

FOR LEASE

FROM 1,230 to 1,910 SF



A Fresh Vision for Prime Retail

CONCEPTUAL RENDERING



Two Vanilla Shell Retail Suites in Longwood
on Laura St at the Corner of US 17-92

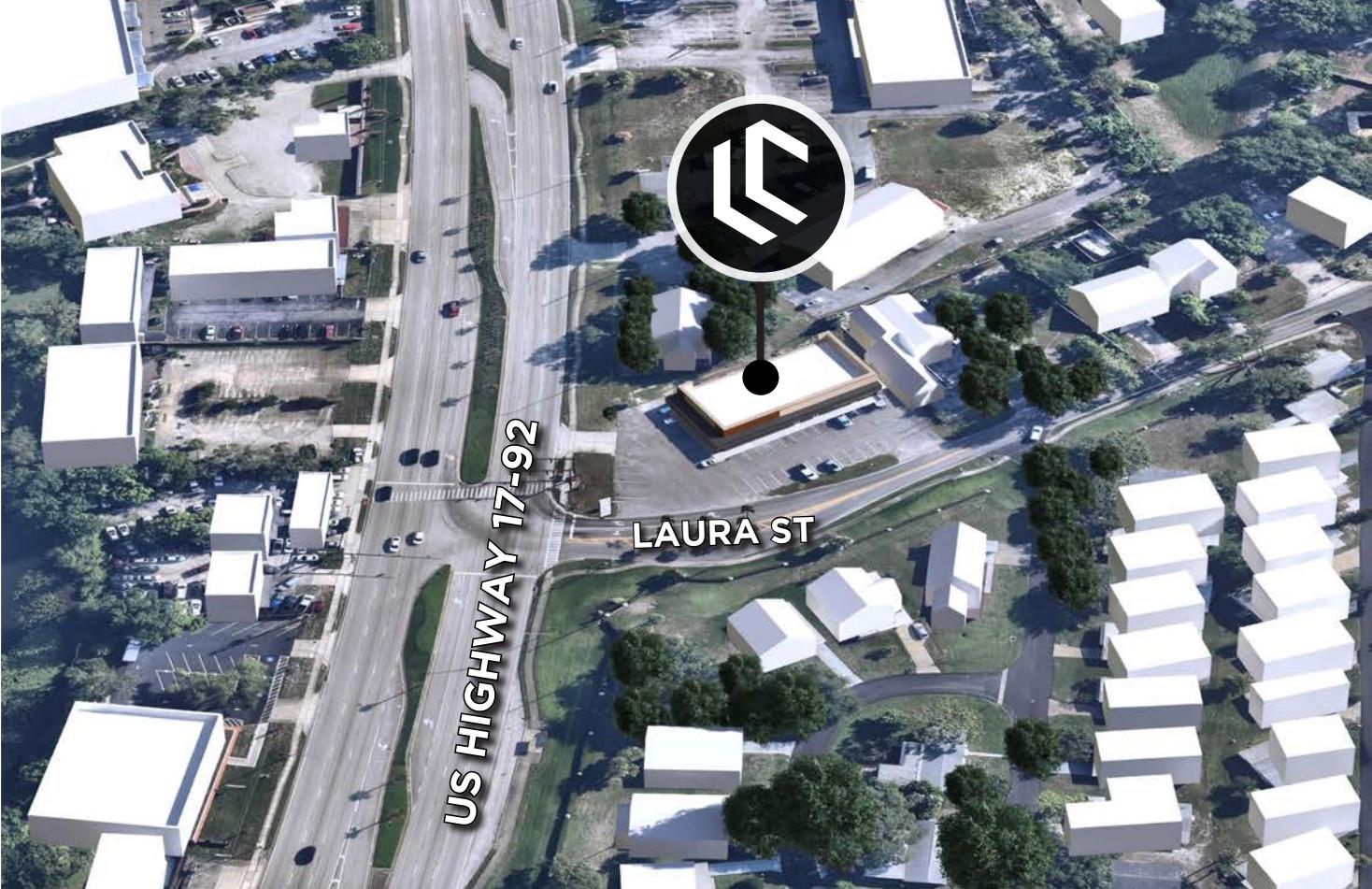
PROPERTY OVERVIEW

Longwood Corners is a newly revitalized 7,200 SF neighborhood retail strip strategically positioned along the northbound lane of S. US Highway 17-92—one of Seminole County's primary commercial corridors. Benefiting from direct visibility, high traffic counts, and multiple access points, this center offers an exceptional opportunity for retailers seeking prominent placement within the Longwood market.

A comprehensive façade renovation program is underway, bringing a fresh, modernized appearance to the property. Updated exterior finishes, enhanced architectural elements, and improved storefront visibility will create a clean, attractive setting designed to elevate tenant branding and capture daily consumer traffic. Combined with an underbuilt site that offers ample parking, Longwood Corners delivers both functionality and curb appeal.

With a highly visible vanilla shell vacancy, retailers can tailor their space to fit their operational needs while benefiting from the property's strong fundamentals, including a lighted intersection, 200 feet of visibility along 17-92, and pylon signage availability. The site offers three points of ingress/egress, along with dedicated turn lanes from both directions, making access effortless for customers coming from any side of the corridor.

Longwood Corners brings together modern improvements, exceptional visibility, and ease of access—making it an ideal location for service-based users, retail operators, and neighborhood-oriented concepts seeking a refreshed and well-positioned home in the Longwood trade area.



DETAILS

Lease Rate:	Call For Details
Available:	STE 840: 1,693 & STE 850: 1,230 SF
Building Size:	7,200 SF
Zoning:	C-2
Type:	Retail
Year Built/Reno:	1973/2025
Parcel ID:	04-21-30-508-0A00-0170
Parking:	4/1,000
Signage:	Pylon/Building

HIGHLIGHTS

- Newly Renovated Property
- Lighted Intersection with 3 points of ingress/egress
- 200 FT of direct Frontage along US Hwy 17-92
- Excellent Parking
- Pylon signage availability

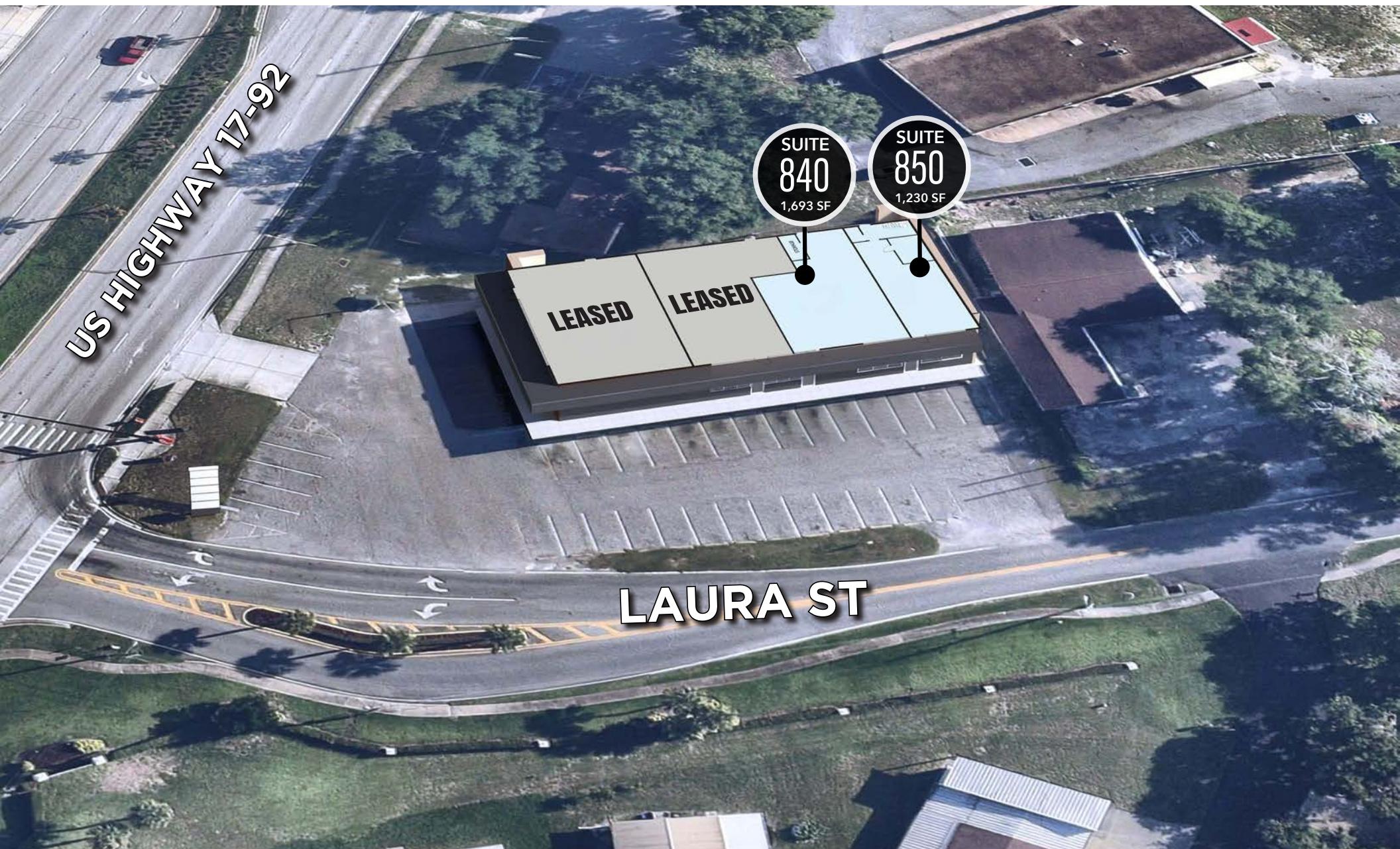


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LONGWOOD CORNERS BUILDING SITE



BUILDING ELEVATION | PRE-RENOVATION



LAURA ST AVAILABLE SUITES | RENO RENDERING

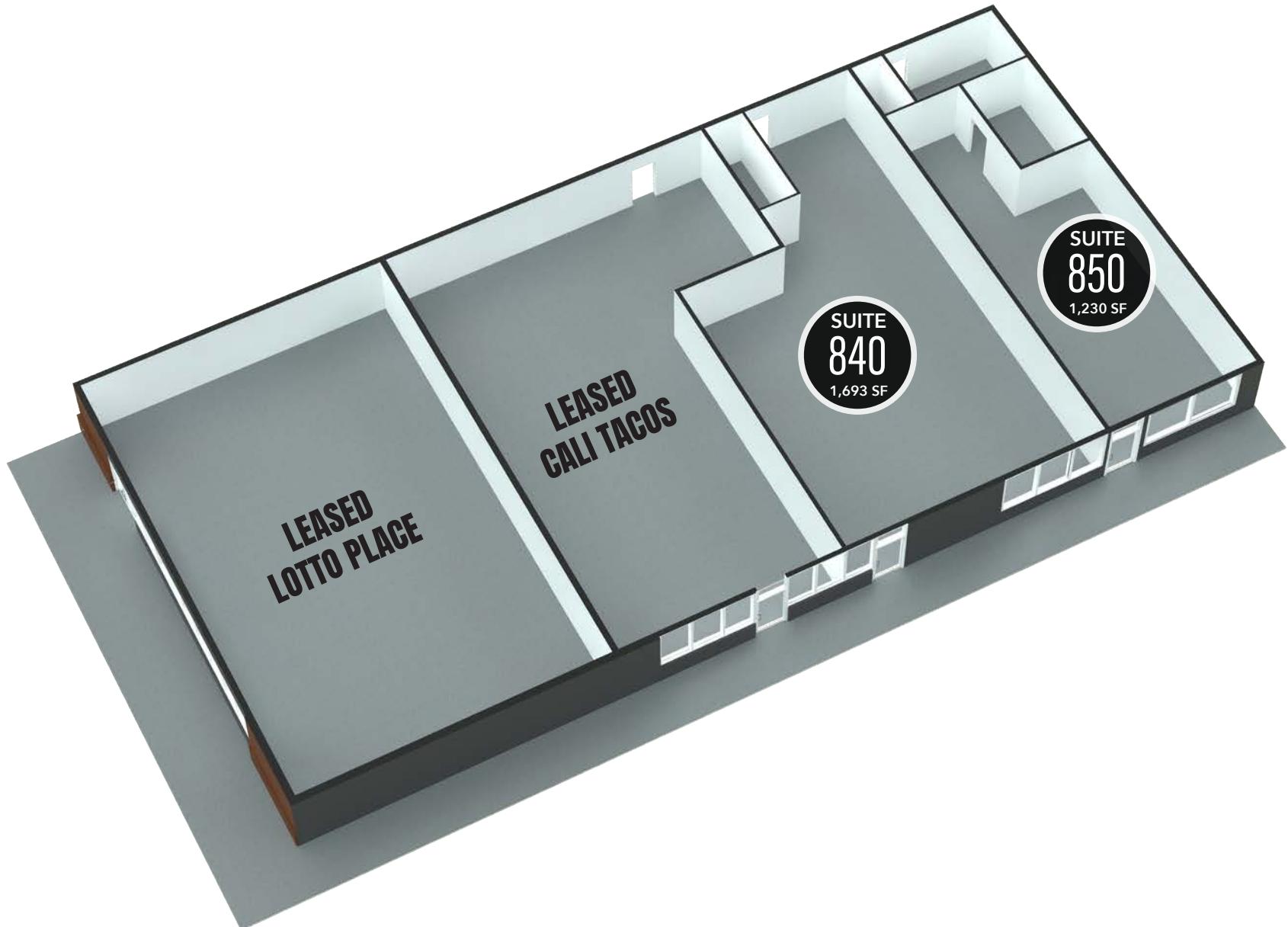


CONCEPTUAL RENDERING



GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514 | 1495 US HWY 17-92 + 830 - 850 LAURA ST

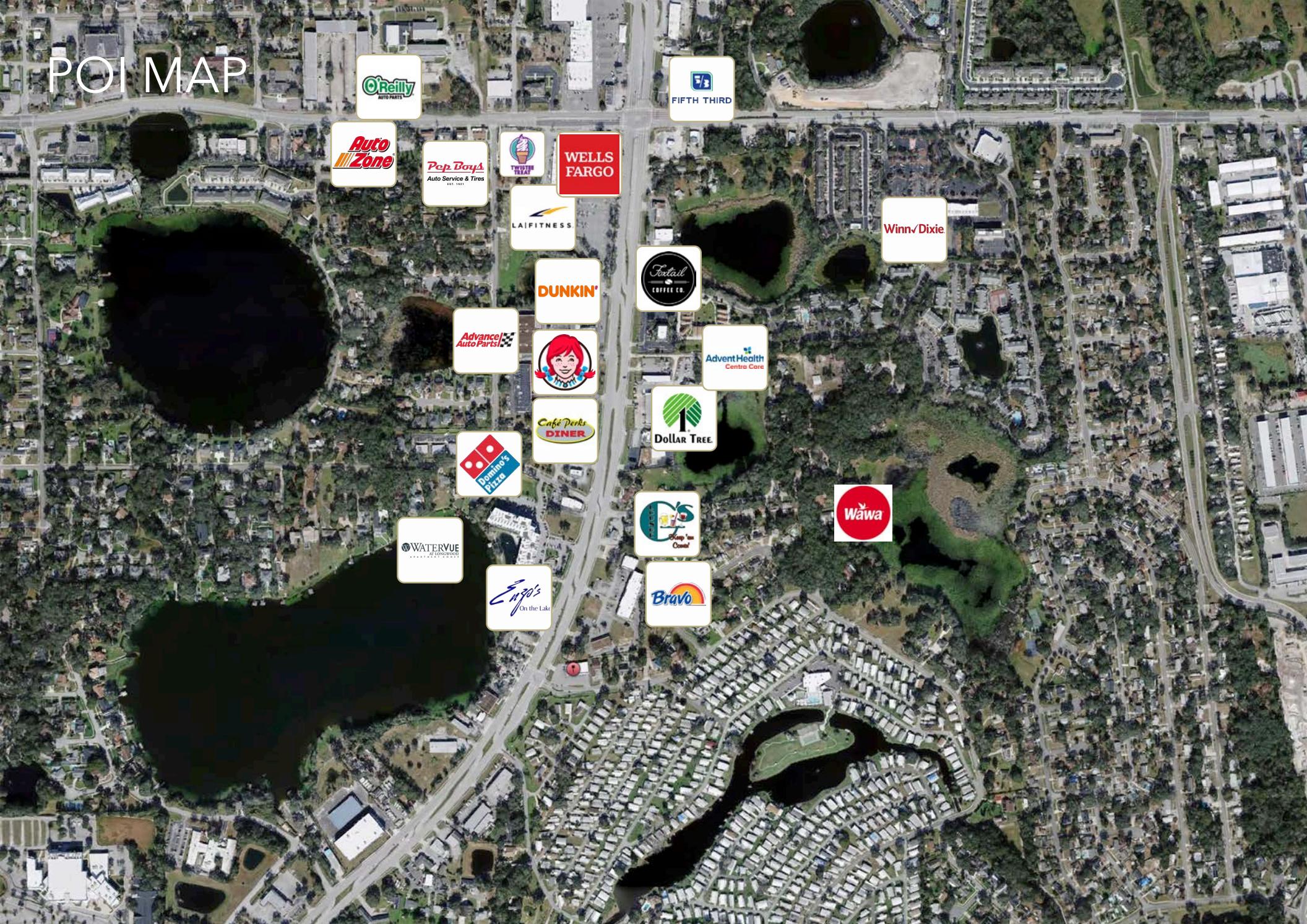
BUILDING 3D LAYOUT



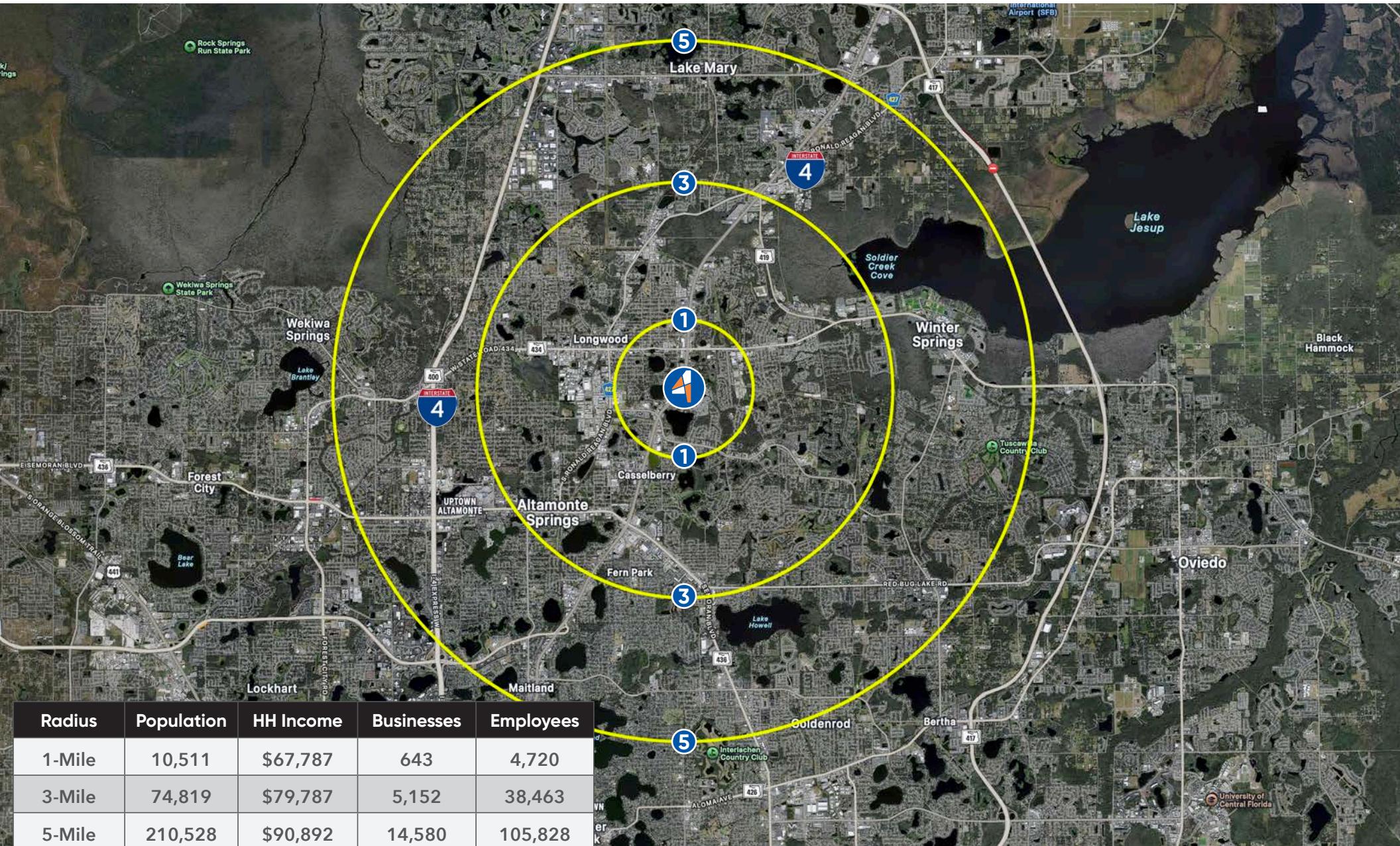
FLOOR PLAN



POI MAP



LOCATION & DEMOGRAPHICS





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