

FOR SALE or LEASE

Freestanding Office/Medical/Retail/Child Care Building for Lease - Excellent Exposure on SR 434

221 W State Road 434, Longwood, FL 32750



Property Summary

4,549 SF Freestanding Block building with durable TPO roof)

Lot Size: 0.63± acres (110' frontage x 254' depth)

Zoned Gateway Commercial with 0.63± acres (110' frontage x 254' depth)

Parking - 14 on-site parking spaces, including 1 ADA-accessible space + additional drive-thru access from SR 434 to W. Pine Ave (2 access points off SR 434)

(6) private offices, (2) large open work areas, (3) bathrooms, kitchen, and open flexible space

Contact

Diversified Realty Holdings LLC

321-228-3250 owner/direct

407.772-2274 Office

407.650.3119 Fax

390 Wilma St

Longwood, FL 32750

Admin@DiversifiedRealtyTeam.com

www.DiversifiedRealtyTeam.com

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Prominent building and pole signage with excellent visibility

VPD on SR 434: 42,000 (4 laned highway)

3-mile radius includes 73,000+ population, \$50K–\$75K average income, and 35–44 average age

Surrounded by popular retailers, restaurants, and new developments

Located beside Orlando Health Emergency Department and part of the emerging healthcare hub

Easy access to Ronald Reagan Blvd, Hwy 17-92, and I-4 (within 1 mile)

Lease Amount: \$7,950 NNN (5-10 Year Minimum)

***3 Months Free Base Rent for qualified tenants**

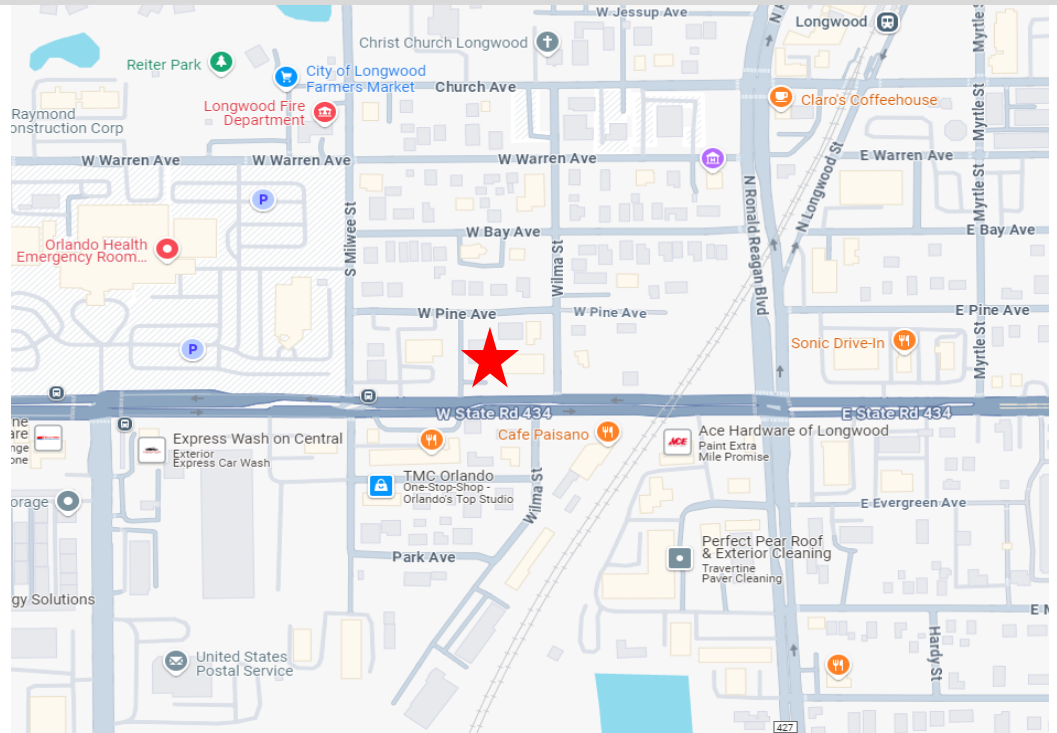
For Sale: \$1,350,000

***Owner Financing Option Available with strong down payment**

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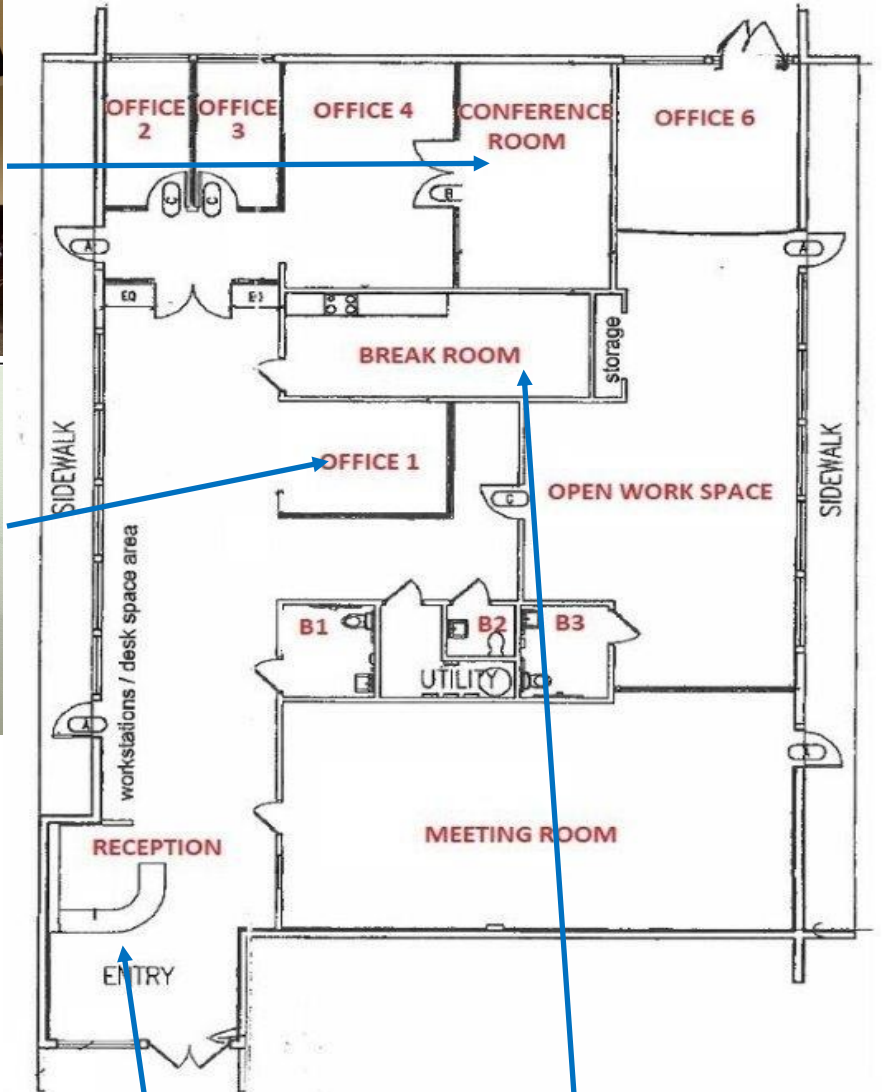
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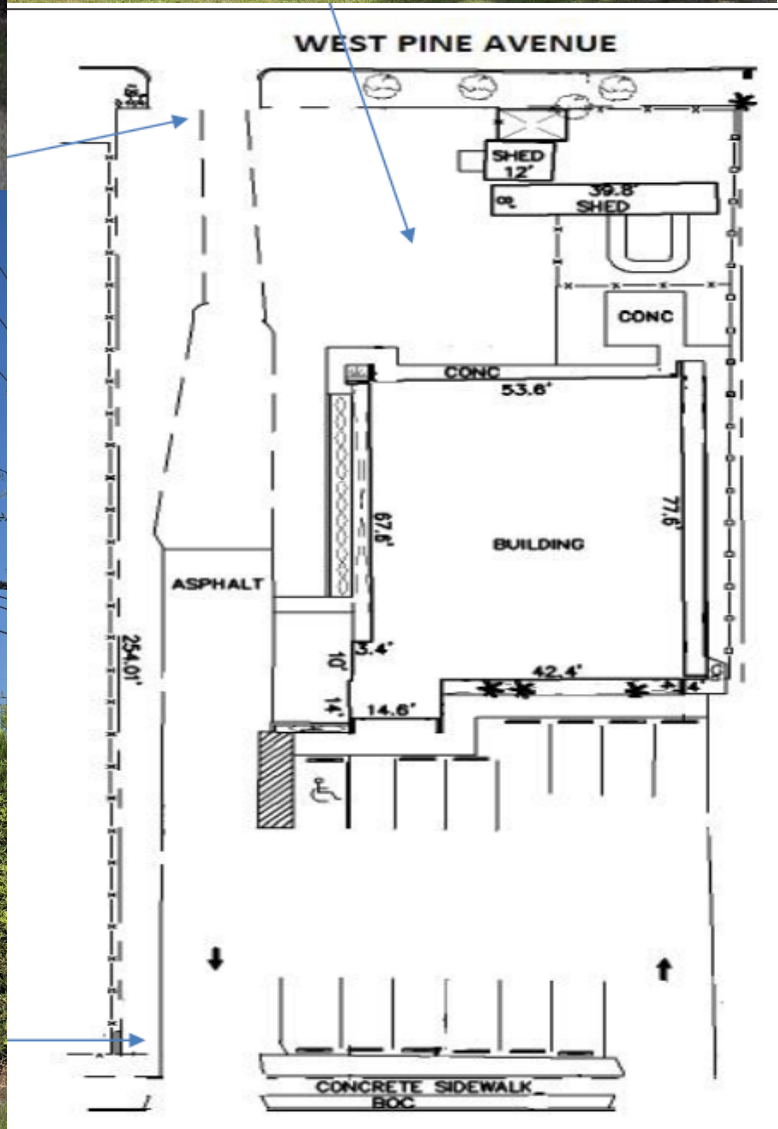
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