

434 CENTER

969 W. STATE RD. 434
LONGWOOD, FL 32750

2,040 SF

RATE: \$25 PSF MODIFIED GROSS



PROPERTY INFORMATION



71,122
SF GLA

6.76
AC LOT

1978 / 2010
BUILT / RENOV.

2,040
AVAILABLE SF

10,800
MAX CONTIG. SF

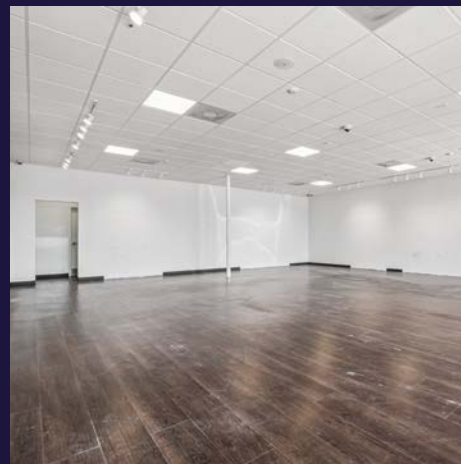
\$25/MG
ASKING RETAIL RENT

BUILDING

TYPE	3 STAR RETAIL (NEIGHBORHOOD CENTER)		
CENTER	434 CENTER		
LOCATION	SUBURBAN		
GLA	71,122 SF	TENANCY	MULTI
STORIES	1	OWNER OCCUP	NO
TYPICAL FLOOR	71,122 SF	ELEVATORS	NONE
CLASS	B		
DOCKS	2 EXT.		
CONSTRUCTION	MASONRY		
YEAR BUILT	1978		
RENOVATED	2010		
FRONTAGE	305' ON RANGELINE RD. 609' ON SR-434 HWY. 277' ON ST. LAURENT AVE.		
TAXES	\$1.16/SF (2024)		
WALK SCORE®	SOMEWHAT WALKABLE (65)		
PARKING RATIO	4.33/1,000 SF		
PARKING SPACES	SURFACE - 275		

SPACE

FLOOR	AVAILABLE	USE	RENT	SERVICES
P 1ST	2,040 SF	RETAIL	\$25	MG



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969 W. STATE RD. 434



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	1 MILE	3 MILES	15 MIN. DRIVE
Population	8,498	75,662	451,632
Households	3,076	31,688	184,522
Median Age	46.20	42.50	40.90
Median HH Income	\$82,526	\$65,871	\$76,835
Daytime Employees	9,447	52,012	242,479
Population Growth '24 - '29	▲ 6.47%	▲ 4.79%	▲ 9.09%
Household Growth '24 - '29	▲ 6.79%	▲ 5.00%	▲ 9.36%

AERIAL RETAIL MAP

969 W. STATE RD. 434

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- | | |
|--------------------------|--------------------|
| 1 WINN-DIXIE | 6 ONE FLORIDA BANK |
| 2 GOLDEN THAI RESTAURANT | 7 MCDONALD'S |
| 3 PADDY'S PUB LONGWOOD | 8 CHIPOTLE |
| 4 CIRCLE K | 9 DOLLAR TREE |
| 5 CHASE BANK | 10 SHELL |

PLEASE CONTACT US FOR MORE INFORMATION:



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