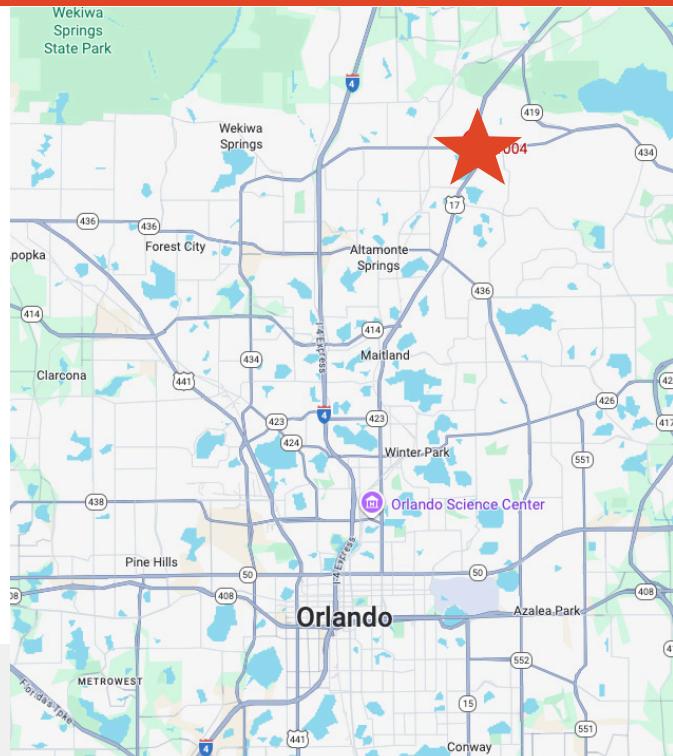
SIZE: 5,525 SF

PROPERTY HIGHLIGHTS

- Possible options for ground lease or build-to-suit
- Surrounded by ongoing commercial and residential growth, driving increased foot traffic and future appreciation
- Value-add opportunity ideal for an owner-user or investor looking to reposition and capitalize on the area's transformation
- Positioned in the heart of a densely populated, high-traffic corridor with excellent visibility and daily exposure

BAILEY VICK
407-491-3335
bailey@v3capital.com

HAILEY MOORE
407-490-9313
hailey@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3CommercialAdvisors.com

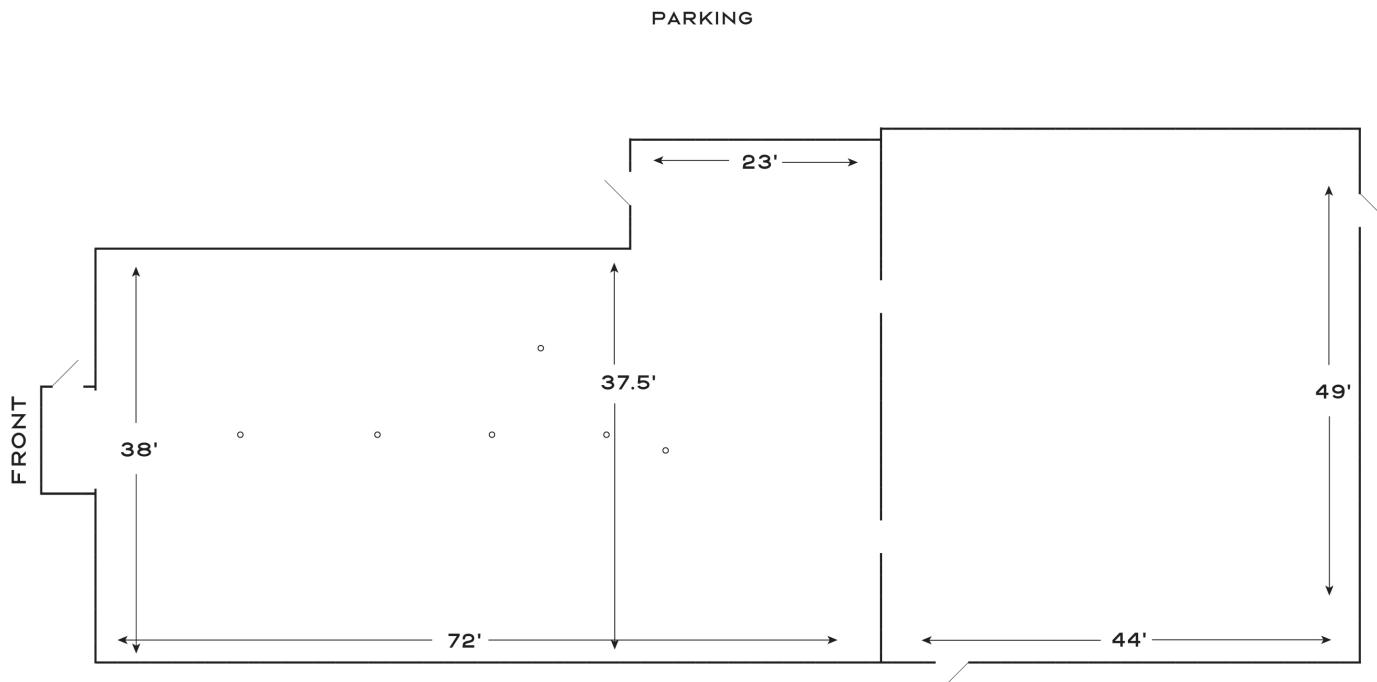
ABOUT THE PROPERTY

- **225 FT OF FRONTAGE ON I7-92**
- **AADT: 48,879**
- **LOCATED DIRECTLY IN FRONT OF LUXURY APARTMENTS**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,136	74,155	213,974
Households	4,568	29,059	87,462
Avg. HH Income	\$66,226	\$80,650	\$90,485

FLOOR PLAN



S US HWY 17-92

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PROPERTY AERIALS



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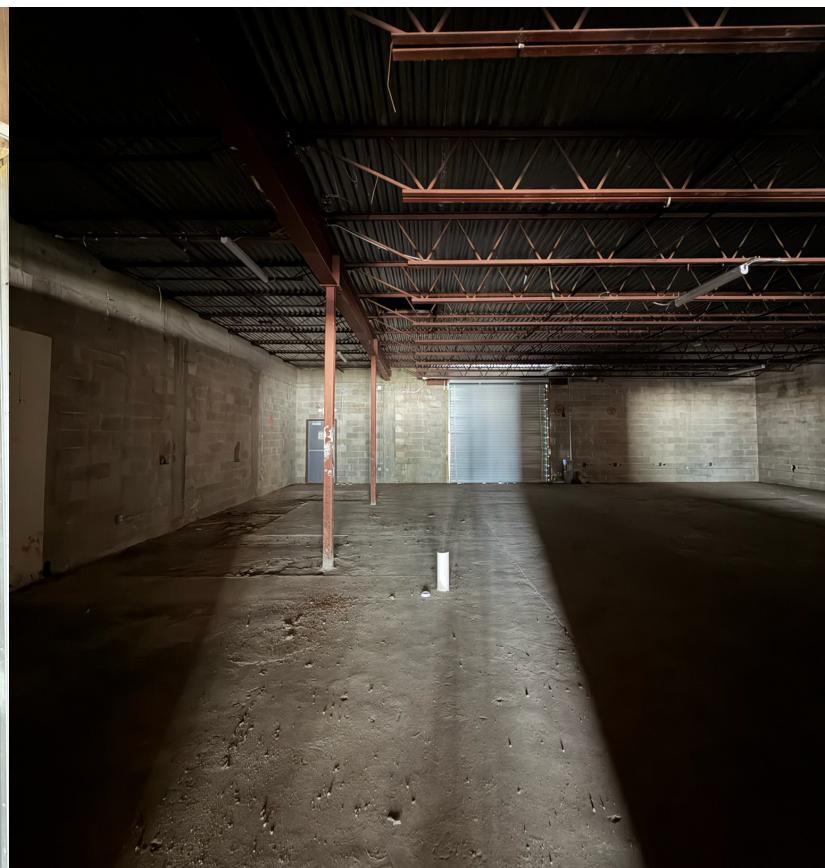
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PROPERTY EXTERIOR



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PROPERTY INTERIOR



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