

**FOR LEASE**

**351 N RONALD REAGAN BLVD | SUITE 1035**

LONGWOOD, FL 32750



**YEAR-1  
RENT DISCOUNT  
AVAILABLE**



## SUMMARY

Suite 1035 at 351 N Ronald Reagan Blvd presents an opportunity to secure a clean, wide-open retail shell within a fully leased Longwood retail center, offered at below-market Year-1 pricing.

The 2,252 SF space is delivered in open condition, allowing an incoming tenant to design and build to their exact operational needs. The layout is well suited for retail, service, showroom, or specialty concepts seeking flexibility and long-term positioning.

Ownership is offering an aggressive Year-1 rate, creating a compelling opportunity for a tenant to benefit from reduced occupancy costs while launching or expanding operations.

Surrounded by established operators and supported by strong demographics and consistent commuter traffic, this location offers immediate value with long-term upside.

## HIGHLIGHTS

<b>AVAILABLE SIZE:</b>	2,252 SF
<b>ASKING RATE:</b>	\$18.00/SF NNN Year-1
<b>DATE AVAILABLE:</b>	Immediately
<b>CONDITION:</b>	Wide-Open Shell - Ideal for Custom Buildout

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# PROPERTY OVERVIEW

351 N RONALD REAGAN BLVD



Suite  
1035

RONALD REAGAN BOULEVARD

Located adjacent to the SunRail station and just minutes from Orlando Health South Seminole Hospital, the property benefits from a steady stream of local and commuter activity. The site is surrounded by a dynamic tenant mix including breweries, restaurants, boutique fitness, and service-based businesses – all contributing to a vibrant commercial atmosphere.

## LOCATION

High-growth Longwood market with easy access to I-4 and downtown Orlando

## CO-TENANTS INCLUDE:

Alestone Brewing, El Pollon Restaurant, Retro City Cycles, and more

## AREA DEMOGRAPHICS:

75,000+ residents within a 3-mile radius with average HH income over \$85,000



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# SUITE 1035 PHOTOS



351 N RONALD REAGAN BLVD

*For more information, please contact one of the following individuals:*

## **CONTACT**

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