

Longwood Retail/Office Center

2484 W State Road 434, Longwood, FL 32779



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 880 SF and 1,750 SF Available
- Excellent visibility from SR 434
- Located at the signalized intersection of SR 434 & Wekiva Springs Lane
- Ingress/egress access points from SR 434, Manor Ave, and Mobile Ave
- Surrounded by strong national tenants such as Publix, Panera Bread, and LA Fitness
- Pylon signage directly on SR 434
- State Road 434 sees over 65,000+ cars per day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	880 - 1,750 SF
Lot Size:	+/- 0.71 Acres
Building Size:	8,440 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,620	29,795	69,185
Total Population	10,579	75,557	177,158
Average HH Income	\$68,849	\$76,192	\$77,747

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7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
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PROPERTY PHOTOS



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RETAILER MAP



Map data ©2020 Imagery ©2020, Lake County, Maxar Technologies, U.S. Geological Survey

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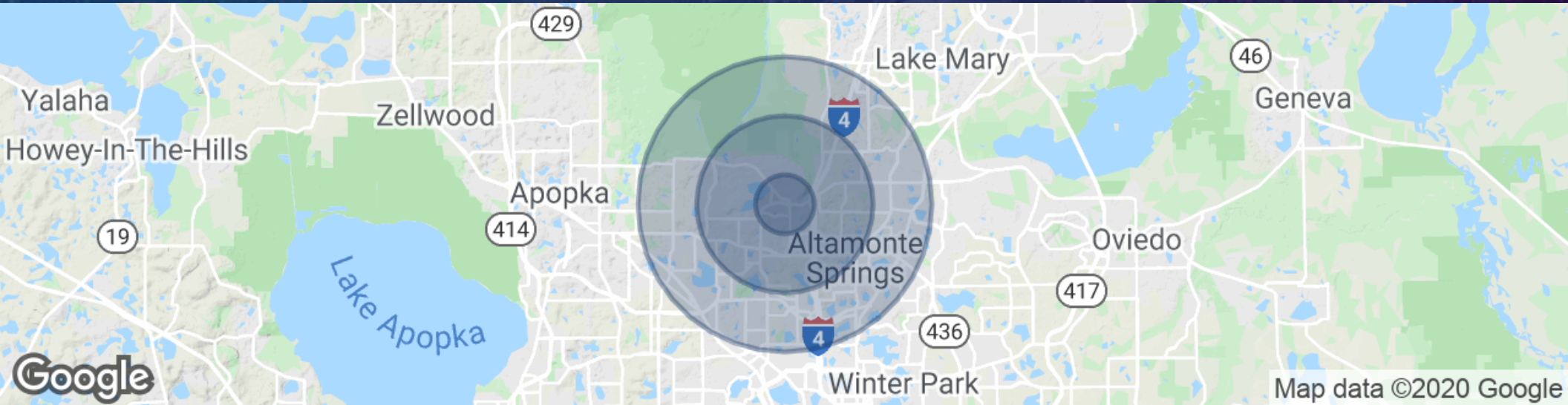
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,579	75,557	177,158
Average age	39.0	39.3	39.0
Average age (Male)	38.1	37.6	37.6
Average age (Female)	39.0	40.9	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,620	29,795	69,185
# of persons per HH	2.3	2.5	2.6
Average HH income	\$68,849	\$76,192	\$77,747
Average house value	\$261,240	\$291,107	\$287,817

* Demographic data derived from 2010 US Census

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