

# ISLANDER PLAZA RETAIL SPACE

1154 W. State Road 434 | Longwood, FL



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INVESTMENT • SALES • LEASING



# THE SPACE

Location	1154 W. State Road 434 Longwood, FL 32750
County	Seminole
Square Feet	1375
Annual Rent PSF	\$14.50
Lease Type	NNN

**Notes** CAM IS \$1.50

# HIGHLIGHTS

- 1,375 SF inline unit
- Strong traffic count of 40,000 VPD
- Strong mix of tenants brings traffic to the center
- Pylon Signage available

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,713	76,102	204,512

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$135,248	\$105,868	\$113,745

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,777	32,823	85,473

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	<b>75.00%</b>
TOTAL TENANTS	<b>4</b>
BUILDING SF	<b>6,875</b>
GLA (SF)	<b>1,375</b>
LAND SF	<b>22,240</b>
YEAR BUILT	<b>1974</b>
YEAR RENOVATED	<b>2020</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>

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## NEIGHBORING PROPERTIES

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NORTH	<b>Tires Plus and Shopping Center</b>
SOUTH	<b>Cascade Heights Senior Living</b>

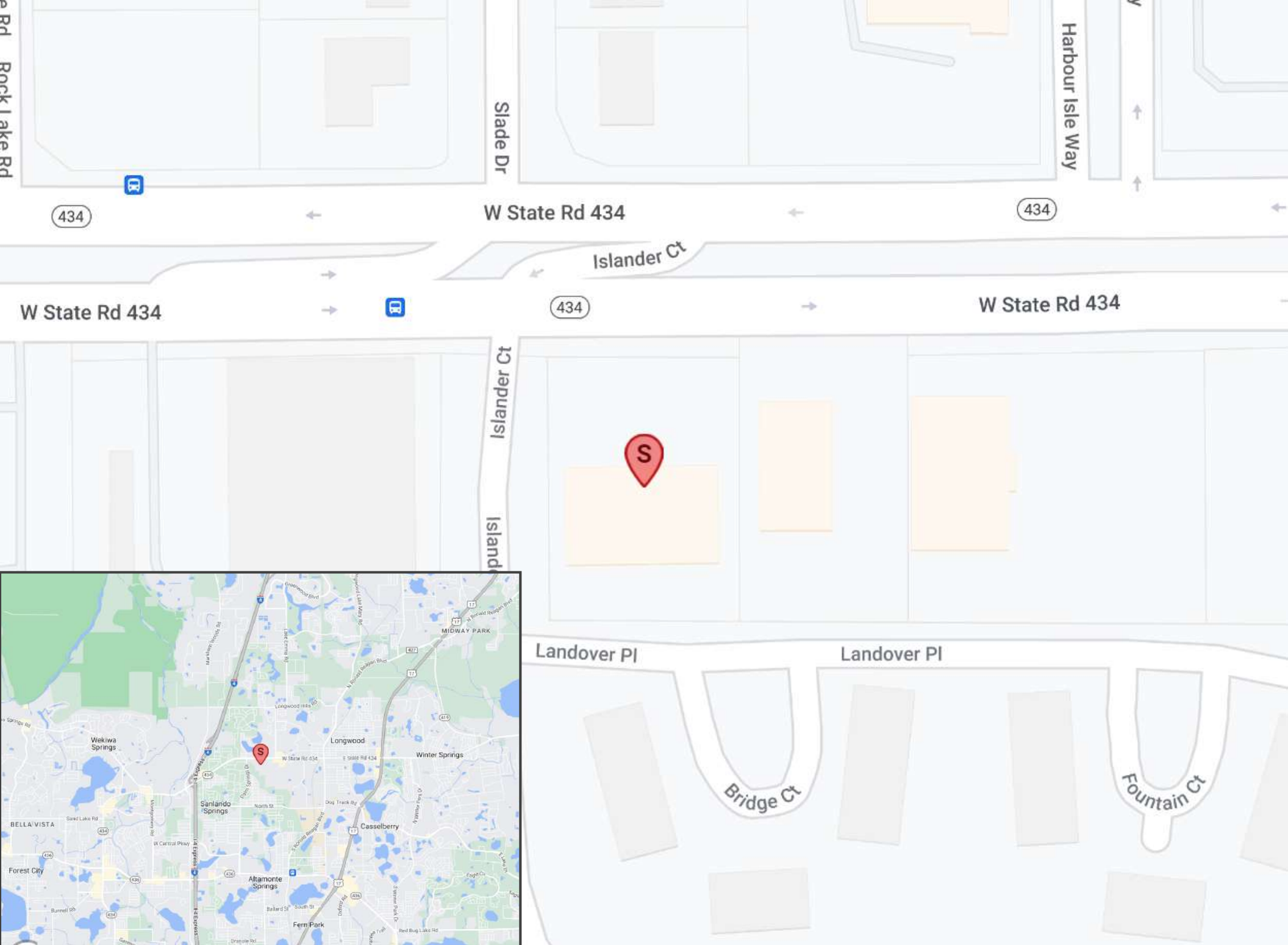
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## CONSTRUCTION

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FOUNDATION	<b>Concrete</b>
FRAMING	<b>Cinder Block</b>
EXTERIOR	<b>Brick</b>
PARKING SURFACE	<b>Asphalt</b>
ROOF	<b>Flat</b>

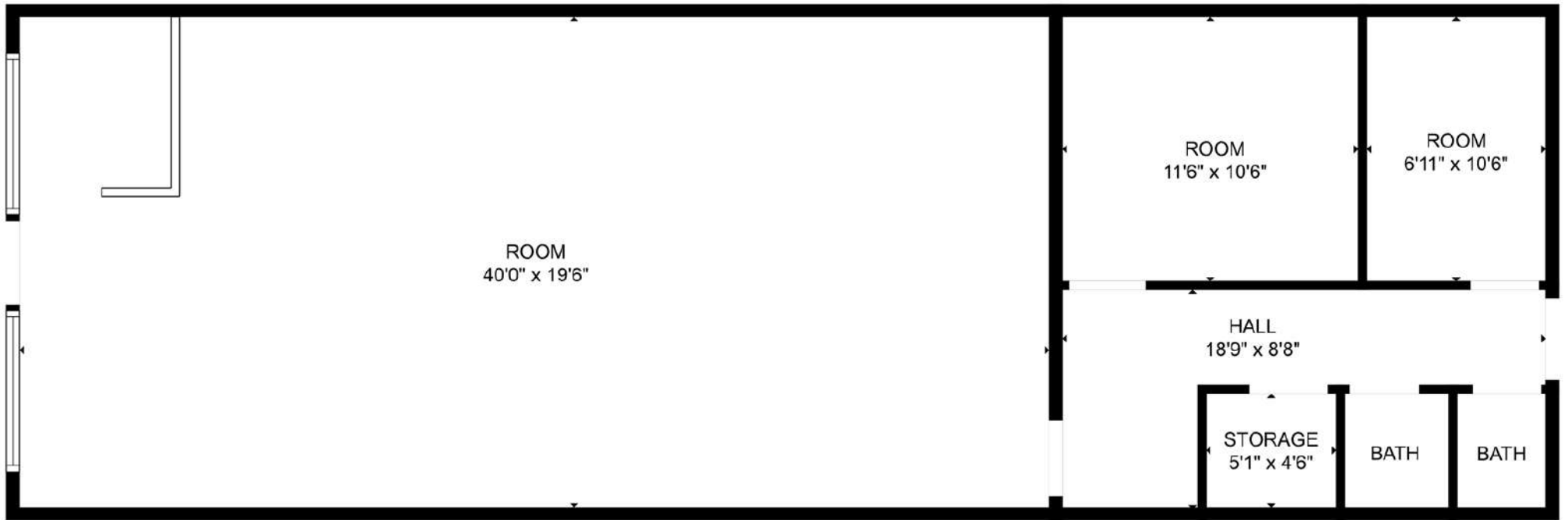
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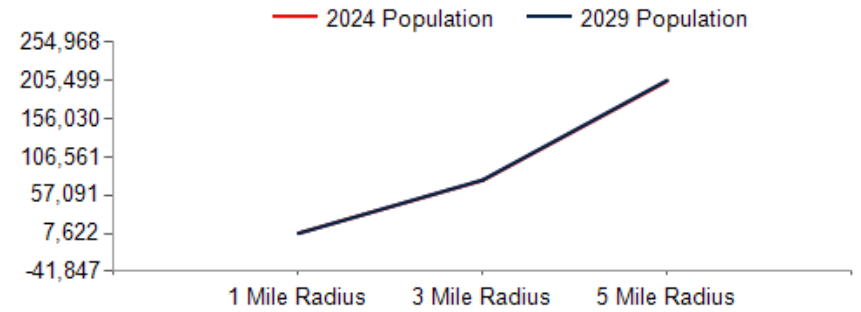
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



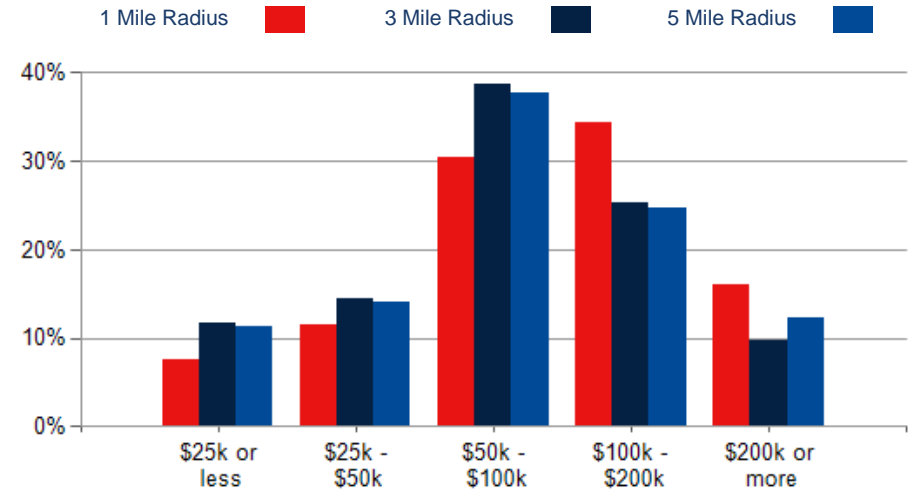
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,118	69,066	181,996
2010 Population	7,071	68,011	183,696
2024 Population	7,713	76,102	204,512
2029 Population	7,622	76,742	205,499
2024-2029: Population: Growth Rate	-1.20%	0.85%	0.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	145	2,404	6,051
\$15,000-\$24,999	67	1,449	3,631
\$25,000-\$34,999	85	1,824	4,479
\$35,000-\$49,999	236	2,903	7,557
\$50,000-\$74,999	484	7,345	18,487
\$75,000-\$99,999	359	5,350	13,692
\$100,000-\$149,999	577	5,207	12,916
\$150,000-\$199,999	379	3,124	8,185
\$200,000 or greater	445	3,217	10,475
Median HH Income	\$100,687	\$76,674	\$78,528
Average HH Income	\$135,248	\$105,868	\$113,745

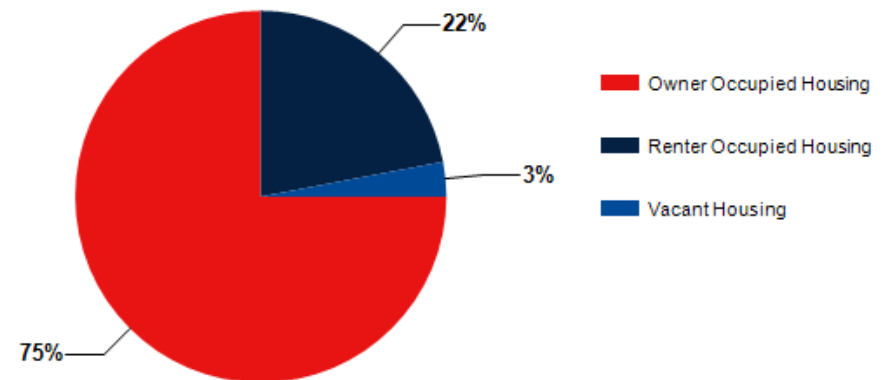
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,679	30,565	76,578
2010 Total Households	2,683	29,248	75,730
2024 Total Households	2,777	32,823	85,473
2029 Total Households	2,809	33,923	87,808
2024 Average Household Size	2.64	2.29	2.37
2024-2029: Households: Growth Rate	1.15%	3.30%	2.70%



2024 Household Income



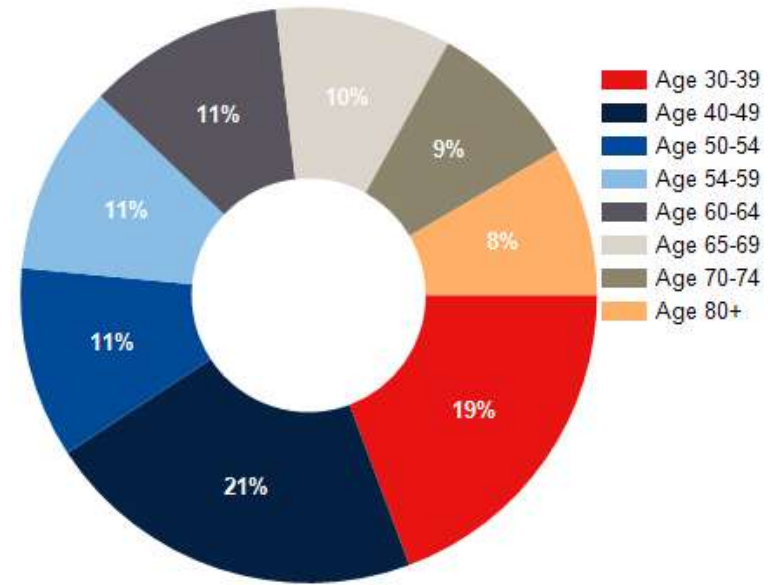
2024 Own vs. Rent - 1 Mile Radius



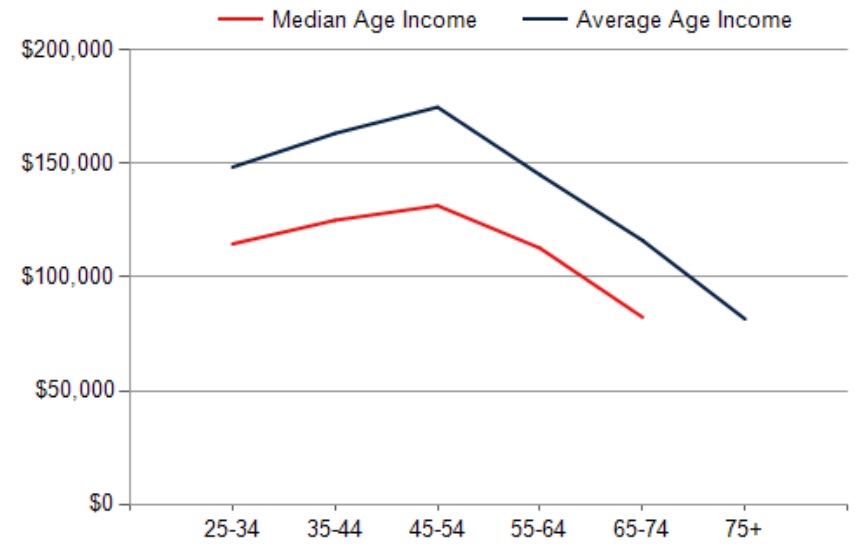
Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	407	5,979	15,613
2024 Population Age 35-39	512	5,516	14,528
2024 Population Age 40-44	544	5,226	14,158
2024 Population Age 45-49	476	4,558	12,606
2024 Population Age 50-54	510	4,726	12,948
2024 Population Age 55-59	506	4,644	12,589
2024 Population Age 60-64	524	4,821	13,064
2024 Population Age 65-69	470	4,468	11,812
2024 Population Age 70-74	405	3,761	9,773
2024 Population Age 75-79	401	3,153	7,894
2024 Population Age 80-84	283	1,964	4,756
2024 Population Age 85+	411	2,207	5,143
2024 Population Age 18+	6,297	62,734	166,666
2024 Median Age	46	41	41
2029 Median Age	47	43	42



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$114,625	\$74,928	\$75,093
Average Household Income 25-34	\$148,471	\$96,463	\$101,781
Median Household Income 35-44	\$125,073	\$92,392	\$94,195
Average Household Income 35-44	\$163,337	\$125,216	\$131,878
Median Household Income 45-54	\$131,503	\$95,016	\$100,569
Average Household Income 45-54	\$174,884	\$129,040	\$139,570
Median Household Income 55-64	\$112,779	\$84,188	\$87,596
Average Household Income 55-64	\$145,058	\$115,712	\$127,996
Median Household Income 65-74	\$82,351	\$67,775	\$69,750
Average Household Income 65-74	\$116,169	\$97,239	\$102,947
Average Household Income 75+	\$81,567	\$72,414	\$74,653





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Principal

#### AGENTS

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Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.



# Islander Plaza Retail Space

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*Exclusively Marketed by:*

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