

225 N RONALD REAGAN BOULEVARD  
LONGWOOD, FL 32750

# OFFERING MEMORANDUM

GREAT  
INVESTMENT  
OR  
OWNER/USER  
PROPERTY

SIGNIFICANT  
VALUE  
ADD

PURCHASE  
PRICE  
\$2,300,000

SIZE  
9,012 SF  
3 Tenants

PRICE/SF  
\$255

SECOND  
GENERATION  
MEDICAL &  
SALON SUITE  
AVAILABLE FOR  
LEASE

SELLER  
FINANCING  
AVAILABLE

## LONGWOOD DEMOGRAPHICS



75,000

3 Mile Population



\$85,202

3 Mile HH Income



3.2%

Market Vacancy

## LISTED BY:



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# EXECUTIVE SUMMARY

225 North Ronald Reagan Boulevard in Longwood, FL presents an owner-user and value-add investment opportunity in a highly visible, transit-oriented corridor. This ±9,012 SF multi-tenant strip center is strategically located adjacent to Orlando's SunRail station, benefiting from strong exposure, accessibility, and consistent daily traffic.

The property is currently 33% leased, with two vacant suites delivered as second-generation medical and a turn-key salon space. This provides immediate flexibility for a buyer to occupy space or execute a lease-up strategy with minimal downtime. The existing layouts significantly reduce build-out costs and allow for quick activation by medical, wellness, or personal service users.

225 North Ronald Reagan Blvd is ideally suited for an owner-user seeking a prime location with built-in rental income. A buyer can occupy one suite while leasing the remaining space to tenants, allowing them to operate their business on-site while collecting rental income.

Offered at \$2.3 million, the property provides multiple paths to value creation through owner occupancy, lease-up of vacant suites, or full stabilization — positioning it as a rare opportunity in one of Central Florida's most established and supply-constrained submarkets.



VALUE ADD  
OR  
OWNER/USER  
OPPORTUNITY



# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

<b>Address:</b>	225 N Ronald Reagan Blvd Longwood, FL 32750
<b>Projected Purchase Price:</b>	\$2,300,000
<b>Price Per Square Foot:</b>	\$255
<b>Current Income:</b>	\$36,000
<b>Property Type:</b>	Multi-Tenant Strip Center
<b>Size:</b>	9,012 SF
<b>Vacancy:</b>	66%
<b>Units:</b>	Suite 1: TDT Boxing Gym Suite 2: Turnkey Salon (4,552 SF Vacant) Suite 3: Second-Generation Medical (2,572 SF Vacant)
<b>Rent Comps:</b>	\$24/SF NNN at 351 N Ronald Reagan (Property Next Door)

## TAX PARCEL MAP



# INVESTMENT HIGHLIGHTS



## Prime Location in a Growing Market

Located in the heart of Longwood, FL, this property is situated in one of Central Florida's fastest-growing suburban markets. Longwood benefits from its close proximity to **Downtown Orlando** and access to major transportation routes, making it a desirable area for residents, businesses, and commuters. The adjacent **SunRail station** enhances foot traffic, drawing in both local customers and regional visitors.



## Diverse and Stable Tenant Matrix

The property is currently leased to a boxing gym, providing in-place income, with the remaining two suites delivered vacant as second-generation medical and a turnkey salon space. Each suite features significant prior tenant investment, allowing a buyer to minimize build-out costs and accelerate occupancy.



## High-Growth Longwood Submarket

Longwood is experiencing rapid residential and commercial development, driven by strong demand for both housing and services. The city's proximity to Orlando and the presence of large employers, such as **Orlando Health**, are fueling growth. The **Orlando Health development** next door has enhanced the area's reputation as a healthcare and economic hub, further attracting a steady influx of workers, visitors, and residents. This influx increases demand for local services, driving traffic to nearby businesses and contributing to rent appreciation.



## Proximity to Major Economic Drives

The nearby Orlando Health Emergency Room serves as a key economic driver for the immediate area, generating consistent traffic from healthcare professionals, patients, and visitors. This medical presence supports strong demand for nearby retail, wellness, and service-oriented uses, reinforcing the property's long-term tenant demand and income stability.



## Strong Rental Growth Potential

The Longwood submarket has seen **strong rent appreciation** in recent years, supported by increasing demand for commercial and residential space. Given the property's excellent location and the fact that lease renewals are at the landlord's discretion, the asset is well-positioned to capture future rental growth.

# MARKET OVERVIEW

225 N RONALD REAGAN BLVD

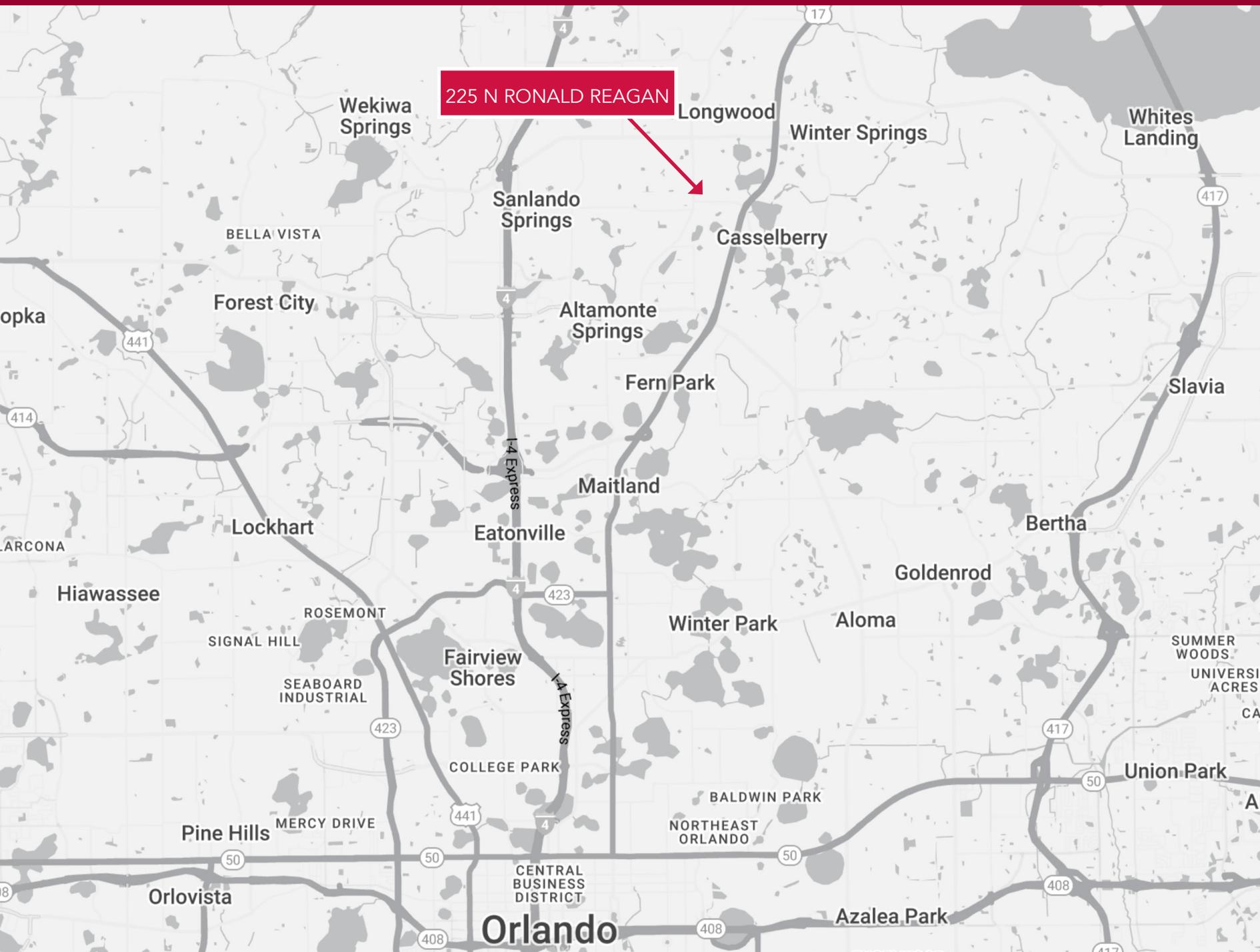


# MARKET OVERVIEW



225 N RONALD REAGAN BLVD

# MARKET OVERVIEW



# AREA OVERVIEW

## Longwood, Florida Market Overview

Longwood is part of the booming **Orlando metro area**, which continues to experience rapid population growth and economic expansion. The city benefits from its connectivity to major highways such as I-4 and proximity to **downtown Orlando** and other key employment centers. Longwood is known for its desirable residential communities, strong school systems, and growing commercial base.

The **Orlando Health Development** has become a cornerstone of the Longwood community, attracting healthcare professionals, patients, and visitors from across the region. This has contributed to a surge in demand for retail, dining, and service businesses in the immediate area.

The Longwood market is well-positioned for future growth, with both residential and commercial developments on the rise. As a result, property values and rental rates have steadily increased, making this market highly attractive for investors seeking stable, long-term returns.



## Why Invest in Longwood Retail CRE?

**Thriving Market with Rapid Growth Potential**, Longwood, a key suburban market within the Orlando metropolitan area, is experiencing strong growth across residential, commercial, and healthcare sectors. Its strategic location near major highways and Orlando's SunRail transit system makes it a highly desirable location for businesses and residents alike. The city's continued economic development and expanding infrastructure drive demand for commercial real estate, resulting in decreasing vacancy rates and rising rental rates

**Robust Retail Market Fundamentals**, Longwood's retail sector has shown remarkable strength, benefiting from the area's growing population, proximity to large employment hubs, and increasing consumer spending. The city's retail spaces enjoy high visibility and access to a steady stream of foot traffic, driven by local residents, visitors, and commuters using the SunRail station. With a 3.2% vacancy in many prime retail locations, investors can expect strong, consistent demand for retail properties, offering a secure income stream.

**Limited New Supply, High Demand**, with no significant new retail construction underway and a **tight market**, Longwood is becoming increasingly competitive for retail space. The **decreasing vacancy rate** coupled with strong consumer demand means existing retail properties are in high demand. Investors can capitalize on the scarcity of available space, which positions landlords to command **higher rental rates** and ensure strong leasing performance.

**Growing Rent Appreciation**, retail rental rates in Longwood have shown steady growth, with **increasing demand from national and local tenants** looking to establish a presence in this flourishing submarket. Investors can benefit from this **rent appreciation trend**, maximizing their cash flow and positioning themselves to capture long-term value as the retail market in Longwood continues to grow.

# ASSET OVERVIEW

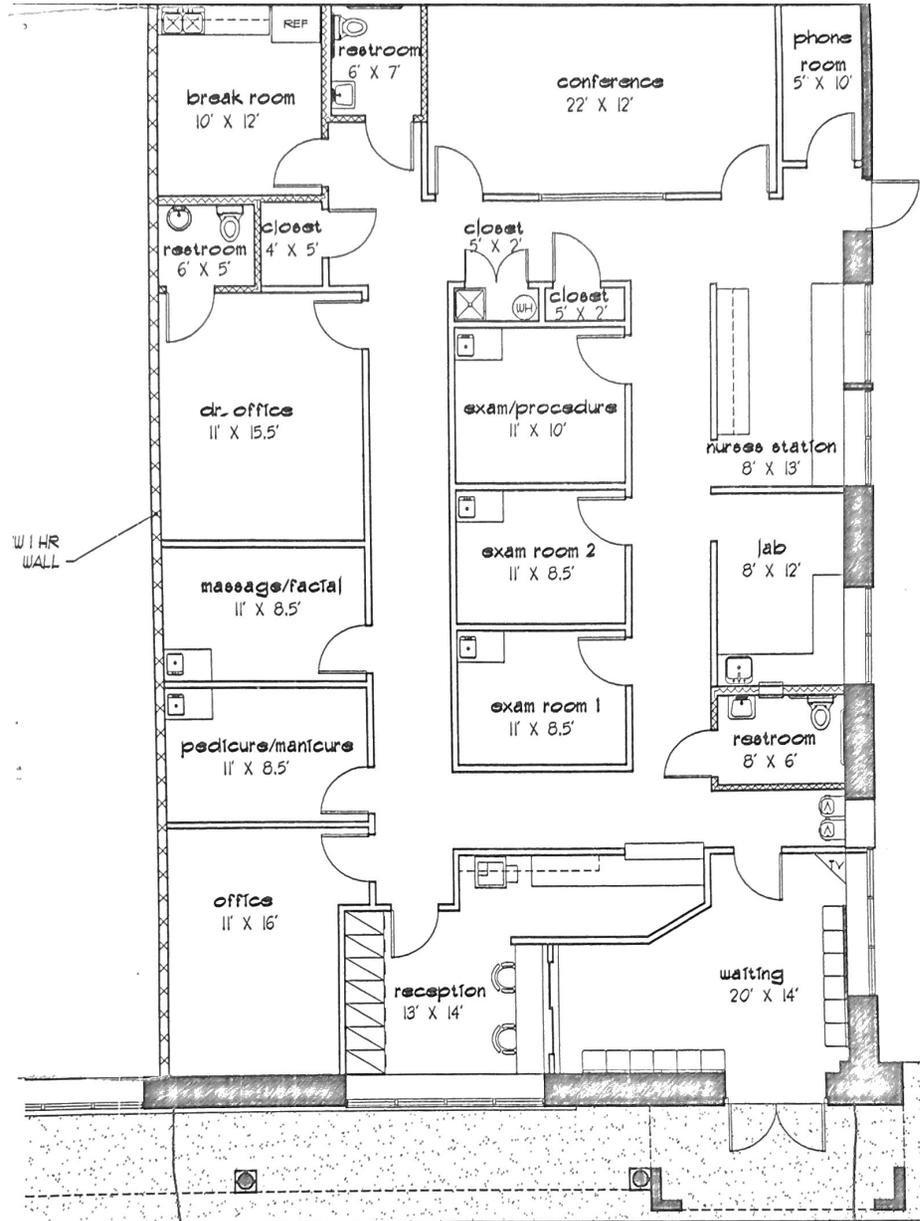
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# 2ND GENERATION MEDICAL VACANCY - SUITE 101

225 N RONALD REAGAN BLVD

## 2,572 SF



# SUITE 101 PHOTOS

225 N RONALD REAGAN BLVD



# SUITE 102 | FLOOR PLAN | 4,552 SF

225 N RONALD REAGAN BLVD



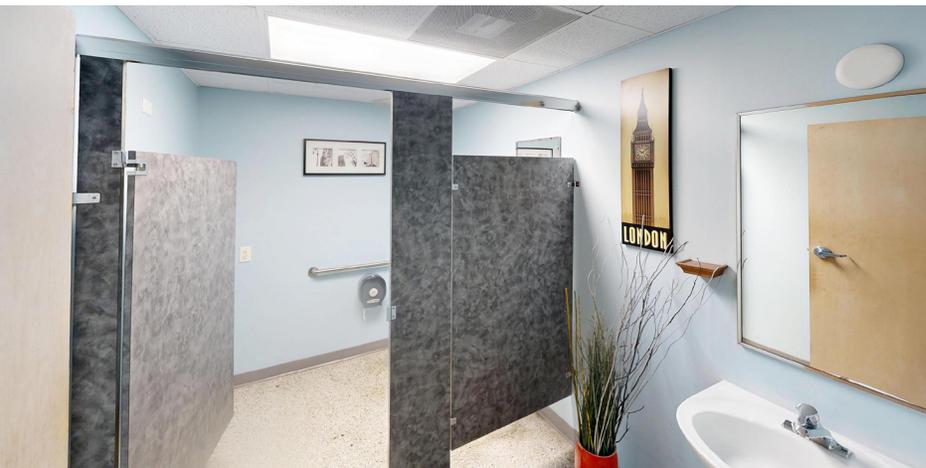
# SUITE 102 | 2ND GENERATION SALON | 4,552 SF

225 N RONALD REAGAN BLVD



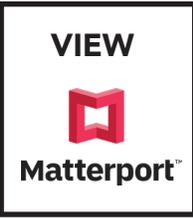
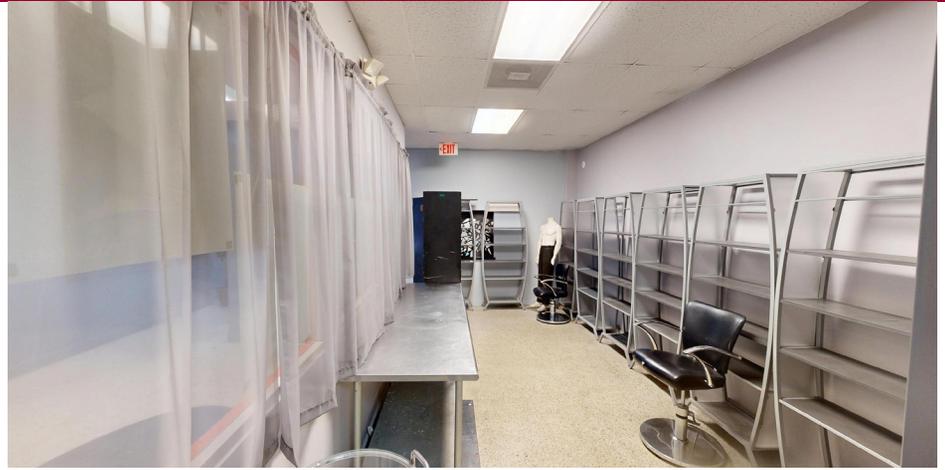
# SUITE 102 | 2ND GENERATION SALON | 4,552 SF

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