



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

431 East State Road 434
Longwood, Florida 32750

OWNER/USER OPPORTUNITY WITH INCOME



AVAILABLE

- **Sale Price:** \$775,000
- **Lease Rate:** \$12-14 SF Modified Gross
- **Leaseable SF:** 1,000 SF - 2,000 SF
- **Building Size:** 7,320 SF (Two Buildings)
- **Land Size:** 40,630 SF



Highlights

- Investment Sale with 3 Spaces for Lease
- Located on State Road 434, Minutes from Interstate 4 & U.S. Highway 17-92
- Property Contains Two Buildings
- Building One: Occupied by a State Farm Agent
- Building Two: 5,000 SF Consisting of Two 1,000 SF Office Units Available For Lease with a Max Contiguous of 2,000 SF
- Ideal for Owner/User with Additional Income from Front Building
- Full Ingress & Egress from State Road 434
- Pole Signage
- 38 Parking Spaces

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

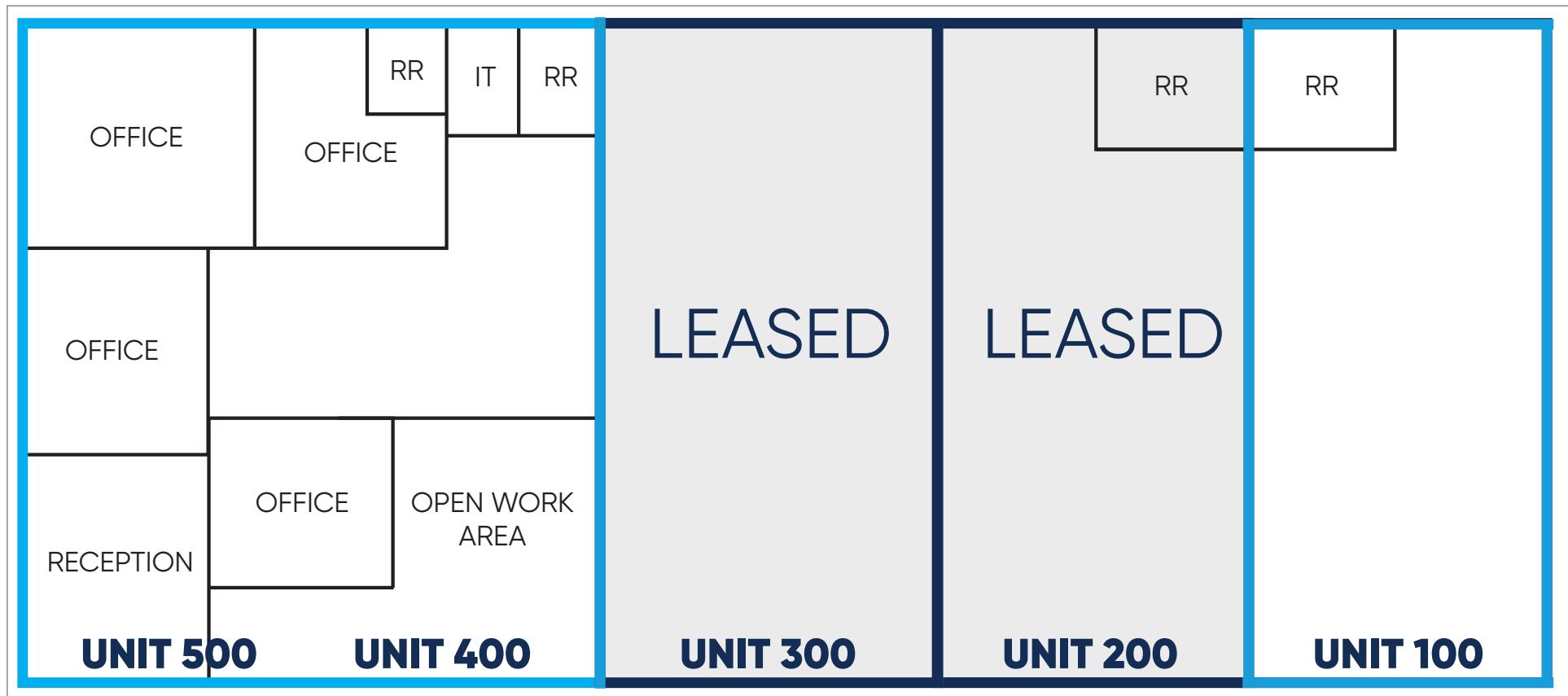


BISHOP BEALE DUNCAN

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Floor Plan



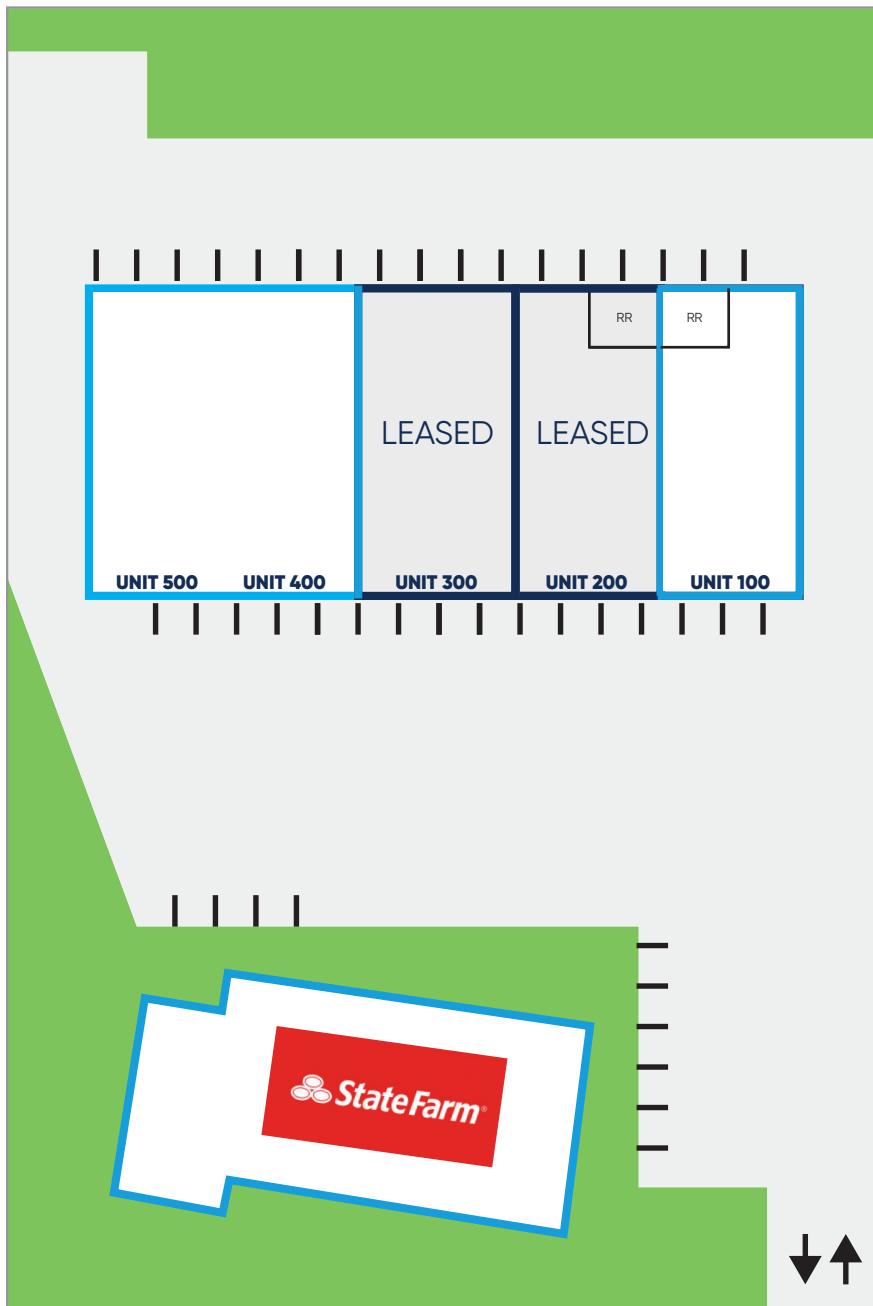
UNIT 500

- \$14 Per SF MG
- 2,000 SF
- Office Space

UNIT 100

- \$12 Per SF MG
- 1,000 SF
- Open Work Area
- One Restroom

Site Plan & Images



OVERVIEW

- Investment Sale with Three Spaces for Lease
- Property Contains Two Buildings For Sale
- One is Fully-occupied by a State Farm Agent
- Other Building Consists of Five 1,000 SF Units with a Max Contiguous of 2,000 SF Available for Lease
- Full Ingress & Egress from State Road 434
- Pole Signage Available
- Ample Parking with 38 Spaces
- Land Size: 40,630 SF



Location Aerial & Demographics



| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 7,913 | \$56,662 | 1,306 | 10,199 |
| 3-Mile | 73,478 | \$70,998 | 4,655 | 35,528 |
| 5-Mile | 205,001 | \$81,595 | 11,719 | 93,859 |

