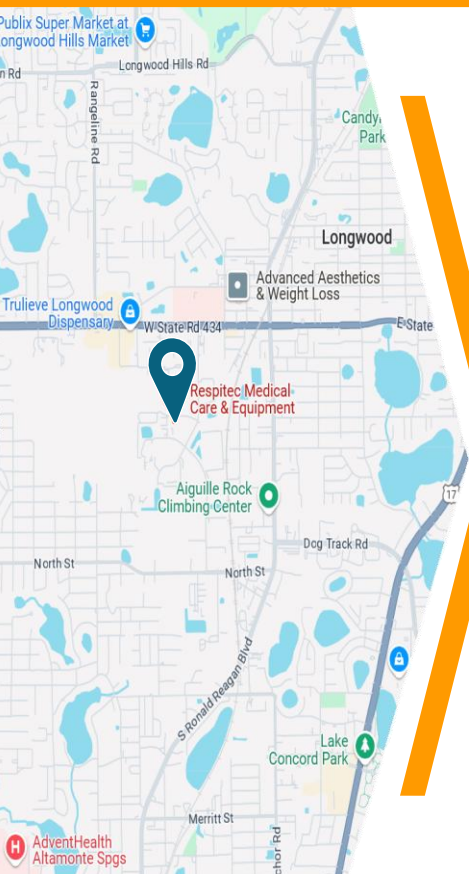


FOR SALE

LONGWOOD OFFICE WAREHOUSE



PROPERTY DETAILS

- Two suite office warehouse with 35 parking spaces.
- 8.5' ceilings in office and storage, 12' in warehouse.
- Concrete parking lot and driveways.
- Seller will consider leaseback of Suite 104.
- Suite 101:** 7,618 sq.ft. with 4,802 sq.ft. of office, 762 sq.ft. of air-conditioned storage and 2,054 sq.ft. of warehouse with three 10'x10' roll up doors.
Office includes lobby, conference room, breakroom, multiple offices, open work areas, server room and 2 restrooms.
- Suite 104:** 4,070 sq.ft. with 2,320 sq.ft. of office, 360 sq.ft. of air-conditioned storage and 1,390 sq.ft. of warehouse with one 10'x10' roll up door.
Office includes lobby, break room, multiple offices and 2 restrooms.

ABOUT PROPERTY



PRICE
\$1,825,000



YEAR BUILT
1991



AVAILABLE SF
11,688



PARKING
35 Spaces



Construction
CMU to 8', Metal

For more information contact:

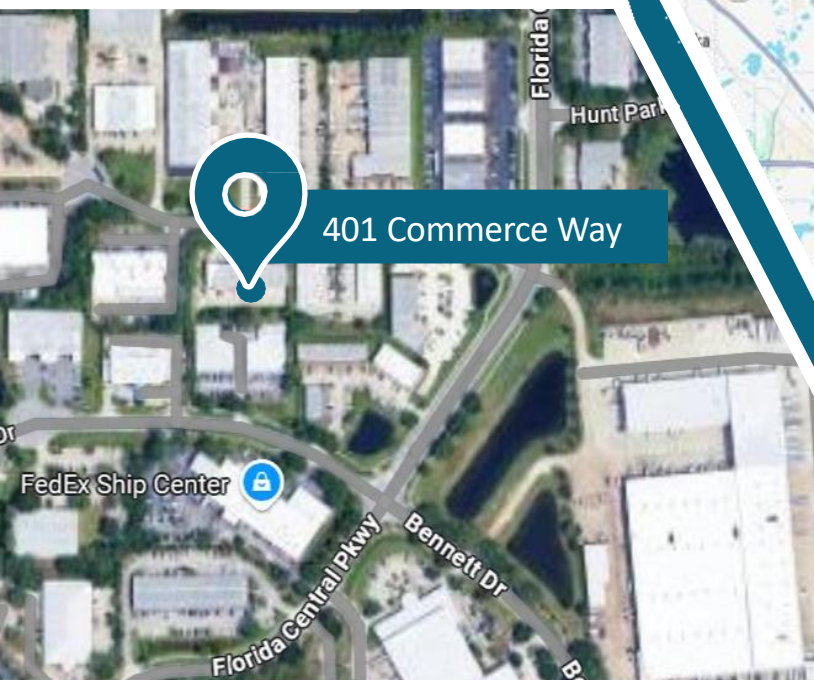
David E. Axel | (407) 325-1574

DaveAxel@AxelRealEstate.com | www.AxelRealEstate.com



Longwood Office Warehouse

DEMOGRAPHICS



401 Commerce Way

KEY FACTS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,456	76,958	204,330
Daytime Population	17,195	90,736	228,373
Median Age	44.8	42.1	41.2
Median Household Income	\$85,089	\$73,923	\$79,205
Households	3,003	33,042	85,892
Avg Household Size	2.66	2.30	2.36
Total Businesses	1,285	5,770	12,846
Total Employees	11,532	47,595	114,590



204,330
POPULATION



228,373
DAYTIME POPULATION

41.2

MEDIAN
AGE

\$79,205
Median Household
Income



85,892
HOUSEHOLDS



2.36
AVG.
HOUSEHOLD
SIZE



12,846
TOTAL BUSINESSES



114,590
TOTAL EMPLOYEES