



1004 US HWY 17-92, Longwood, FL 32750

FREESTANDING RETAIL BUILDING

PROPERTY HIGHLIGHTS

5,525 SF Building on a 0.53 acre site

- Very strong traffic counts of 50,000 AADTV at the subject site
- 18 dedicated parking spaces on site
- 0.5 mile South of SR 434 with easy access to I-4 and SR 436
- Dense surrounding demographics with over 200,000 people within a 5-mile radius
- Located across from a grocery anchored shopping center
- Located on a hard corner with access points from two different roads
- New luxury apartment complex located directly to the South
- Building is in grey shell condition

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,239	75,137	213,038
Total Businesses	4,270	29,534	87,283
Med. HH Income	\$54,065	\$65,101	\$72,606

FOR MORE INFORMATION

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Caden Florence
304-588-0370
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FOR SALE OR LEASE

Call for Pricing

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www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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407-848-1663

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