

AVAILABLE FOR SALE OR LEASE

**2135 W SR 434**  
LONGWOOD, FL 32779



**2,990 SF**

**\$850,000 | \$18.50/NNN**

**FOUNDRY**  
COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY INFORMATION



2135 W SR 434 in Longwood presents a prime opportunity for Medical or Professional Office users looking to own or lease in a highly accessible location. This efficient freestanding building features prominent monument signage along SR 434, generous parking, and a versatile layout well-suited for a range of business needs. With close proximity to Interstate 4 and SR 434, the property offers convenience for employees, patients, and clients alike.

### PROPERTY HIGHLIGHTS

- 2,990 SF
- Monument signage facing SR 434
- Freestanding building
- 4.5/1,000 parking
- Medical and Professional office uses welcome



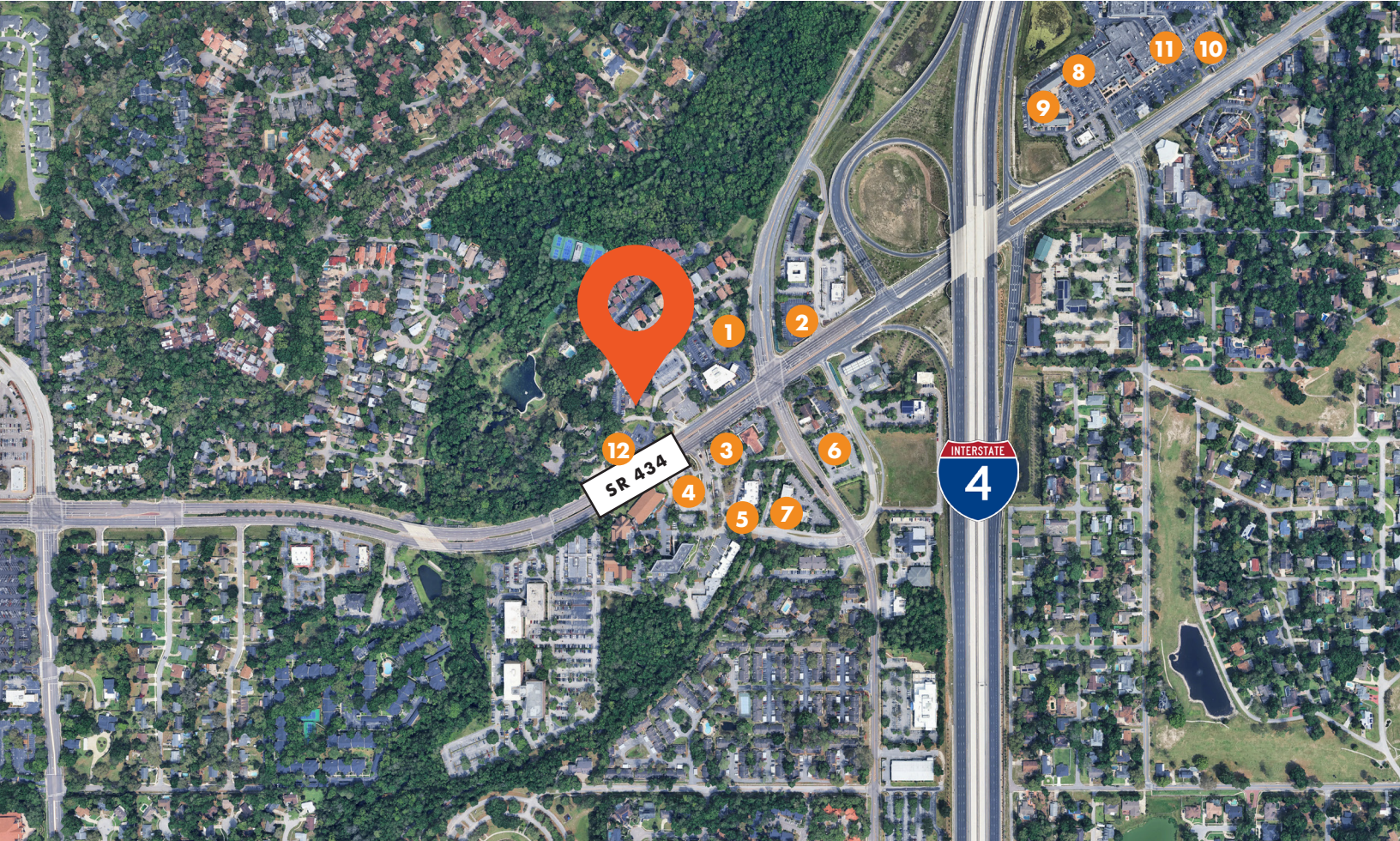
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## PROPERTY LOCATION



### NEARBY FOOD

- |                             |  |
|-----------------------------|--|
| 1. Kobe Japanese Steakhouse | 8. 4 Rivers Smokehouse                     |
| 2. Melting Pot              | 9. Pickles Authentic New York Delicatessen |
| 3. Starbucks                | 10. Bonefish Grill                         |
| 4. Burger King              | 11. Chianti's Pizza & Pasta                |
| 5. Santiago's Bodega        | 12. Petty's Meat Market                    |
| 6. Fig's Prime Steak        |  |
| 7. Terramia Ristorante      |  |

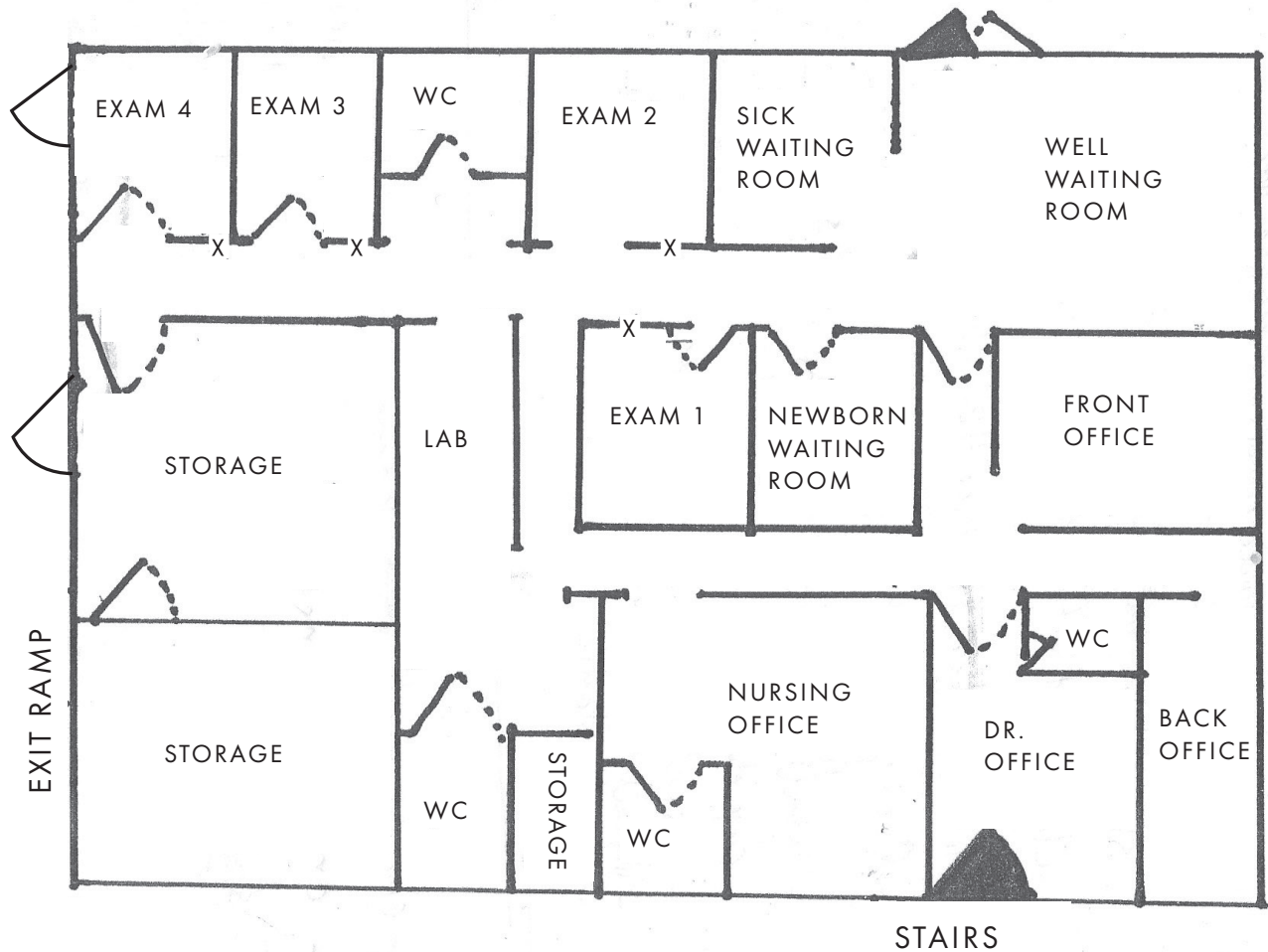
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## FLOOR PLAN



**KEY:**

X - EXISTING PLUMBING

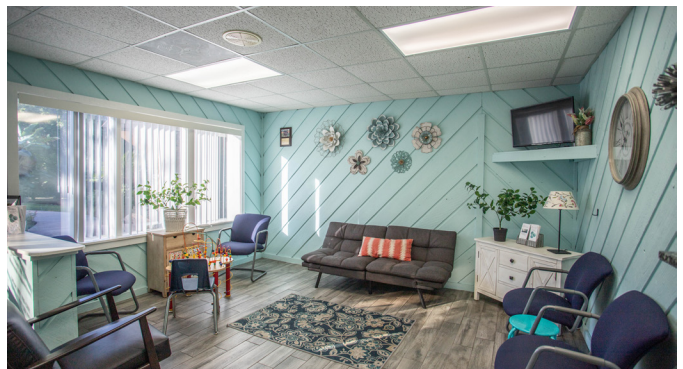
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## PROPERTY PHOTOS



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