

**FOR LEASE Freestanding Office/Medical/Retail/
Child Care Building for Lease - Excellent Exposure on SR 434**

221 W State Road 434, Longwood, FL 32750



Property Summary

4,549 SF Freestanding Block building with durable TPO roof)

Lot Size: 0.63± acres (110' frontage x 254' depth)

Zoned Gateway Commercial with 0.63± acres (110' frontage x 254' depth)

Parking - 13 spaces in front + additional drive-thru access from SR 434 to W. Pine Ave (2 access points off SR 434)

(6) private offices, (2) large open work areas, (3) bathrooms, kitchen, and open flexible space

Contact

Diversified Realty Holdings LLC

321-228-3250 owner/direct

407.772-2274 Office

407.650.3119 Fax

390 Wilma St

Longwood, FL 32750

Admin@DiversifiedRealtyTeam.com

www.DiversifiedRealtyTeam.com

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Prominent building and pole signage with excellent visibility

HVAC Units serviced quarterly

VPD on SR 434: 42,000 (4 laned highway)

3-mile radius includes 73,000+ population, \$50K–\$75K average income, and 35–44 average age

Surrounded by popular retailers, restaurants, and new developments

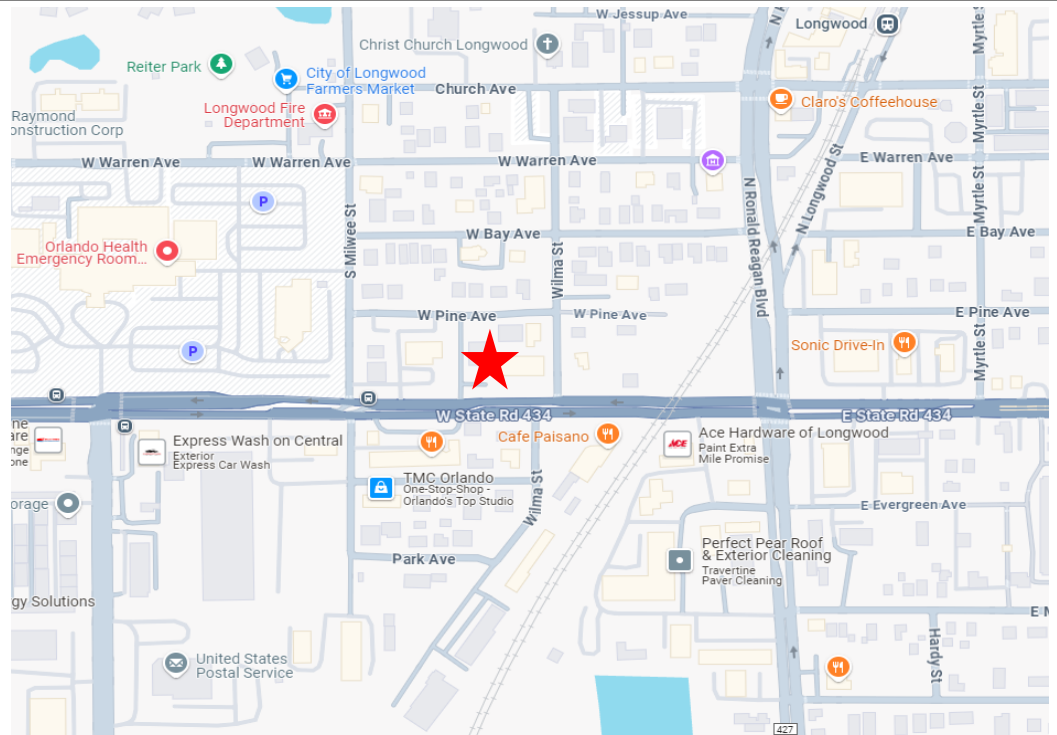
Located beside Orlando Health Emergency Department and part of the emerging healthcare hub

Easy access to Ronald Reagan Blvd, Hwy 17-92, and I-4 (within 1 mile)

\$8,500 Absolute NNN

5-10 Year Lease Minimum Terms

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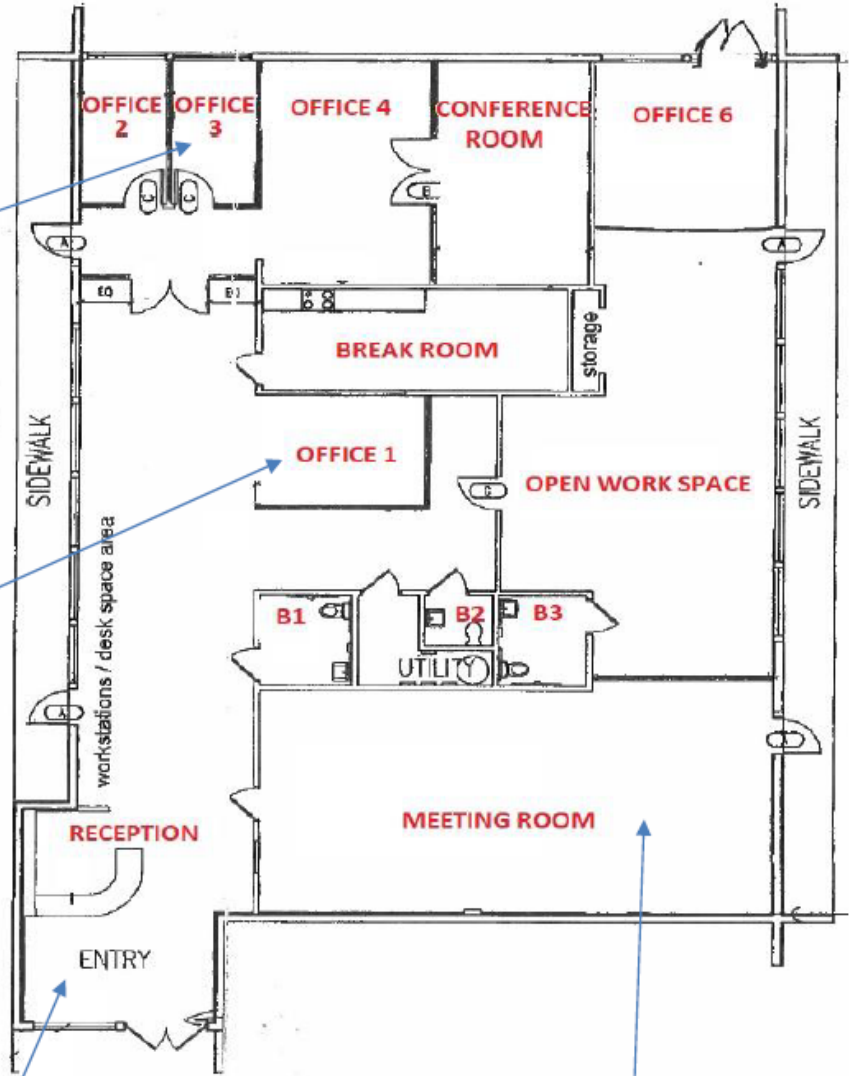
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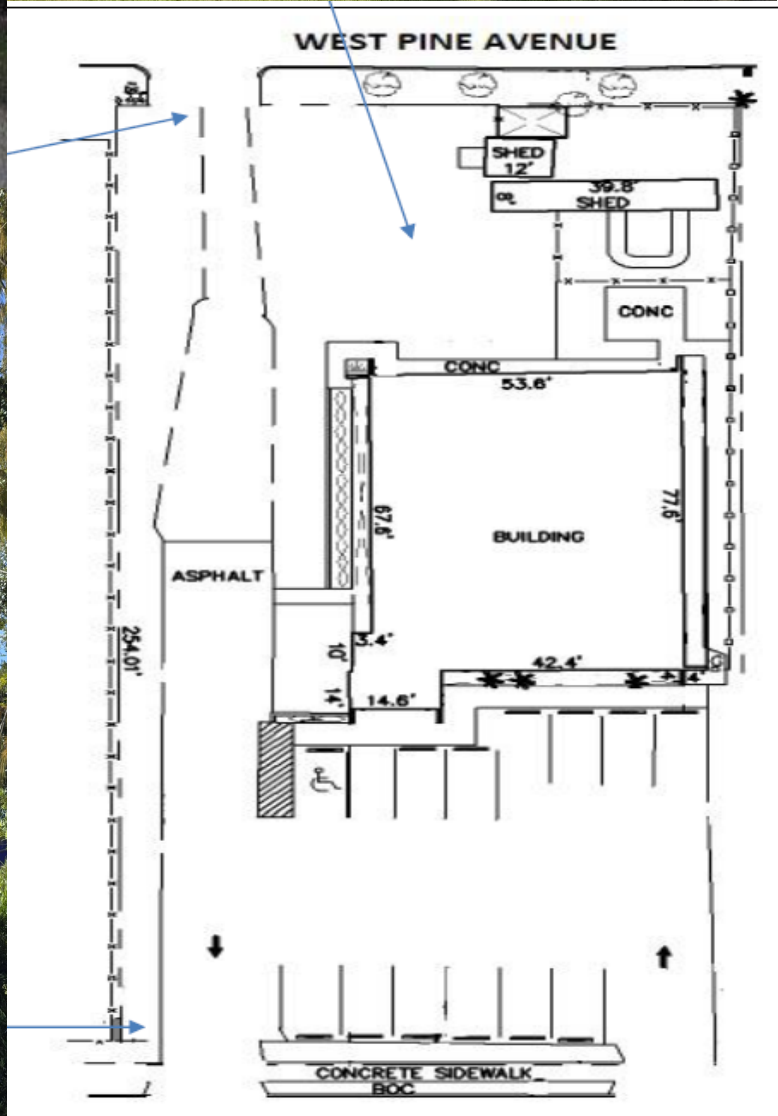
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