

FOR LEASE



RETAIL/OFFICE PROPERTY

365 E STATE ROAD 434, LONGWOOD, FL 32750



PROPERTY HIGHLIGHTS

916 SF +/- Retail/Office Bldg 6 Parking Spots

Land Size: 0.15 acres Zoned: Longwood Blvd East

Frontage SR 434: 50.8 Linear Foot +/-

Close to: Interstate-4, Hwy 17-92, Ronald Reagan Blvd, Winter Springs High School

Lease Rental Rate: **\$20 / SF + \$5.57 NNN**

Traffic Count: E SR-434 & Grant St 29,885 VPD

Demos: 1-Mile 3-Mile 5-Mile

Population: 8,797 75,595 205,887

Households: 3,317 30,208 83,511

Avg HH Income: \$67,645 \$81,774 \$90,338

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

Cell: 407-927-3787

Fax: 321-549-6269

Molly@BossCRE.com

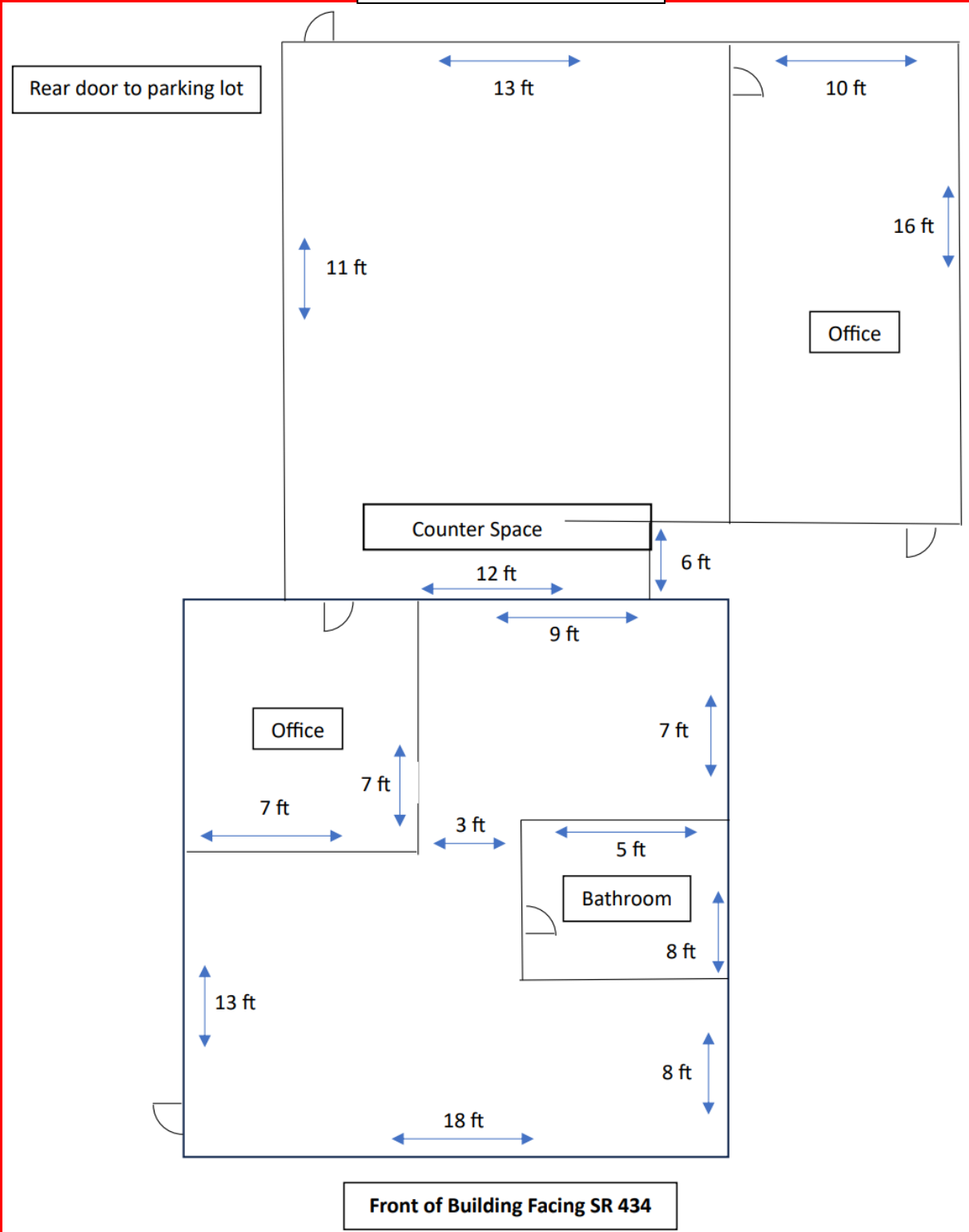
www.BossCRE.com

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FLOORPLAN



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OFFICE PHOTO REVIEW

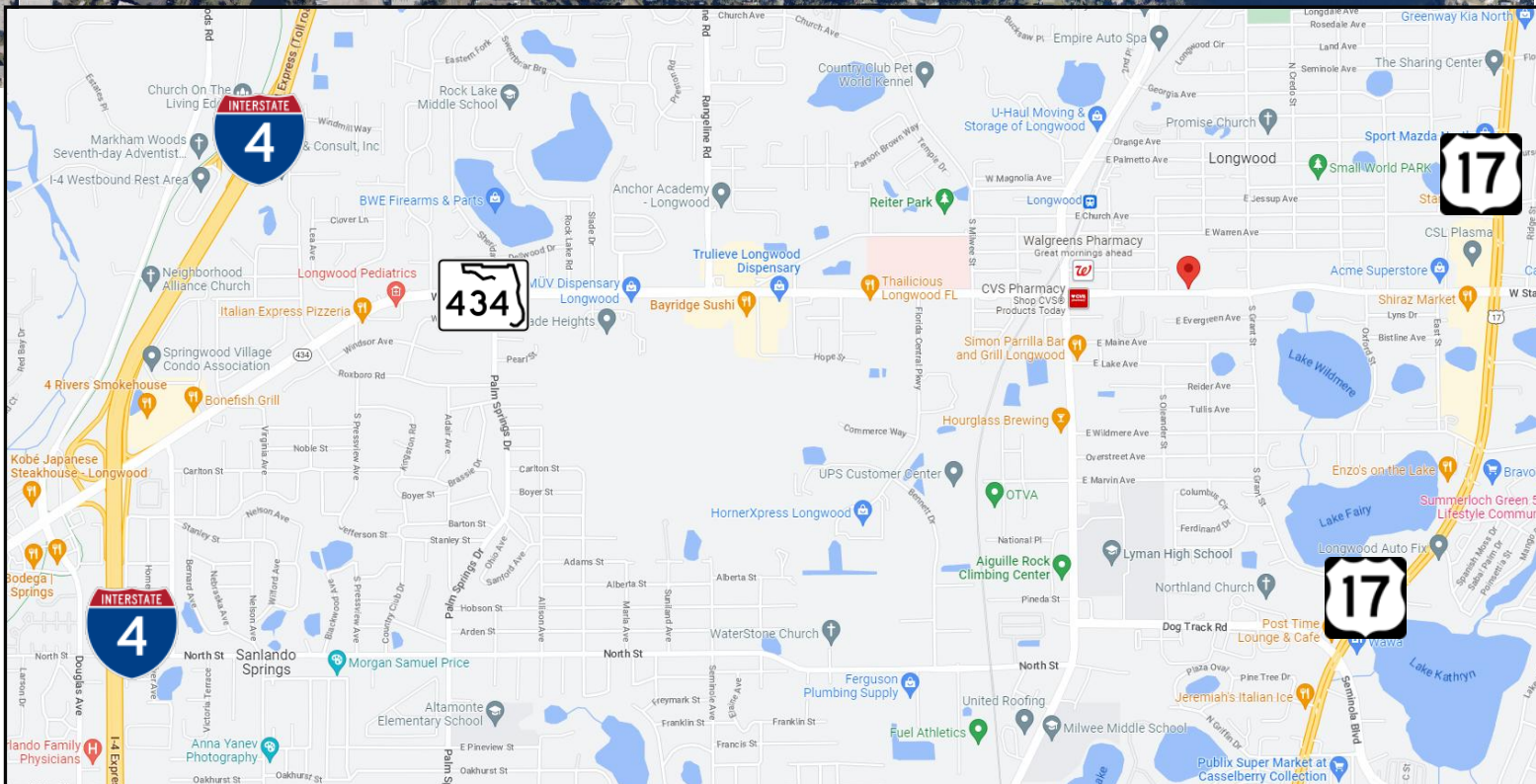


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MAP OVERVIEW



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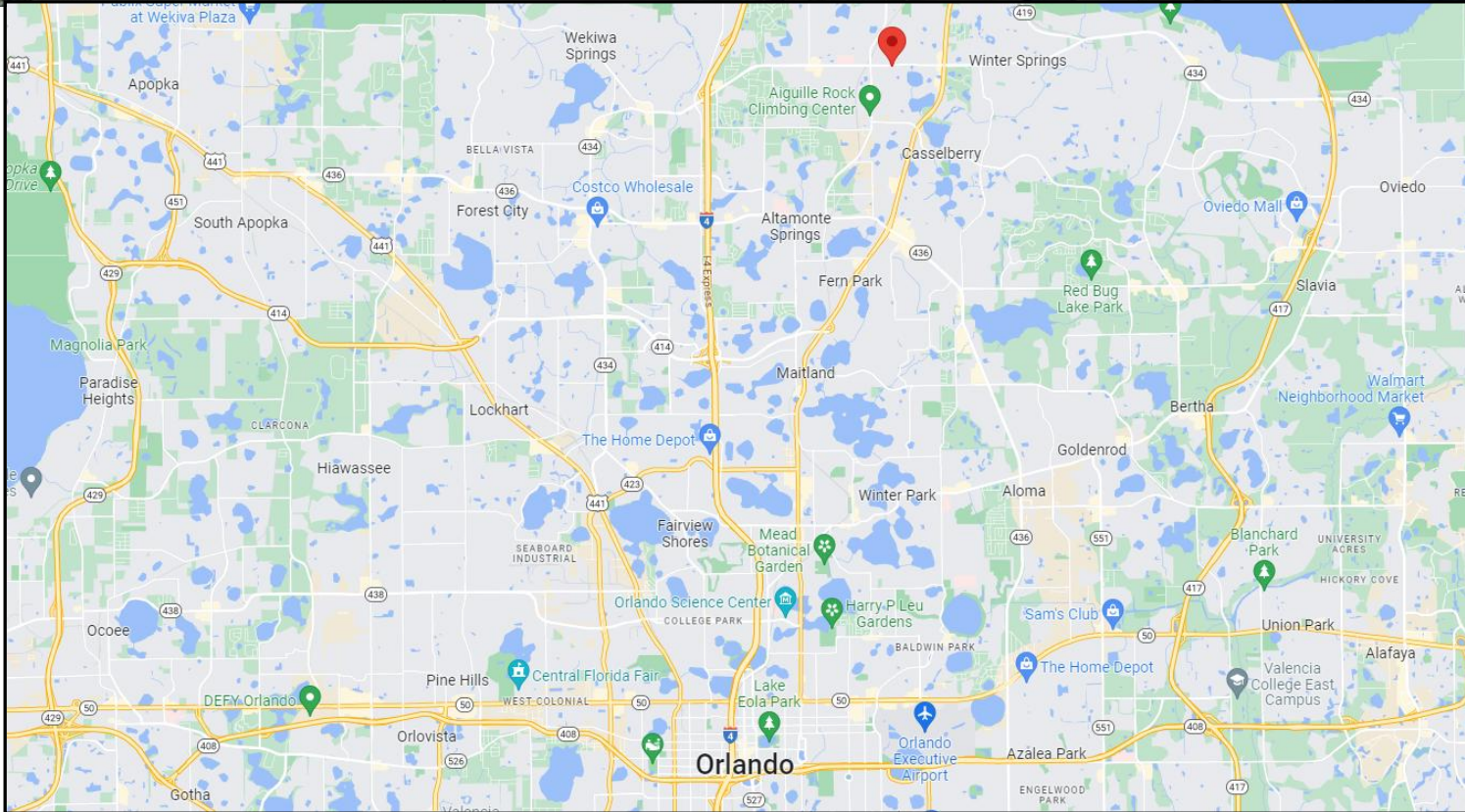
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AERIAL OVERVIEW



Curb Cut: Right & Left In / Right & Left Out
Median Turn Lane: Left In / Left Out



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