

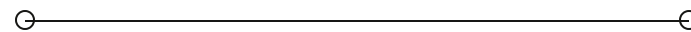


**FOR SALE**

# BIG TREE INDUSTRIAL CROSSING WAREHOUSE

**1969 CORPORATE SQUARE**

Longwood, FL 32750-3536



**PRESENTED BY:**

**RAFAEL MENDEZ, CCIM**

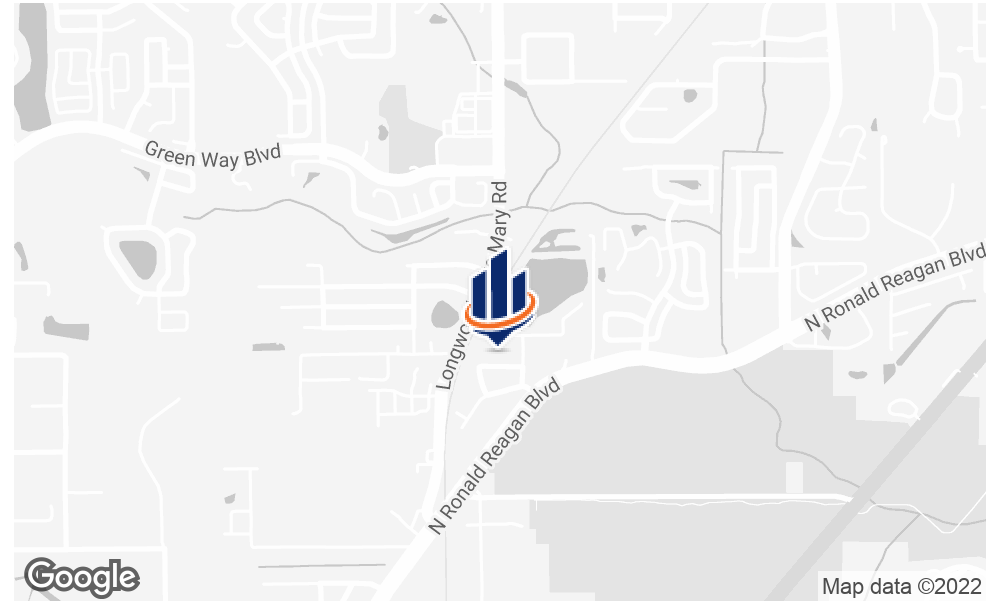
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rafael.mendez@svn.com

FL #SL3317523

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>BUILDING SIZE:</b>	8,842 SF
<b>LOT SIZE:</b>	0.96 Acres
<b>PRICE / SF:</b>	\$180.95
<b>YEAR BUILT/RENOVATED:</b>	1984/2017
<b>ZONING:</b>	M-1
<b>TRAFFIC COUNT:</b>	19,551 Cars/Day
<b>APN:</b>	29203051000000220

### PROPERTY HIGHLIGHTS

- Investment/Owner-User Opportunity
- Additional Income from Tenant
- Separately metered.
- Equipped with Diesel Generator

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Conveniently located within the heart of Longwood, FL, this property is a two-story 8,842 SF ± warehouse. It is currently split into three separate units that are separately metered but can easily be combined into one. It offers rear-load construction featuring three (3) 12' w x 14' h grade level roll-up doors in the rear with a generator on site, twenty-five (25) surface level parking spaces with prime access to surrounding market, and an 18' ceiling height fully sprinkled building.

Suite 1969, currently occupied by the owner, is a 2-story suite with access to warehouse and one grade level bay and features multiple offices, conference rooms, break room, printing room, and storage. Suite 1971 features a reception area, two large collaborative work areas, one private office, restroom, print room, and warehouse with a grade level roll-up door. Suite 1973, currently occupied by a tenant, features a two story build with multiple offices, a conference room, break room, and access to a warehouse and grade level roll-up door.

Zoning is M-1 (Industrial zoning), Seminole County. The property is on public water and septic. The current tenant pays \$5,000 monthly and has a lease until December 31, 2025.

## BULLETS HEADLINE

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

The property is located west of Ronald Reagan Blvd. in Longwood, Florida's industrial corridor inside of the Big Tree Industrial Park. It has prime access to Longwood, Lake Mary, Altamonte Springs, and the northern portion of Seminole County, with access to I-4 commuting to downtown Orlando or Daytona Beach is in close proximity to the site. Additionally, the site has access to Lake Mary Blvd via arterial roads which connect to I-4 and Hwy 17. The same access can be afforded through travel on Ronald Reagan Blvd. This property is ideal for an owner-user with businesses catering to the local market or for an investor that is seeking a value add opportunity with securing tenants in this market. Located within Seminole County a desirable county in Central Florida with a population of 470,093, Longwood has a labor force of 61.3% over the age of 16, a median household income of \$65,651 making this an ideal market for both employers and employees.

## UTILITIES DESCRIPTION

Power - Duke  
Phone - Century Link  
Water & Sewer - Seminole County Utilities

## CONSTRUCTION DESCRIPTION

Block and Steel metal frame.

## POWER DESCRIPTION

200a/240v 3p

**ADDITIONAL PHOTOS**



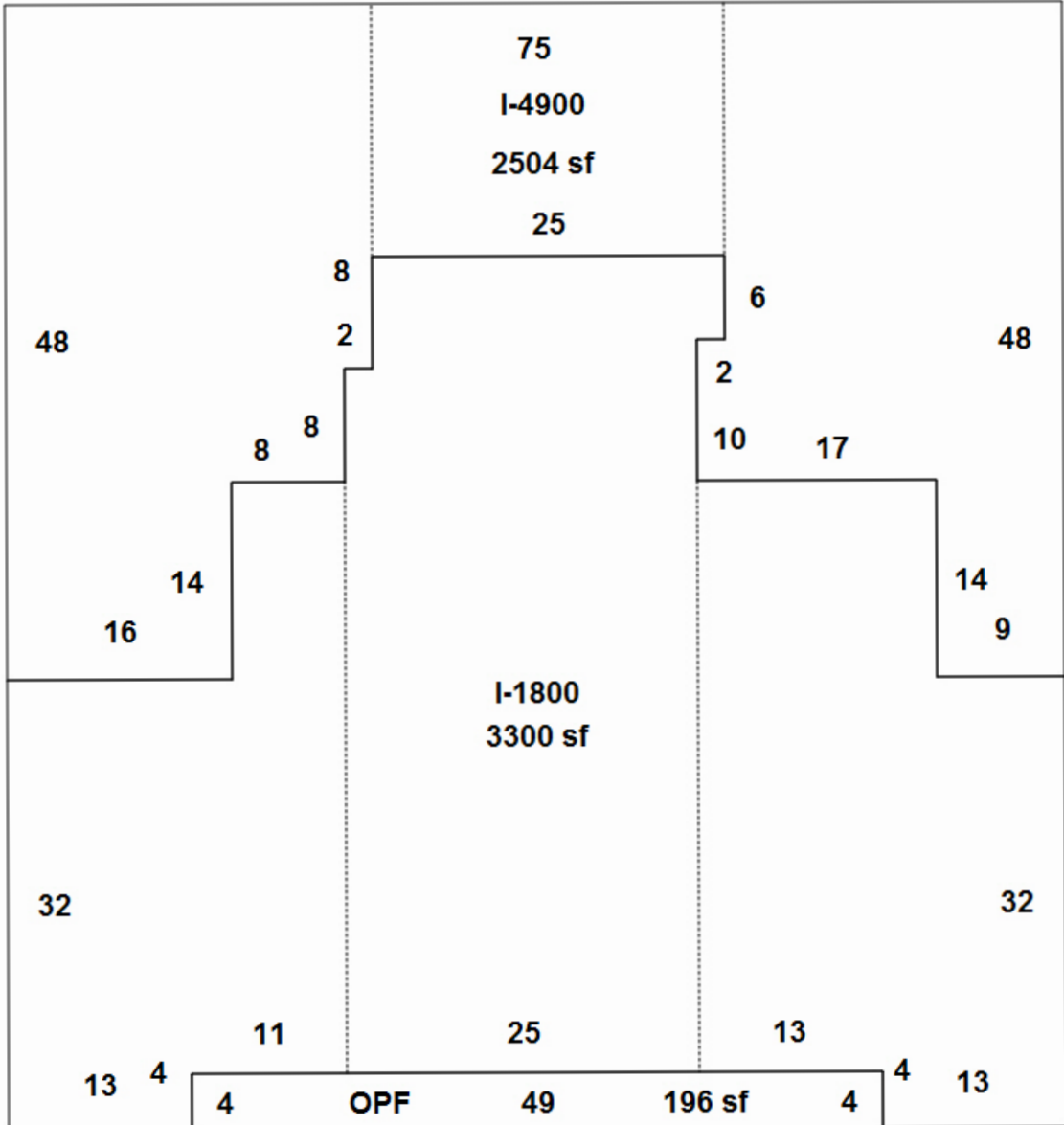
**ADDITIONAL PHOTOS**



ADDITIONAL PHOTOS

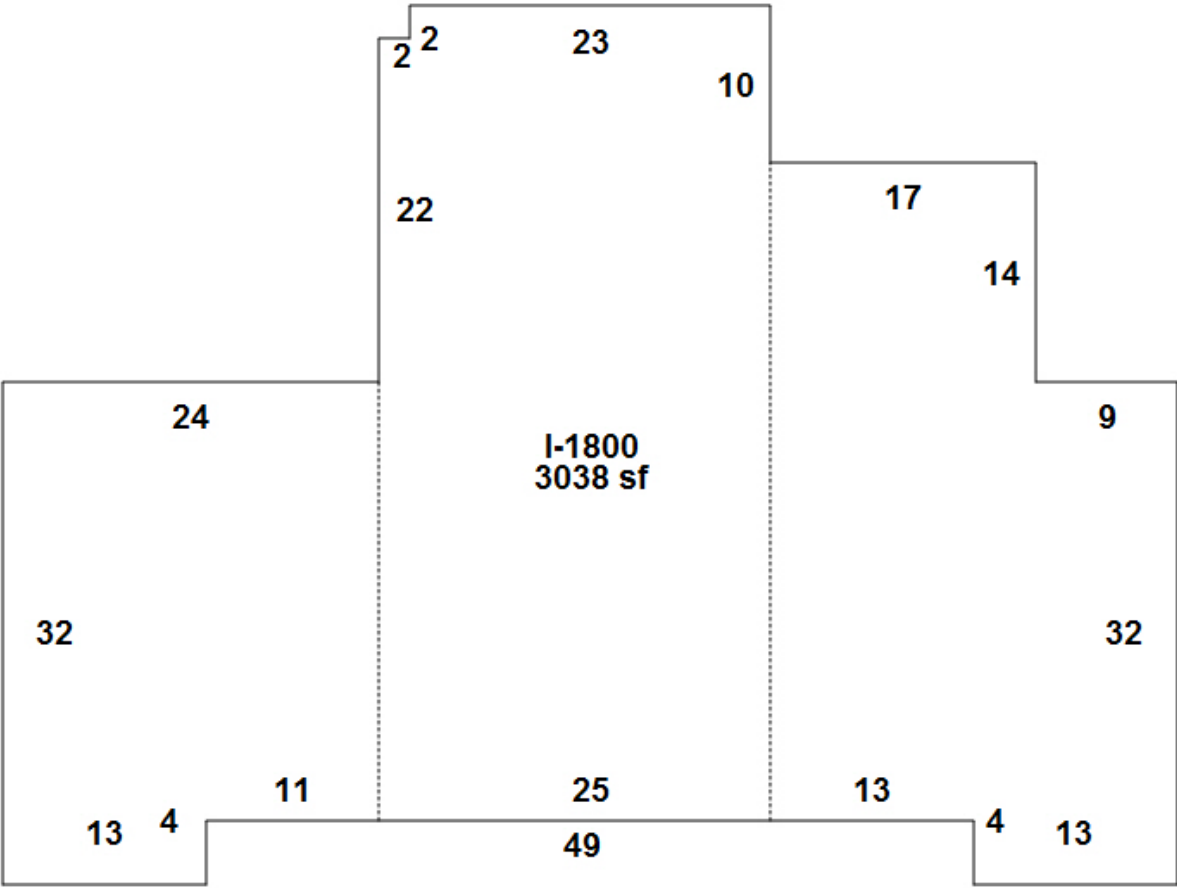


**BUILDING - FIRST FLOOR**

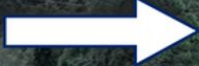




**BUILDING - SECOND FLOOR**



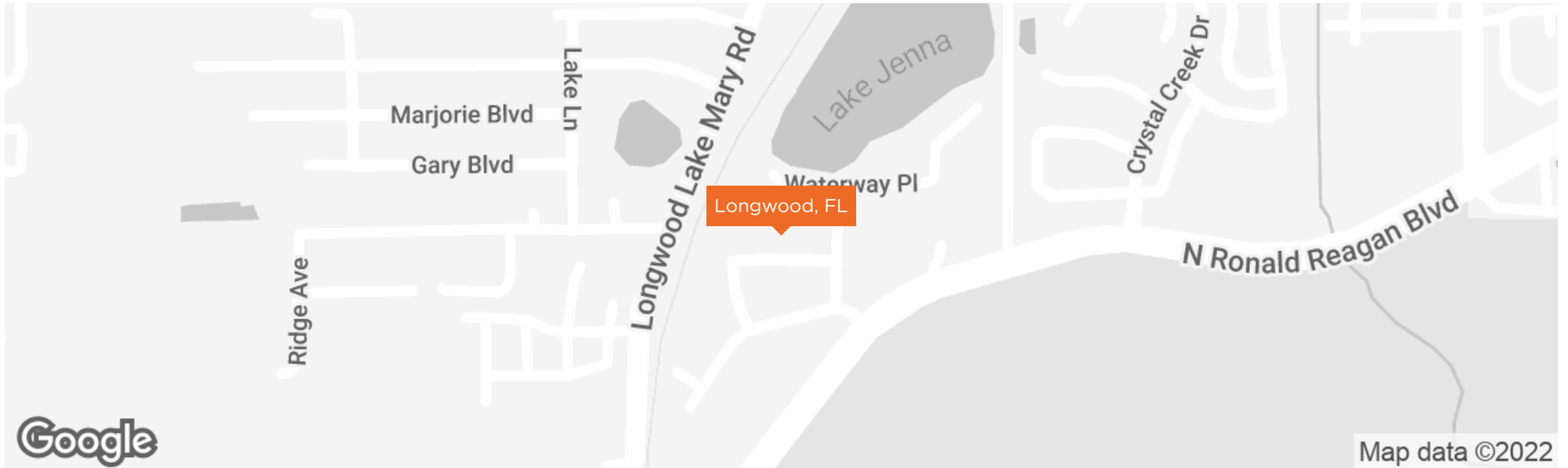
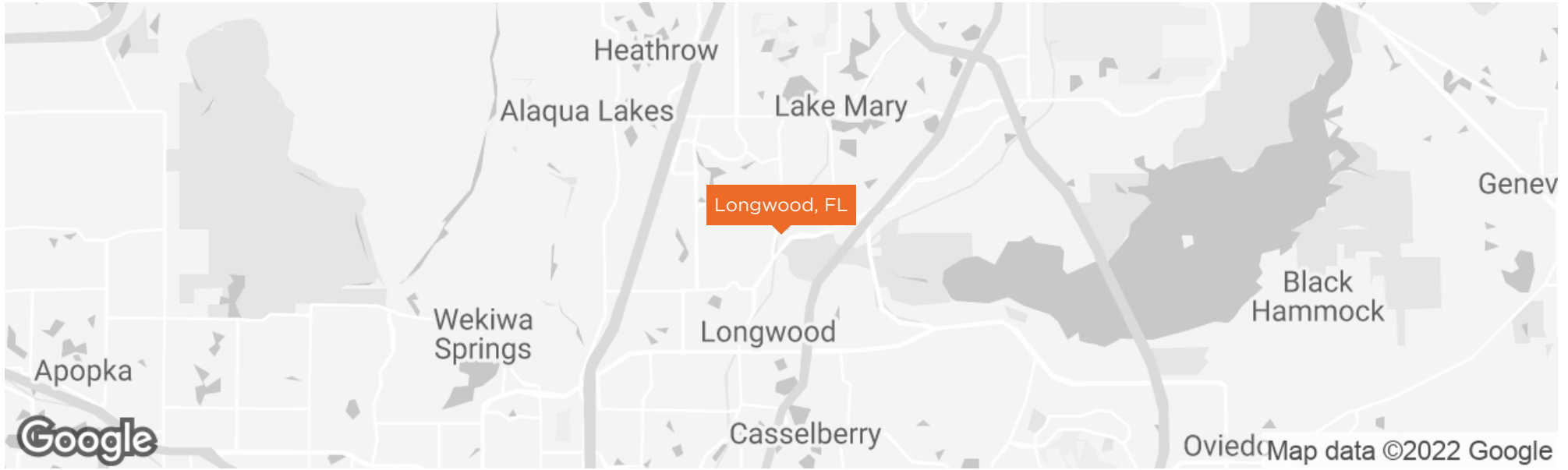
Downtown Orlando  
25 ± Minutes



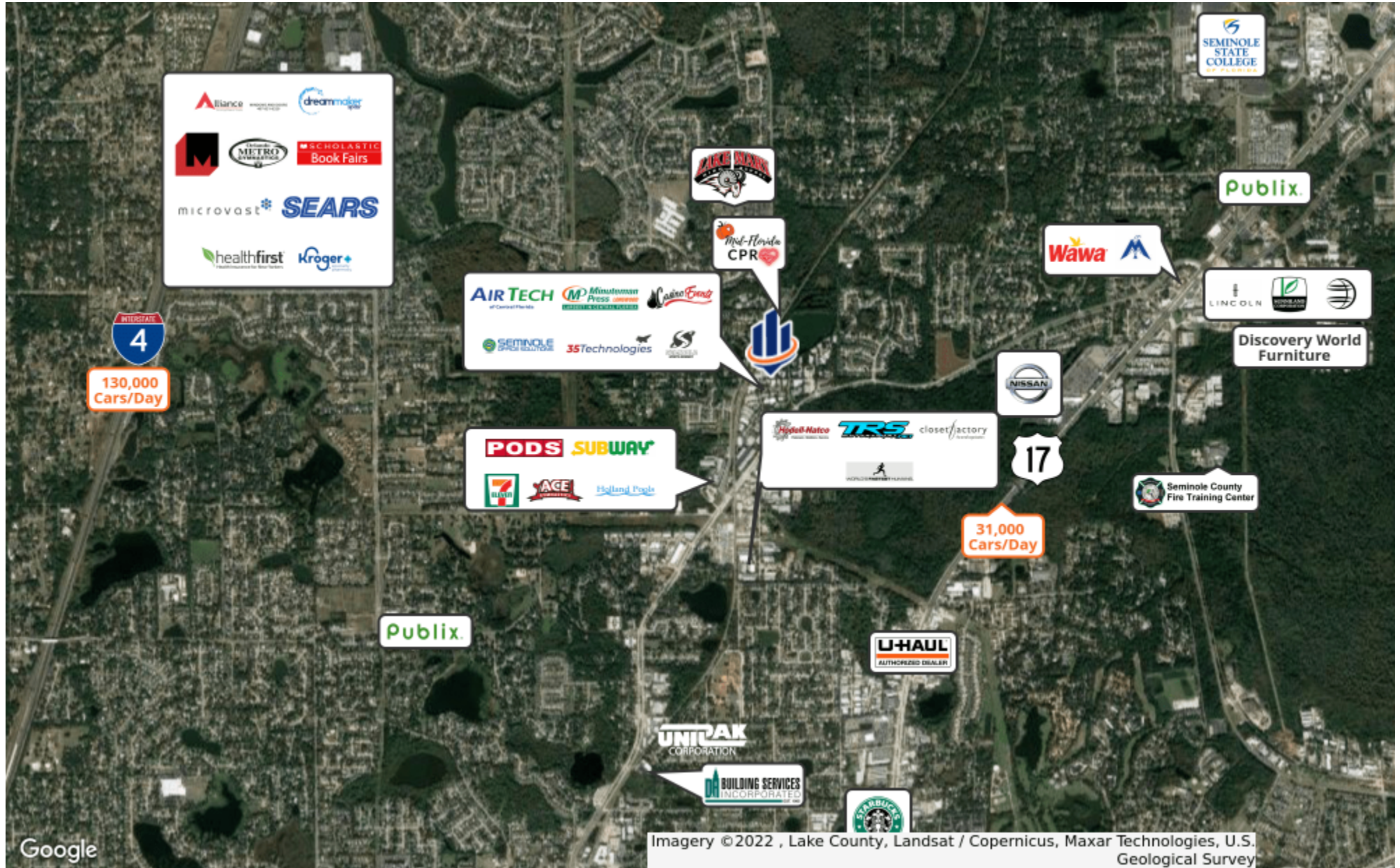
**SECTION 1**  
Location  
Information

Corporate SQ

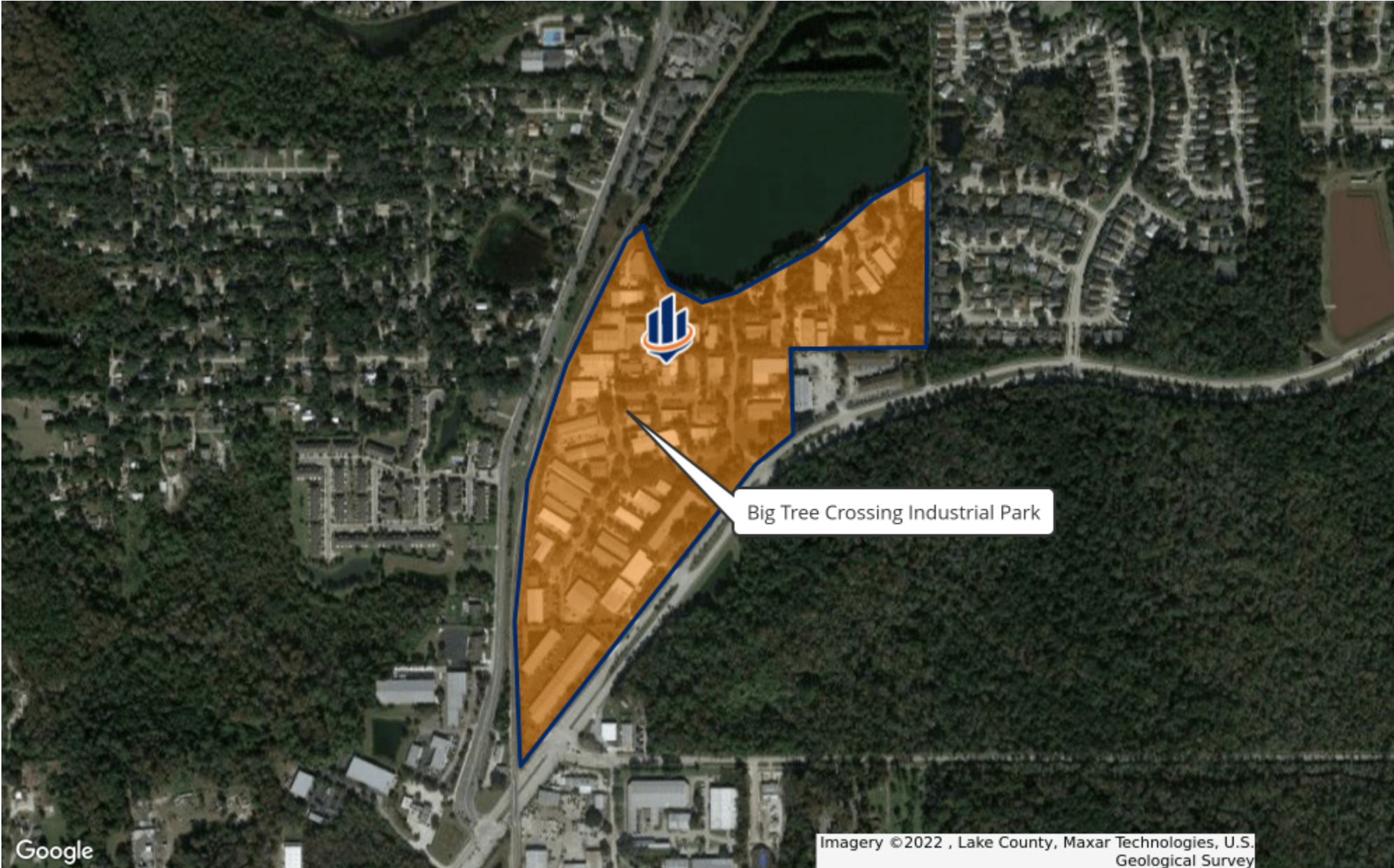
# REGIONAL MAP



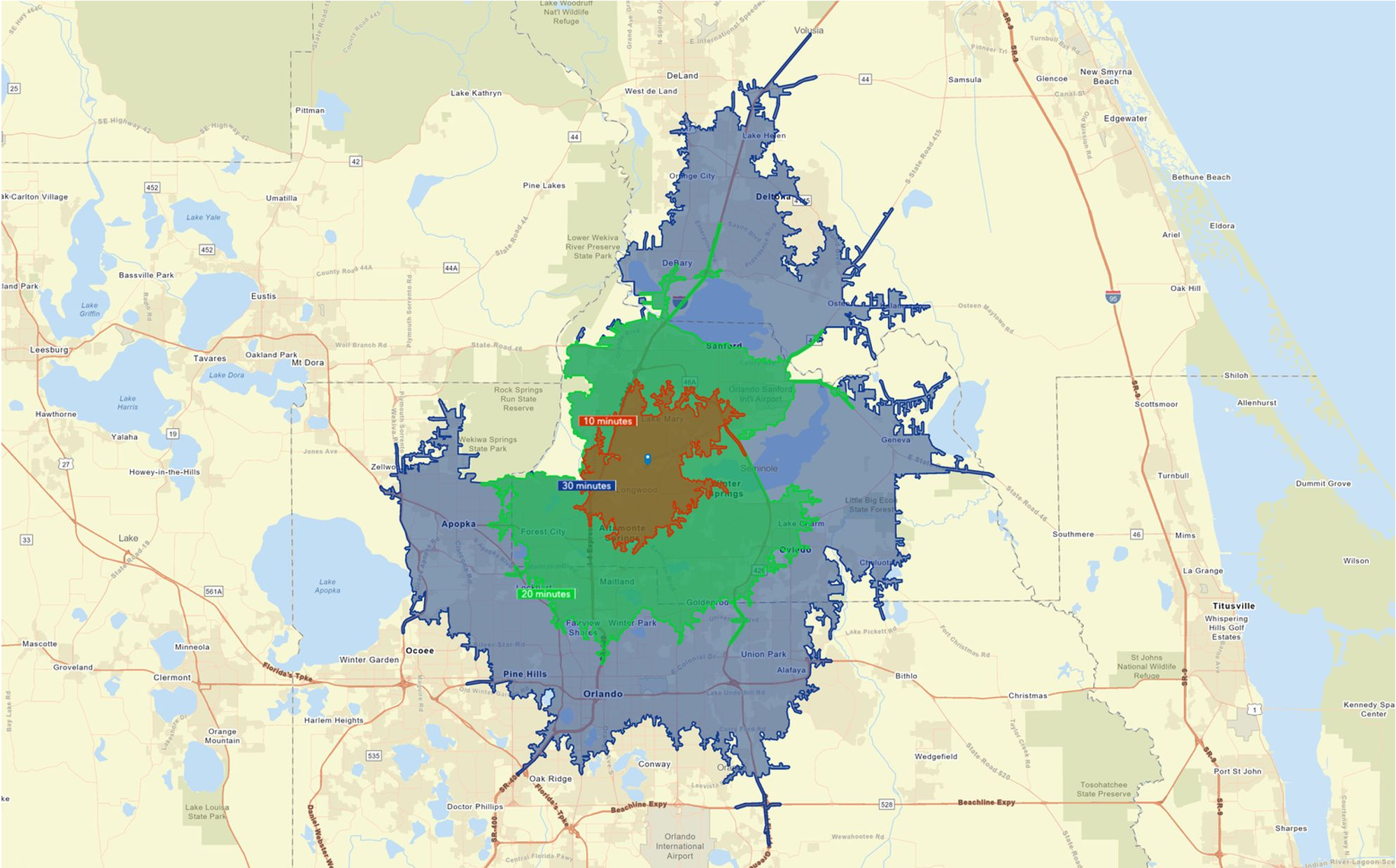
# AERIAL MAP



TRADE AREA MAP



# DRIVE TIME MAP



# Benchmark Demographics

	3 Miles	5 Miles	15 Miles	10 Mins	20 Mins	30 Mins	Seminole	FL	US
Population	68,343	172,590	1,234,166	103,752	491,792	1,241,561	480,695	22,114,754	335,707,897
Households	26,286	68,130	472,397	40,325	198,289	475,568	186,390	8,760,977	128,657,669
Families	17,834	45,309	295,369	26,805	124,949	296,118	123,559	5,648,790	83,407,414
Average Household Size	2.55	2.50	2.54	2.52	2.45	2.54	3	2	3
Owner Occupied Housing Units	16,720	43,399	280,926	25,865	119,383	280,181	119,050	5,794,353	83,145,410
Renter Occupied Housing Units	9,565	24,731	191,471	14,460	78,906	195,387	67,340	2,966,624	45,512,259
Median Age	41.2	41.0	37.6	41.0	40.2	37.60	40	43	39
<b>Income</b>									
Median Household Income	\$76,217	\$75,866	\$67,810	\$70,655	\$74,401	\$67,477	\$77,510	\$65,438	\$72,414
Average Household Income	\$101,750	\$106,972	\$97,432	\$97,840	\$106,576	\$96,895	\$110,257	\$96,086	\$105,029
Per Capita Income	\$39,357	\$42,182	\$37,415	\$38,076	\$42,954	\$37,282	\$42,771	\$38,149	\$40,363
<b>Trends: 2022 - 2027 Annual Growth Rate</b>									
Population	0.54%	0.48%	0.36%	0.43%	0.42%	0.38%	0.39%	0.61%	0.25%
Households	0.54%	0.49%	0.38%	0.43%	0.43%	0.39%	0.41%	0.62%	0.31%
Families	0.50%	0.46%	0.27%	0.40%	0.37%	0.30%	0.37%	0.59%	0.28%
Owner HHs	0.40%	0.41%	0.47%	0.33%	0.48%	0.48%	0.43%	0.83%	0.53%
Median Household Income	2.78%	2.81%	3.38%	3.35%	2.96%	3.40%	3.09%	3.75%	3.12%

**O**ver 1.2 million people with a median age of 37.6 within a 15-mile radius from the property.

**M**edian household income of over \$75,000 within a 5-mile radius from the property.

# Benchmark Demographics



3 Miles 5 Miles 15 Miles 10 Mins 20 Mins 30 Mins Seminole FL US

## Households by Income

<\$15,000	4.80%	5.50%	7.10%	6.00%	5.90%	7.20%	5.30%	8.30%	8.50%
\$15,000 - \$24,999	6.10%	6.20%	6.70%	7.00%	6.30%	6.80%	5.90%	7.60%	7.20%
\$25,000 - \$34,999	7.60%	6.90%	7.90%	7.60%	7.20%	8.00%	6.70%	8.40%	7.50%
\$35,000 - \$49,999	11.20%	11.60%	13.20%	12.30%	12.00%	13.10%	11.90%	12.60%	11.10%
\$50,000 - \$74,999	19.20%	19.10%	19.40%	19.60%	18.90%	19.40%	18.30%	18.70%	16.90%
\$75,000 - \$99,999	15.80%	15.70%	14.90%	15.10%	15.00%	15.00%	15.00%	13.80%	13.20%
\$100,000 - \$149,999	18.70%	16.50%	15.70%	16.40%	16.30%	15.70%	16.80%	15.90%	17.20%
\$150,000 - \$199,999	9.00%	9.30%	7.20%	8.90%	8.40%	7.10%	9.50%	6.70%	8.40%
\$200,000+	7.50%	9.30%	7.90%	7.10%	10.00%	7.80%	10.70%	7.90%	9.90%

## Population by Age

0 - 4	4.70%	5.00%	5.30%	5.00%	5.10%	5.30%	5.00%	5.10%	5.80%
5 - 9	5.00%	5.40%	5.50%	5.20%	5.30%	5.50%	5.40%	5.30%	6.10%
10 - 14	5.40%	5.70%	5.60%	5.50%	5.60%	5.60%	5.70%	5.50%	6.20%
15 - 19	5.40%	5.60%	6.60%	5.50%	5.60%	6.50%	5.80%	5.50%	6.30%
20 - 24	6.00%	5.80%	7.80%	6.00%	6.20%	7.70%	6.50%	5.90%	6.50%
25 - 34	15.50%	14.60%	15.80%	15.20%	15.10%	15.80%	15.30%	13.30%	14.00%
35 - 44	12.50%	13.20%	12.70%	12.40%	13.10%	12.80%	13.00%	11.90%	12.80%
45 - 54	12.80%	13.00%	12.00%	12.70%	12.70%	12.00%	12.90%	11.90%	12.00%
55 - 64	14.20%	13.80%	12.60%	14.00%	13.50%	12.50%	13.60%	13.40%	12.80%
65 - 74	11.00%	10.60%	9.40%	10.80%	10.30%	9.40%	10.00%	12.20%	10.20%
75 - 84	5.20%	5.20%	4.80%	5.40%	5.20%	4.80%	4.90%	7.10%	5.20%
85+	2.20%	2.10%	1.90%	2.30%	2.20%	2.00%	1.90%	2.80%	2.10%

## Race and Ethnicity

White Alone	63.20%	60.80%	51.80%	60.90%	58.90%	51.30%	60.30%	56.70%	61.00%
Black Alone	8.60%	10.30%	18.20%	10.80%	12.90%	18.20%	11.40%	14.90%	12.40%
American Indian Alone	0.30%	0.40%	0.40%	0.40%	0.40%	0.40%	0.30%	0.40%	1.10%
Asian Alone	5.70%	6.20%	4.50%	4.90%	5.20%	4.60%	5.60%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	7.10%	9.10%	7.60%	7.10%	9.30%	6.80%	7.50%	8.60%
Two or More Races	15.10%	15.10%	15.90%	15.30%	15.40%	16.20%	15.60%	17.40%	10.60%
Hispanic Origin (Any Race)	23.40%	23.60%	27.10%	24.70%	23.60%	27.90%	23.40%	27.10%	19.00%



## MEET RAFAEL



### RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

**Direct:** 407.748.8970 | **Cell:** 407.748.8970

### PROFESSIONAL BACKGROUND

Rafael Mendez is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

### MEMBERSHIPS

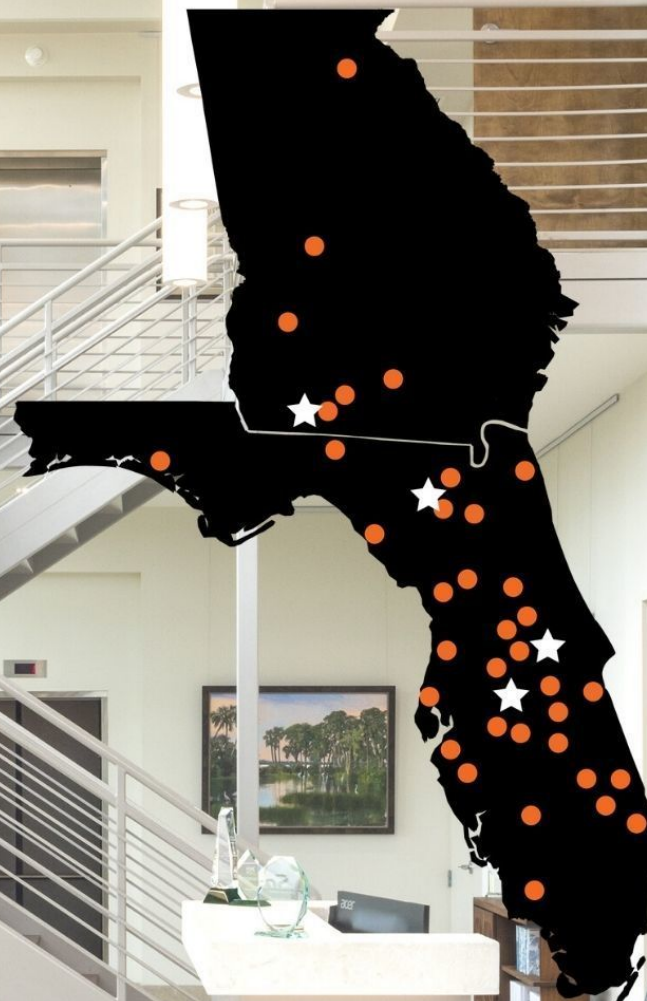
- CCIM Designee
- Florida CCIM Chapter Central District Board Member
- Florida CCIM Chapter State Level Young Professional Network
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®
- National Association of Industrial and Office Properties (NAIOP)

### RECENT TRANSACTIONS

- Lease | 301 E Pine St Suite 275, Orlando | 1,682SF
- Lease | 1500 Park Center Dr. 1st Floor, Orlando | 10,800 SF
- Lease | 1685 Lee Rd. Suite 210, Winter Park | 2,300 SF
- Lease | 4201 34th Street, Orlando | 10,000 SF
- Lease | 1503 S Orange Ave, Orlando | 1,300 SF
- Lease | 1118 S. Orange Ave., Orlando | 2,100 SF
- Sale | 7751 Kingspointe Pkwy Suite 104, Orlando | 2,400 SF
- Sale | 7751 Kingspointe Pkwy Suite 105, Orlando | 2,400 SF
- Sale | 3300 S Hiawassee Rd. Suite 104-105, Orlando | 4,388 SF
- Sale | 6401 N. Rio Grande, Orlando | 2,785 SF
- Sale | 240 Lookout Place, Maitland | 5,212 SF

# *Advisor & Office* **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



## ★ HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ★ ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## ★ NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

## ★ GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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