

**FOR SALE  
OR LEASE**

## RETAIL/SHOWROOM/WAREHOUSE

High-Traffic SR 434 Frontage | Zoned General Commercial

**458 W. SR 434 LONGWOOD, FL 32750**



Lease with the  
option to Buy with  
Seller Financing

### **CONTACT**

David Brim  
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#### **Results Real Estate Partners, LLC**

Licensed Commercial Real Estate Brokers  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

**www.ResultsREPartners.com**

### PROPERTY FEATURES

- 5,402 SF Retail/Showroom with Warehouse (Flexible Layout Options)
- ~42,000 Vehicles Per Day (VPD) on busy SR 434
- Building repainted inside and out in Q1 2025
- 2,230 SF Showroom, 672 SF Office Area, and 2,500 SF Warehouse
- .35 Acre Site zoned General Commercial with 18 parking spaces
- 12' clear height, 2 overhead doors, fenced in rear area
- (2) Pylon Signs, and Building Signage
- Flexible Zoning – Wide Range of Commercial Uses Permitted
- Excellent Access to I-4, Ronald Reagan Blvd (427), and Hwy 17-92
- Directly Across from Orlando Health South Seminole Hospital
- Surrounded by National Retailers

Demographics	Population	Income
5 Mile:	205,372	\$92,361
Traffic Count:	42K VPD (2023)	

**For Lease: \$10,804 NNN**

**For Sale: \$2,000,000**

**Seller Financing Available. See Broker for details.**

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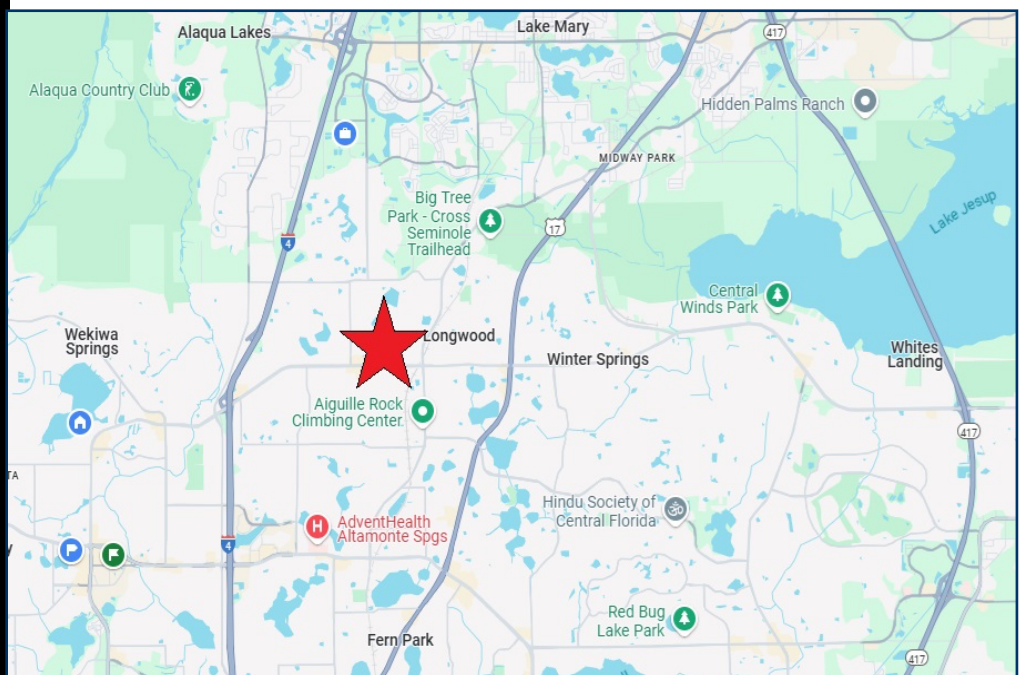
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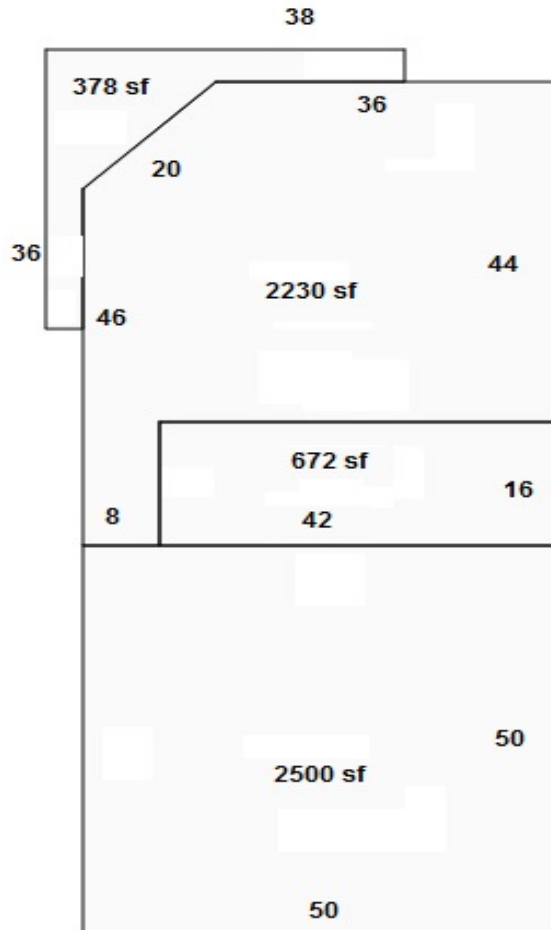


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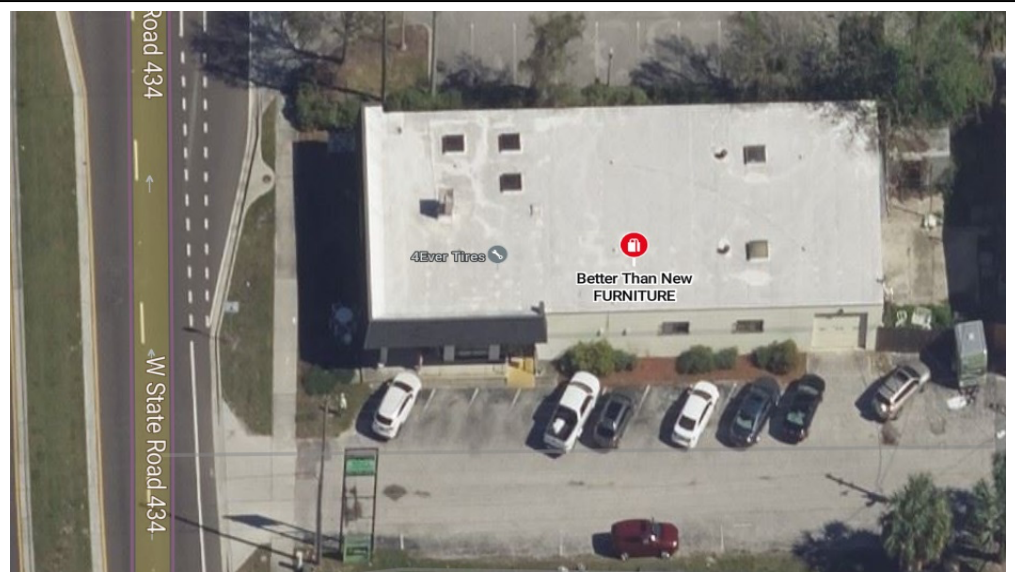
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