

**FOR
LEASE**

RETAIL/SHOWROOM/WAREHOUSE

High-Traffic SR 434 Frontage | Zoned General Commercial

458 W. SR 434 LONGWOOD, FL 32750



PROPERTY FEATURES

- 5,402 SF Retail/Showroom with Warehouse (Flexible Layout Options)
- ~42,000 Vehicles Per Day (VPD) on busy SR 434
- Building repainted inside and out in Q1 2025
- 2,230 SF Showroom, 672 SF Office Area, and 2,500 SF Warehouse
- .35 Acre Site zoned General Commercial with 18 parking spaces
- 12' clear height, 2 overhead doors, fenced in rear area
- (2) Pylon Signs, and Building Signage
- Flexible Zoning – Wide Range of Commercial Uses Permitted
- Excellent Access to I-4, Ronald Reagan Blvd (427), and Hwy 17-92
- Directly Across from Orlando Health South Seminole Hospital
- Surrounded by National Retailers

<u>Demographics</u>	<u>Population</u>	<u>Income</u>
2 Mile:	32,501	\$89,621
5 Mile:	205,372	\$92,361
Traffic Count:	42K VPD (2023)	

Absolute Lease Rate: \$24.00 NNN (\$10,804 NNN)

Available (5 Year Minimum Term)

C O N T A C T

David Brim
412-445-8960 *mobile*
david@resultsREpartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

RETAIL/SHOWROOM/WAREHOUSE

High-Traffic SR 434 Frontage | Zoned General Commercial

458 W. SR 434 LONGWOOD, FL 32750



CONTACT

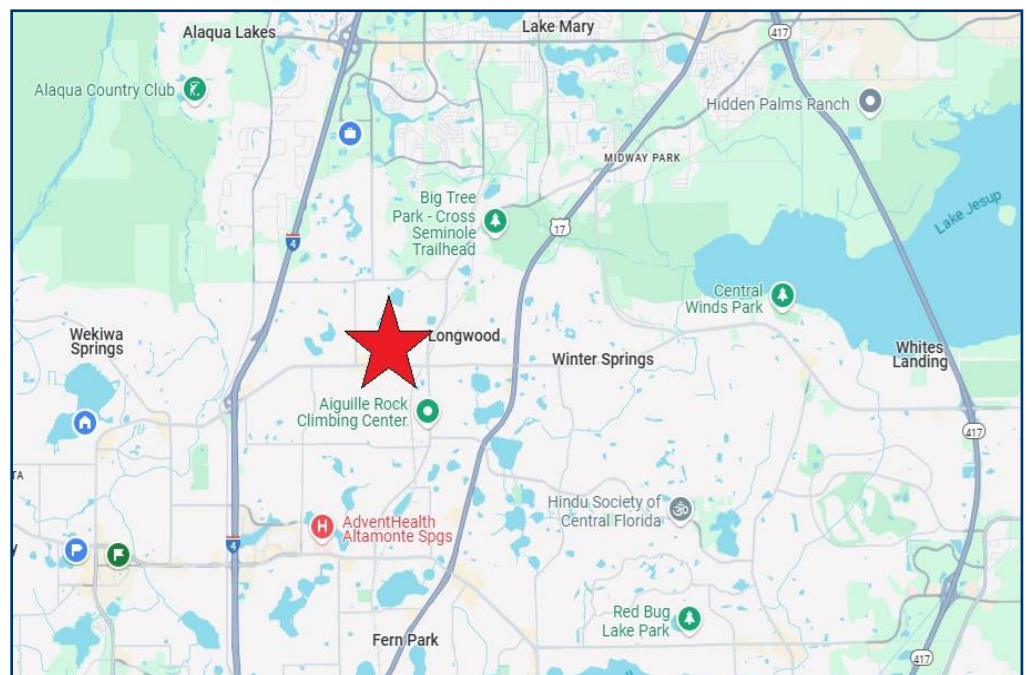
David Brim
412-445-8960 *mobile*
david@resultsREpartners.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com



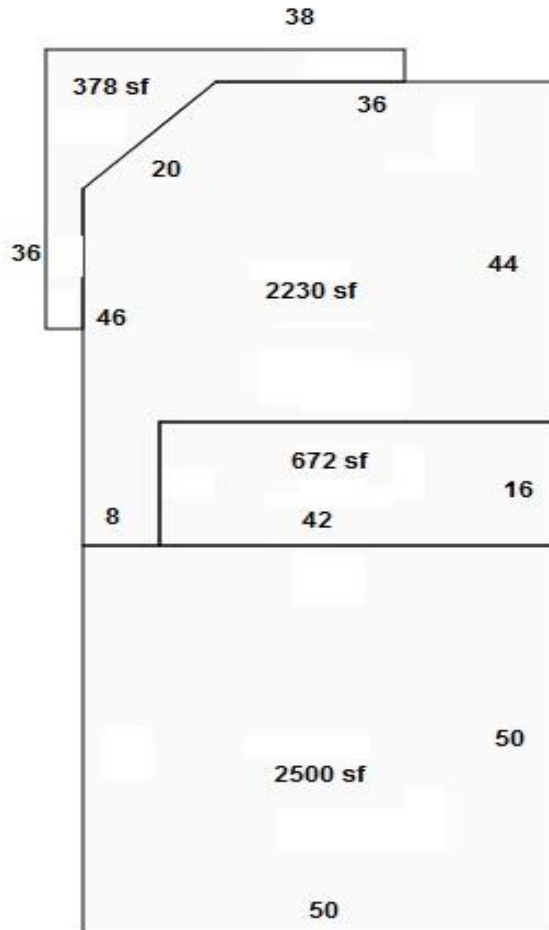
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

RETAIL/SHOWROOM/WAREHOUSE

High-Traffic SR 434 Frontage | Zoned General Commercial

458 W. SR 434 LONGWOOD, FL 32750



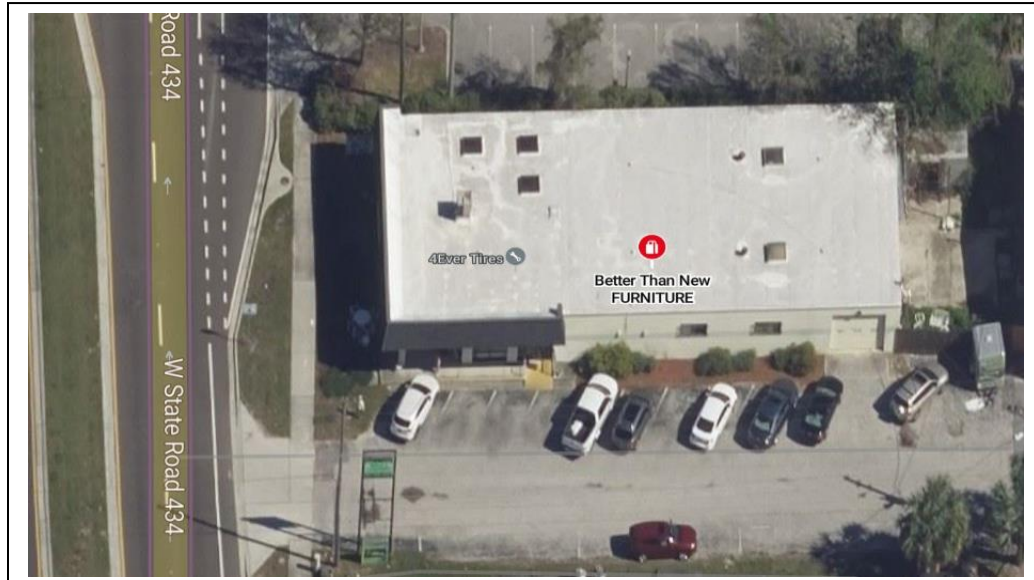
CONTACT

David Brim
412-445-8960 *mobile*
david@resultsREpartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

RETAIL/SHOWROOM/WAREHOUSE

High-Traffic SR 434 Frontage | Zoned General Commercial

458 W. SR 434 LONGWOOD, FL 32750



CONTACT

David Brim
412-445-8960 *mobile*
david@resultsREpartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.