



RESTAURANT
RETAIL PROPERTY

FOR LEASE

VACANT WENDY'S - 2ND GEN RESTAURANT

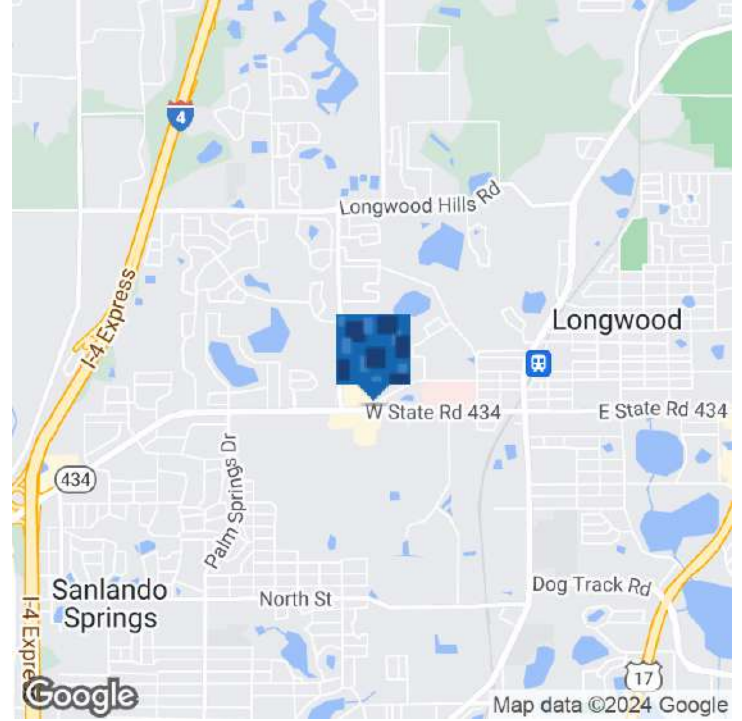
815 W STATE ROAD 434, LONGWOOD, FL 32750



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Property Summary



OFFERING SUMMARY

Lease Rate:	Market Conditions
Available:	October 1, 2024
Building Size:	± 3,197 SF
Lot Size:	0.85 Acres
Year Built:	2004
Zoning:	Gateway Commercial Longwood
Parking:	31 spaces

PROPERTY HIGHLIGHTS:

Former Wendy's - 2nd Gen Restaurant with Drive-Thru
Rare opportunity in a stable & well-established area

- ± 49,000 traffic count
- Excellent visibility & signage along Hwy 434
- Strong demographics
- Full Access - ingress/egress through both front & rear of property

Located:

- 0.25 mi west of Orlando Health South Sem Hospital (600 employees)
- 1.9 mi east of I-4

Join nearby retailers:

- Winn Dixie
- McDonald's
- Chipotle
- Dunkin
- Tire Kingdom

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Photos

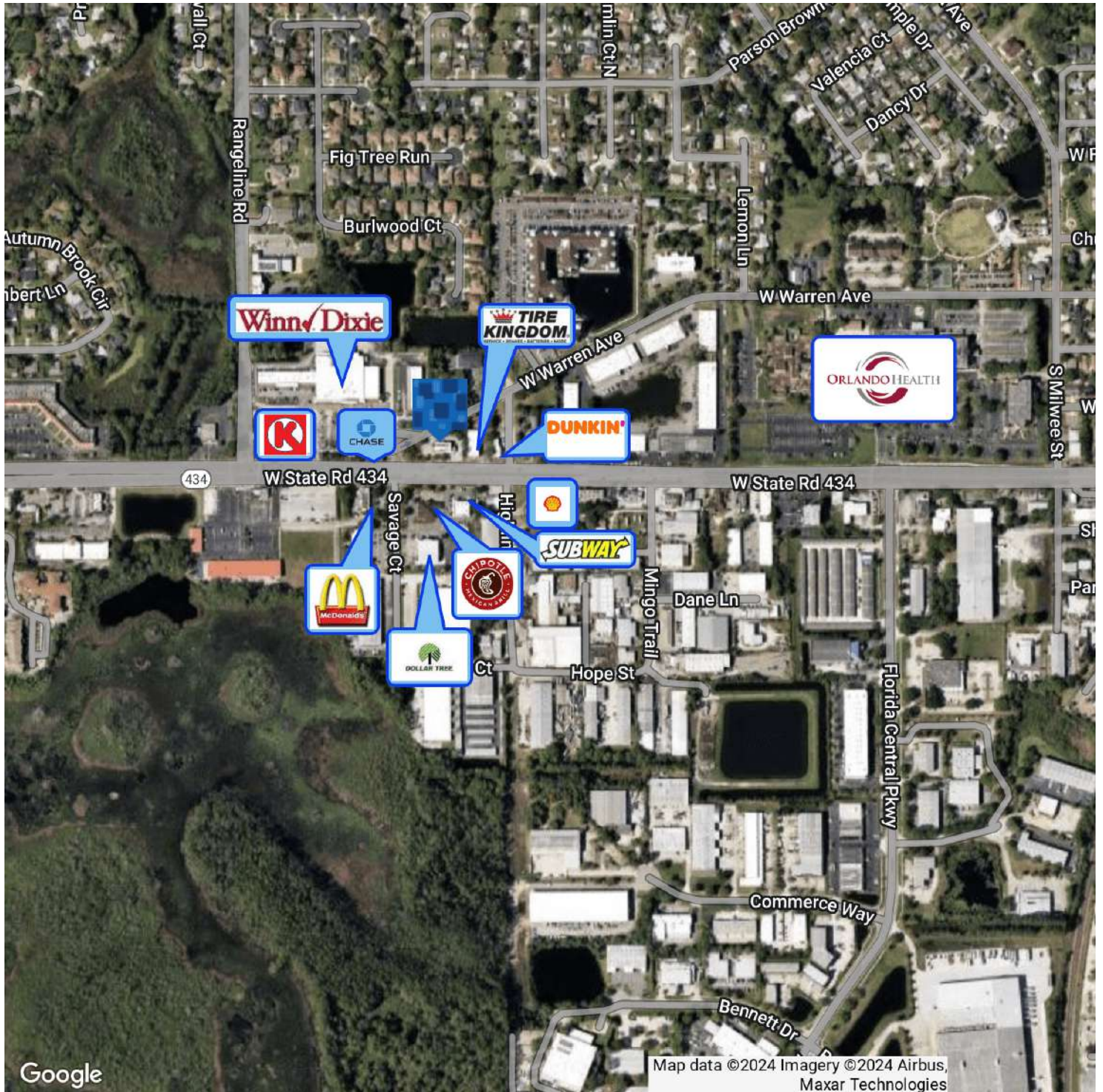


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Retailer Map

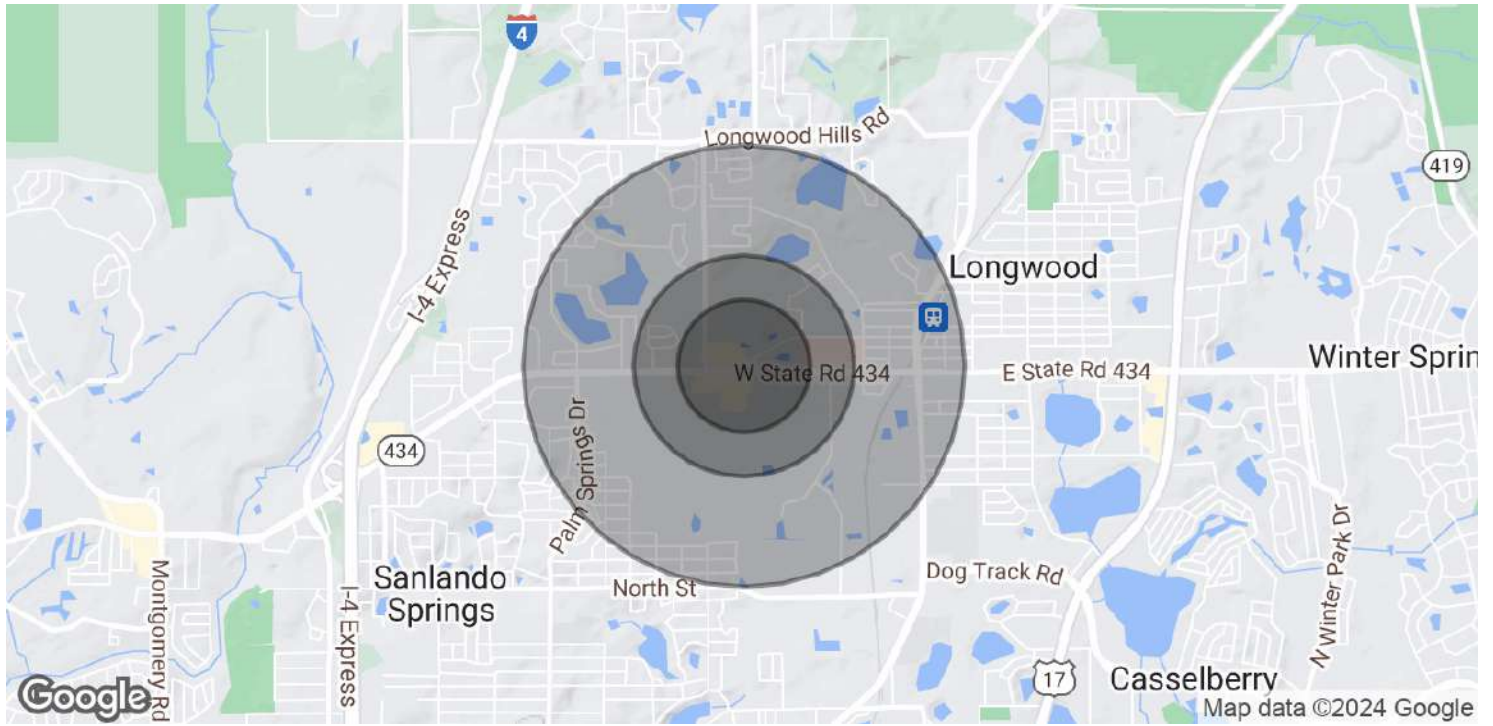


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	488	1,163	7,452
Average Age	45	46	46
Average Age (Male)	43	43	43
Average Age (Female)	47	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	446	2,744
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$109,573	\$108,154	\$102,227
Average House Value	\$406,331	\$404,291	\$387,261

Demographics data derived from AlphaMap

