



Price: \$875,000

PROPERTY HIGHLIGHTS

- Thriving Used Car Lot or Re-Development Opportunity with Many Options Such as Medial Office
- Very High Traffic Counts - 60,000 AADT Plus
- Over 150 Feet of Frontage on W. State Road 434
- 2 Easy Ingress & Egress for East and West Bound Traffic
- 4 Bays in the Back with one Hydraulic Lift

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John Sadri, CIPS

Broker
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Used Car Lot Property For Sale
2590 West State Road 434 | Longwood, FL 32779



Property Summary

Available SF	960
Lot Size	0.63 Acres
Property Type	Commercial
Purchase Price	\$945,000
Rentable Sq. Ft.	960

Location Overview

Located about a mile West of I-4 in Wekiva Springs area in Longwood about 2 miles from the major 434 & 436 intersection. Average Household Income is \$81,262 within 3 miles radius and Average Age Distribution is 40.7.

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INVESTMENT SUMMARY

JOHN SADRI & COMPANY is proud to present another exceptional offering. Situated in the heart of Wekiva Springs business district, this unique 0.63 Acre property with C-2 zoning offers a wide range of opportunities in addition to being a prime location for automotive sales. This property boasts ingress and egress points and has over 150 feet of frontage on the major thoroughfare of West State Road 434. Westbound traffic on SR 434 is also able to safely turn left directly onto property without the need for a U-turn. This property is conveniently located near the upscale and densely populated neighborhoods of Longwood, Altamonte Springs, Markham Woods Road, Heathrow, and Lake Mary. The location also boasts traffic counts topping 60,000 AADT. Magic Imports, an award-winning pre-owned vehicle dealership, has been in business for over 30 years and in this location for nearly 20 years. The building is equipped with 4 vehicle repair bays and one hydraulic lift. Future redevelopment possibilities include medical office, professional office, showroom, veterinarian, and daycare, among a long list of options.

SECTION I

Photos and Maps



PROPERTY PHOTOS

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LOCATION MAP

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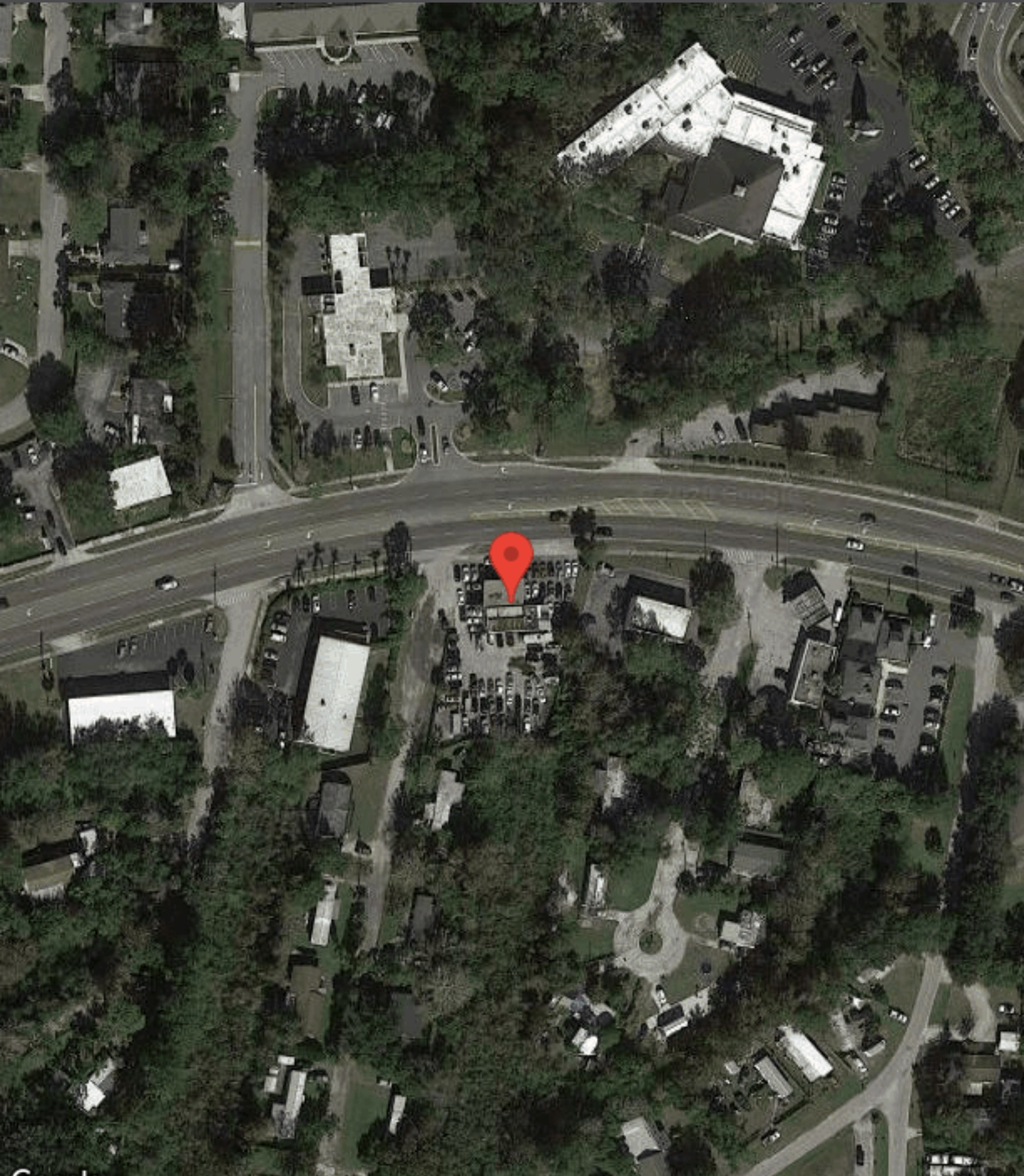
Used Car Lot Property For Sale
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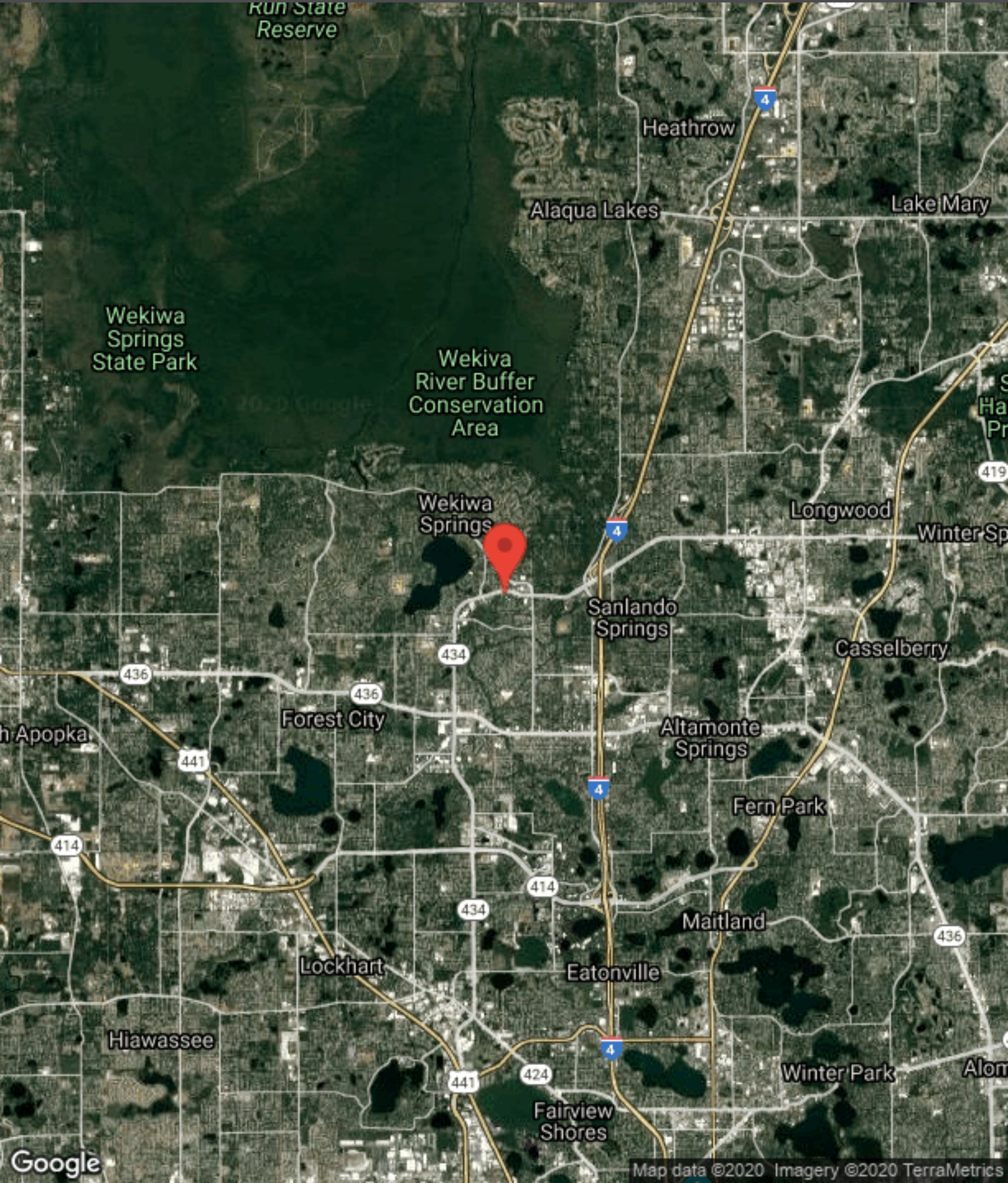
AERIAL MAP

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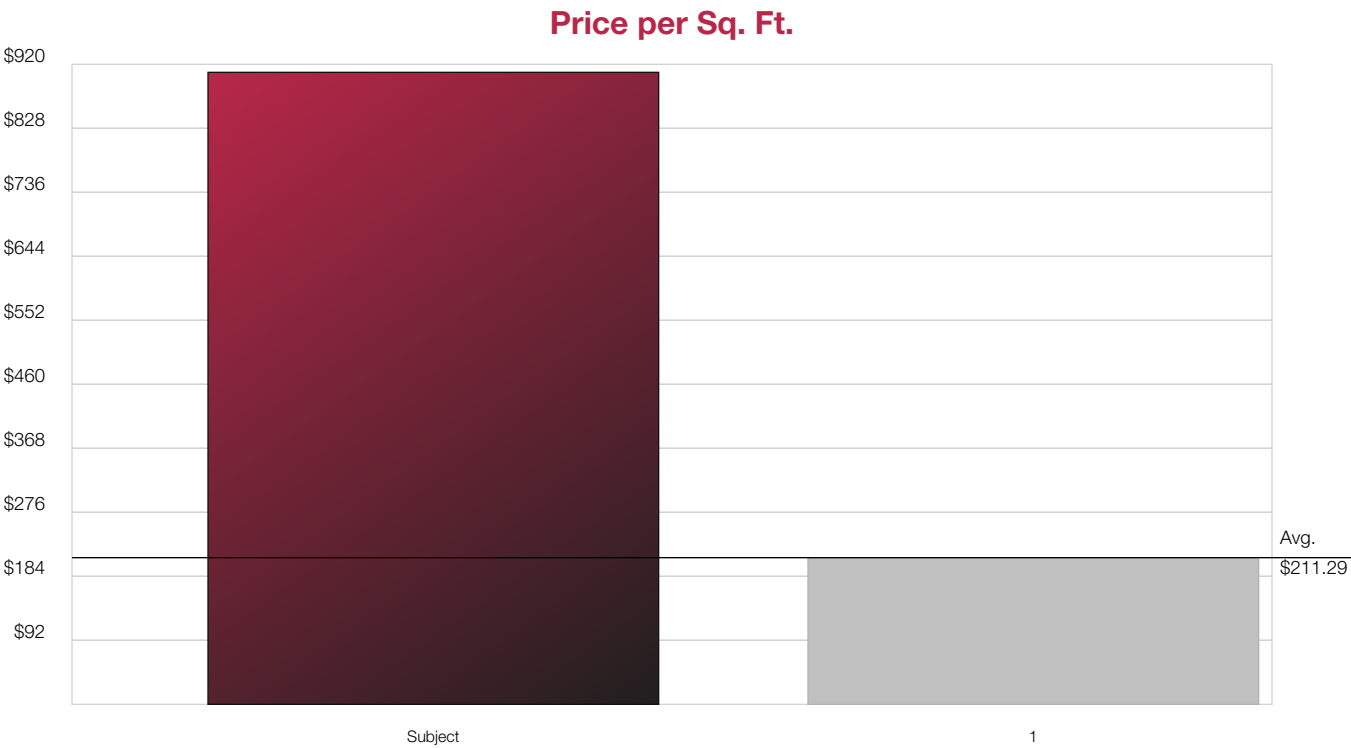


SECTION II

Comparables



Cap Rate



Used Car Lot Property For Sale
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S



Sale Price	\$875,000
Spaces	1
Rentable SqFt	960
Price/SqFt	\$911.46
Acres	0.630
Year Built	1961

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2590 West State Road 434, Longwood, FL 32779

1



Sale Price	\$1,250,000	Major Tenants
Rentable SqFt	5,916	Owner Occupied
Price/SqFt	\$211.29	
Acres	0.910	
Year Built	1998	
Sale Date	8/26/2019	

Tire Kingdom

2600 West State Road 434, Longwood, FL 32779

Notes

This comparable sale is located immediately to the west of the subject. It does have a larger building.

SALE COMPARABLES

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S 2590 West State Road 434
Longwood, FL, 32779
\$875,000

1 2600 West State Road 434
Longwood, FL, 32779
\$1,250,000

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

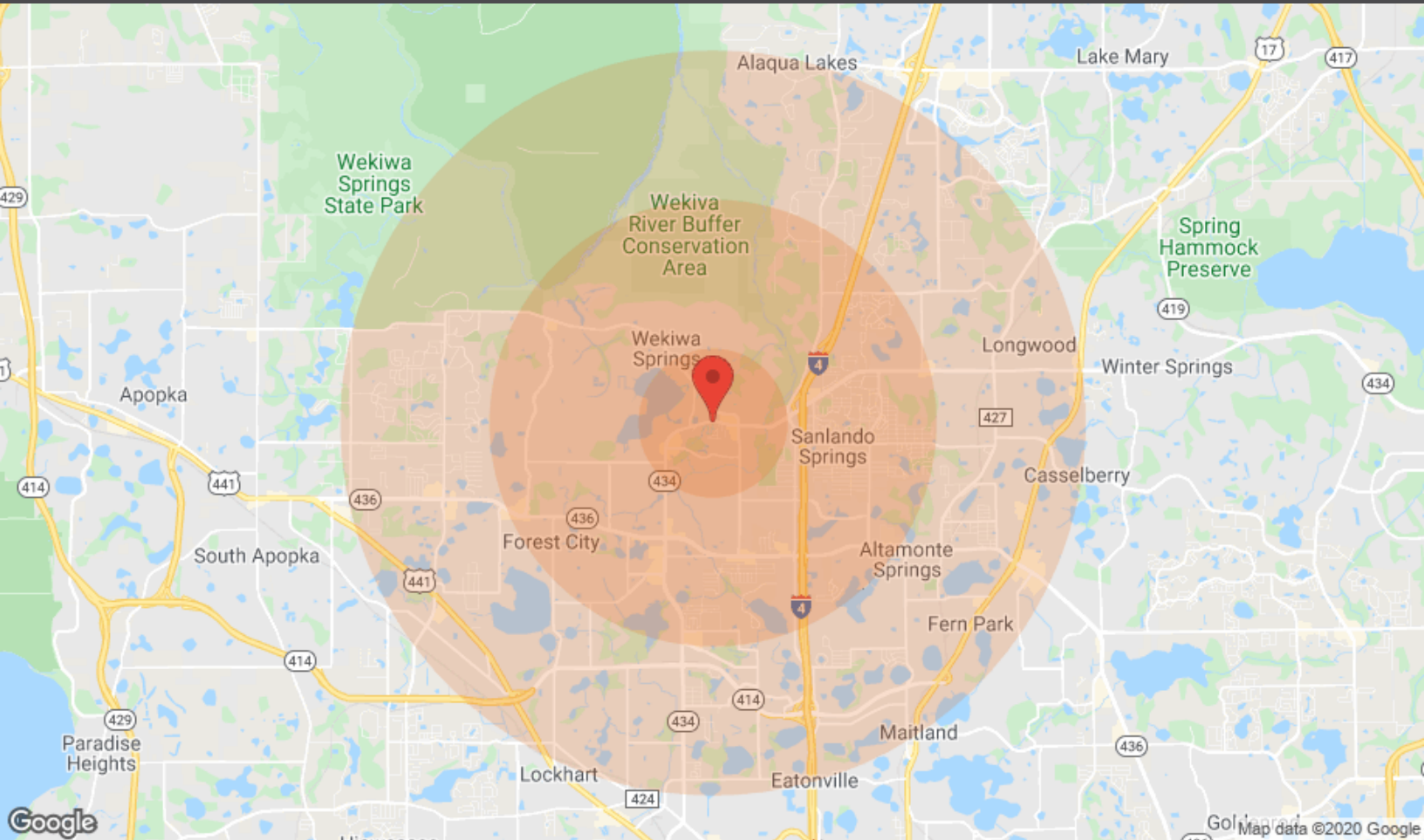
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& COMPANY

SECTION III

Demographics

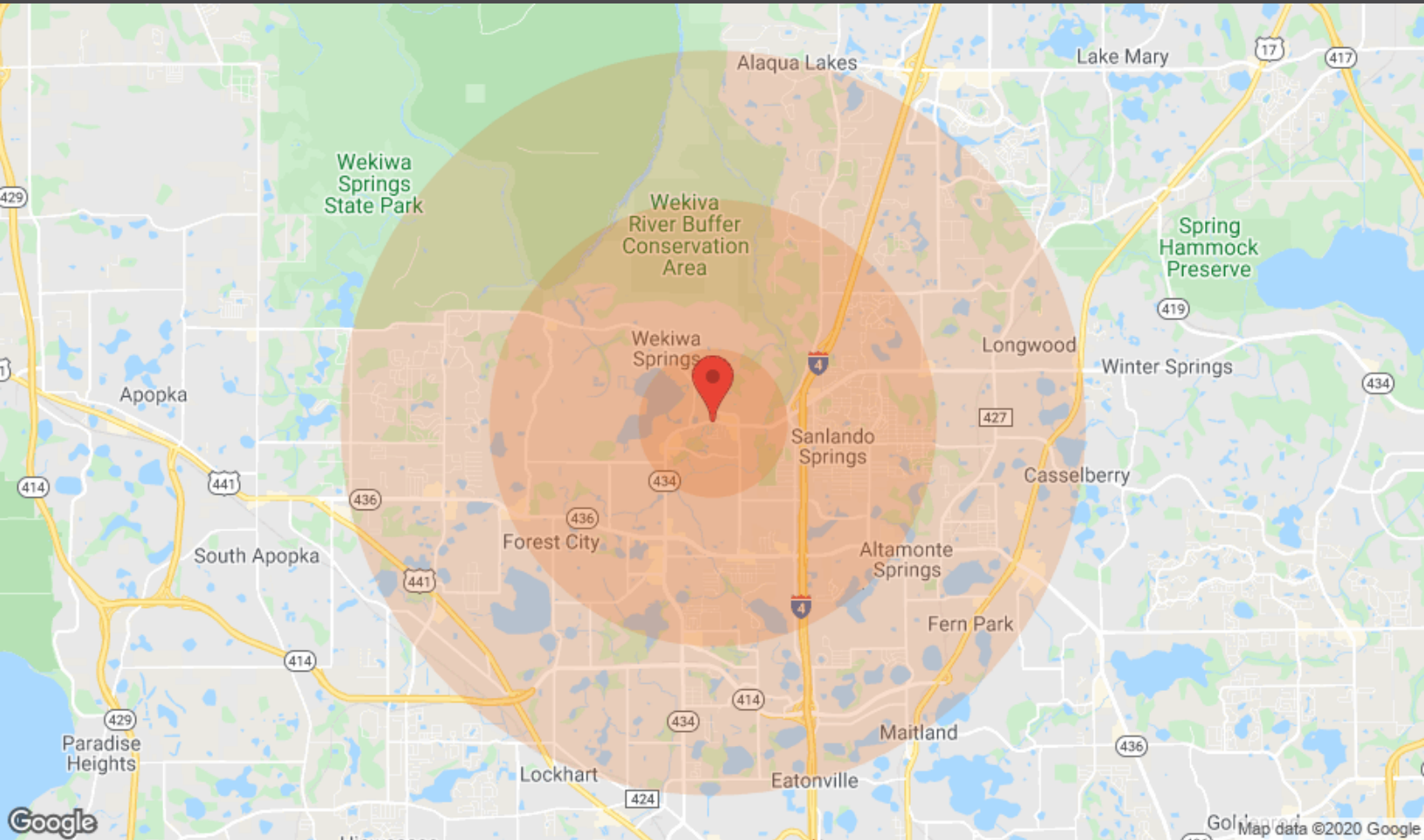


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Population	1 Mile	3 Mile	5 Mile
Male	5,622 (48.22 %)	39,198 (48.41 %)	84,059 (48.74 %)
Female	6,038 (51.78 %)	41,777 (51.59 %)	88,407 (51.26 %)
Total Population	11,660	80,975	172,466
Race Demographics	1 Mile	3 Mile	5 Mile
Population Non Hispanic White	9,617	66,788	138,919
Population Black	1,102	6,514	16,769
Population Am In/Ak Nat	1	16	82
Housing	1 Mile	3 Mile	5 Mile
Housing Units	6,119	39,893	81,075
Occupied Units	5,379	35,625	72,859
Owner Occupied Units	2,621	20,733	45,826
Renter Occupied Units	2,758	14,892	27,033
Vacant Units	740	4,268	8,216

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Household Income	1 Mile	3 Mile	5 Mile
Median Income	\$50,832	\$57,485	\$57,727
Less than \$10,000	135	1,193	2,639
\$10,000 - \$14,999	171	1,220	2,744
\$15,000 - \$19,999	184	1,309	2,985
\$20,000 - \$24,999	340	2,018	4,180
\$25,000 - \$29,999	366	1,685	3,478
\$30,000 - \$34,999	249	2,211	4,059
\$35,000 - \$39,999	381	1,785	3,635
\$40,000 - \$44,999	391	2,163	4,134
\$45,000 - \$49,999	337	1,717	3,319
\$50,000 - \$59,999	492	3,207	6,743
\$60,000 - \$74,999	729	4,405	8,316
\$75,000 - \$99,999	659	4,330	8,917
\$100,000 - \$124,999	446	2,941	5,811
\$125,000 - \$149,999	106	1,502	3,452
\$150,000 - \$199,999	112	1,290	2,745
Greater than \$200,000	123	1,207	2,923

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	531 (4.55 %)	3,639 (4.49 %)	8,073 (4.68 %)
Ages 5-9	691 (5.93 %)	4,794 (5.92 %)	10,583 (6.14 %)
Ages 10-14	673 (5.77 %)	4,758 (5.88 %)	10,452 (6.14 %)
Ages 15-19	672 (5.76 %)	4,893 (6.04 %)	10,682 (6.19 %)
Ages 20-24	709 (6.08 %)	4,982 (6.15 %)	10,755 (6.24 %)
Ages 25-29	723 (6.20 %)	4,950 (6.11 %)	10,596 (6.14 %)
Ages 30-34	746 (6.40 %)	4,997 (6.17 %)	10,395 (6.03 %)
Ages 35-39	788 (6.76 %)	5,219 (6.45 %)	10,763 (6.24 %)
Ages 40-44	848 (7.27 %)	5,582 (6.89 %)	11,451 (6.64 %)
Ages 45-49	922 (7.91 %)	5,853 (7.23 %)	12,263 (7.11 %)
Ages 50-54	929 (7.97 %)	5,921 (7.31 %)	12,537 (7.27 %)
Ages 55-59	883 (7.57 %)	5,737 (7.08 %)	12,191 (7.07 %)
Ages 60-64	761 (6.53 %)	5,169 (6.38 %)	10,939 (6.34 %)
Ages 65-69	612 (5.25 %)	4,399 (5.43 %)	9,177 (5.32 %)
Ages 70-74	454 (3.89 %)	3,503 (4.33 %)	7,213 (4.18 %)
Ages 75-79	297 (2.55 %)	2,505 (3.09 %)	5,277 (3.06 %)
Ages 80-84	169 (1.45 %)	1,666 (2.06 %)	3,578 (2.07 %)
Ages 85+	252 (2.16 %)	2,408 (2.97 %)	5,541 (3.21 %)

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John Sadri, CIPS

Broker

JOHN SADRI & COMPANY, LLC | Casselberry, Florida

P: 407-619-9999

John is the founding Broker at JOHN SADRI & COMPANY. A graduate of UCF, John has been licensed since 1993 and has been a resident of Orlando since 1982. Prior to starting his own business, John worked for KW Commercial, Coldwell Banker and Century 21. He serves on the Board of Directors of Commercial Council of Orlando Regional Realtors Association and is also a member of the National and Florida Realtors Association. John has served hundreds of clients in pursuit of their real estate goals and objectives. He is a Certified International Property Specialist and is in the final stage of achieving the CCIM designation.