

**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

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Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

108 Commerce Street, Suite 200
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407.647.0200 *main*
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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**

<u>Demographics</u>	<u>Population</u>	<u>Income</u>
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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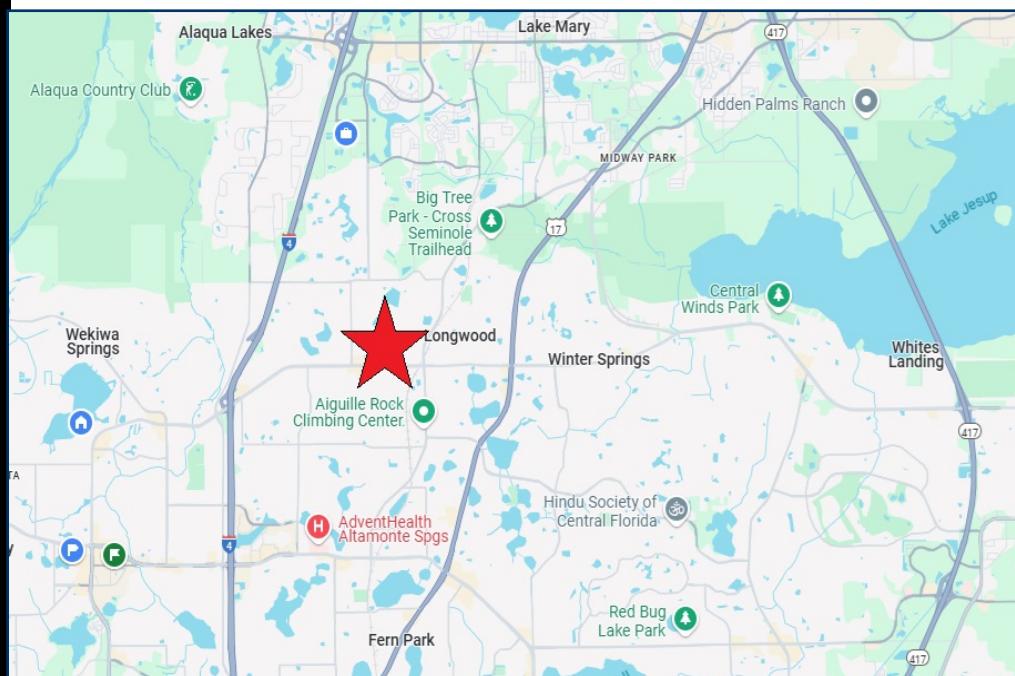
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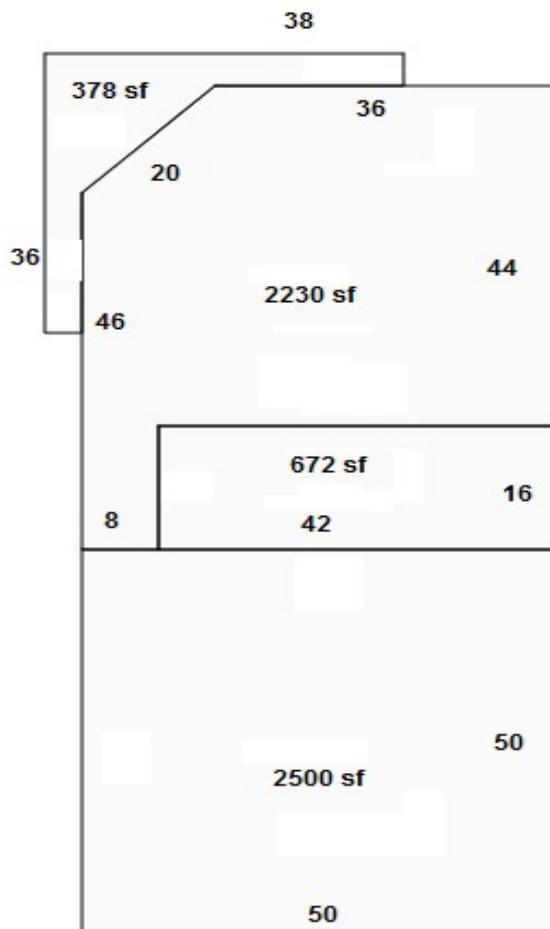
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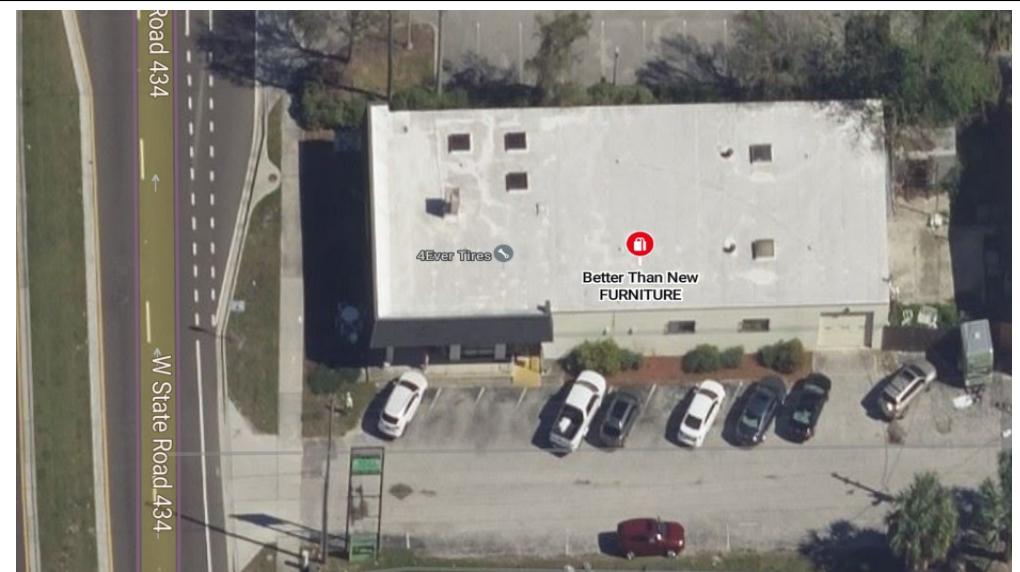
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