

**FOR
LEASE**

FREESTANDING AUTO SERVICE BUILDING

300 W. SR 434 LONGWOOD, FL 32750



CONTACT

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PROPERTY HIGHLIGHTS

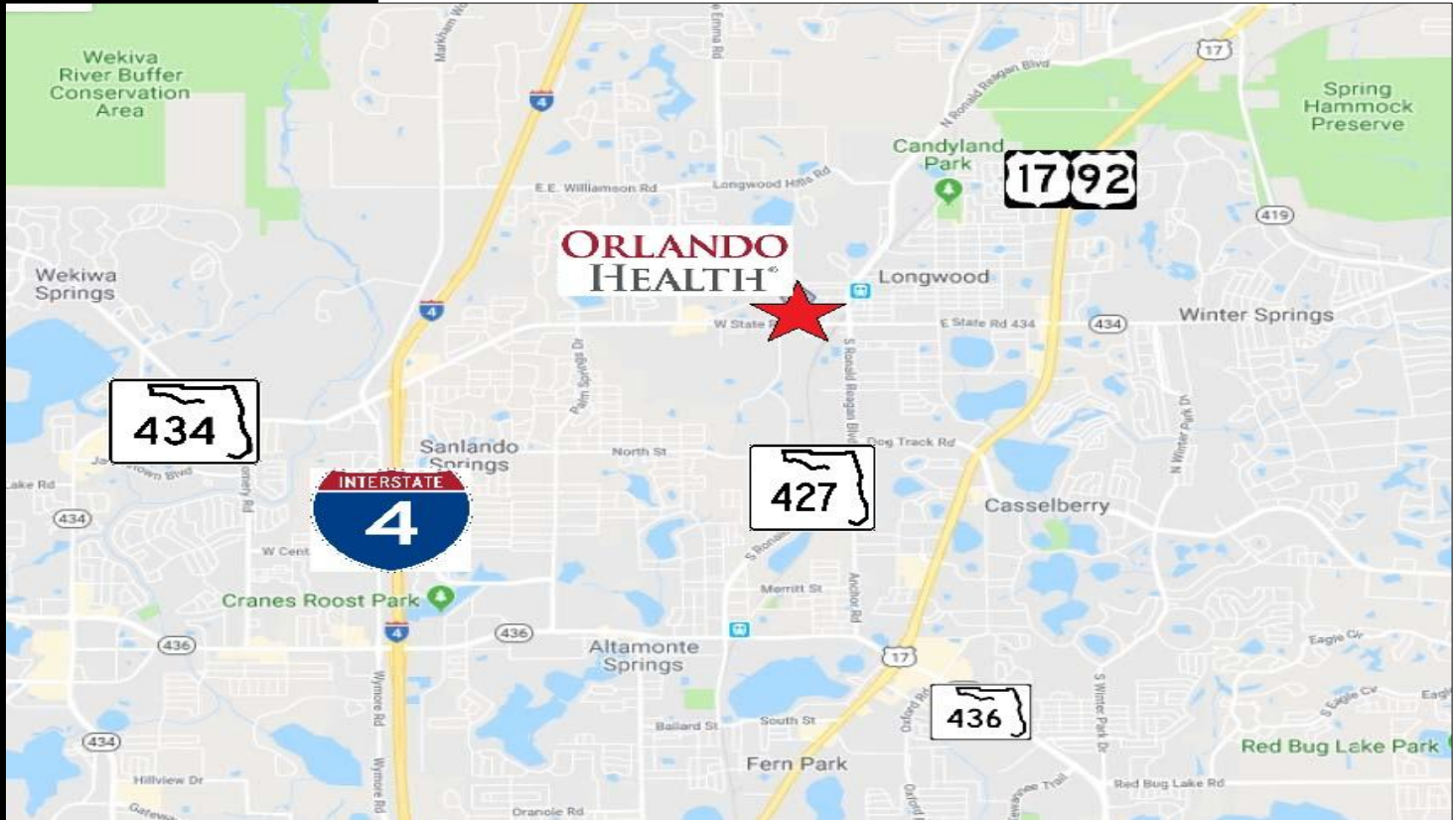
- 3,900 SF+/- Retail/Service building built in 1997 directly across the street from Orlando Health South Seminole Hospital
- .55 Acre site zoned GC with 5/1000+ parking ratio
- Current use is a 5 bay auto repair shop
- 2025 Complete renovation in place with new paint inside and out, flooring, HVAC, LED lighting, trees trimmed, sealcoat and stripe, tanks pumped, roof certification, etc.
- Close to CR 427 (Ronald Reagan Blvd), HW 17-92, and I-4 directly across the street from Orlando Health S. Seminole Hospital.
- Major redevelopment area, 55K VPD traffic count
- **Lease Amount: \$150,000 Absolute NNN**
- **Lease Terms: 10 Year Minimum**

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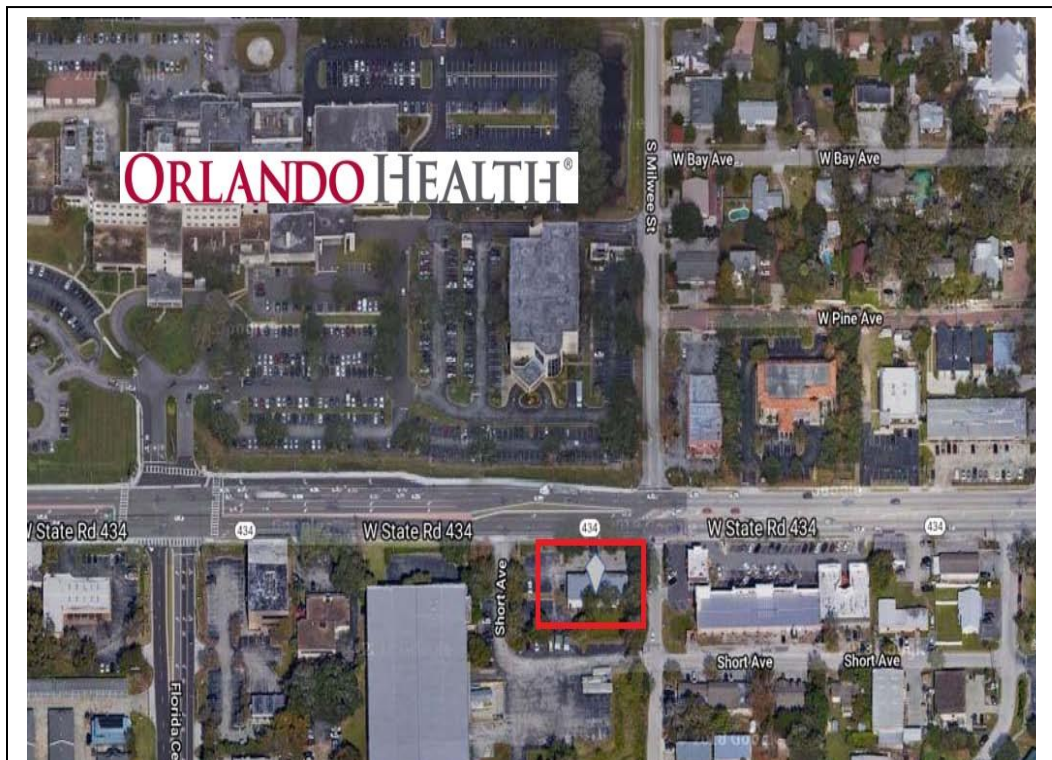
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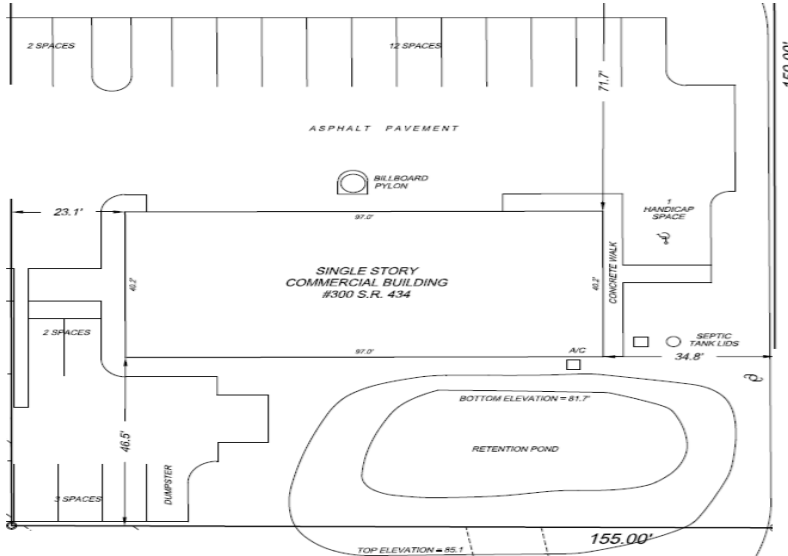


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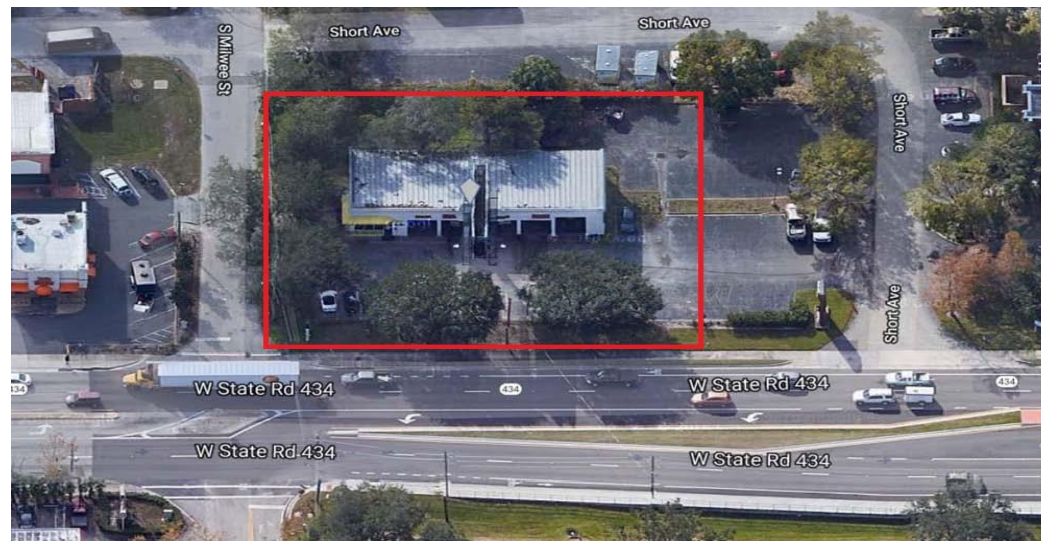
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