



**SALE**

# 781 Big Tree

**781 BIG TREE DRIVE**

Longwood, FL 32750

**PRESENTED BY:**

**CHRISTOPHER FOJO**

O: 407.949.8162

[chris.fojo@svn.com](mailto:chris.fojo@svn.com)



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,650,000
<b>BUILDING SIZE:</b>	9,330 SF
<b>LOT SIZE:</b>	0.62 Acres
<b>PRICE / SF:</b>	\$176.85
<b>YEAR BUILT:</b>	1985
<b>ZONING:</b>	M-1
<b>MARKET:</b>	Orlando MSA
<b>SUBMARKET:</b>	Longwood
<b>APN:</b>	29-20-30-510-0000-0060

## PROPERTY OVERVIEW

A Hard-to-Find Warehouse and Office, Located in Longwood. Giving you Easy Access to Greater Orlando and Central Florida!

A steel frame building with Metal Cladding in good condition

## PROPERTY HIGHLIGHTS

- A rare 9,330 sf warehouse building for sale
- Approximately 2,000 sf of Office space in great condition
- Located in Big Tree Industrial Park, Longwood
- Easy access to Interstate 4, 17-92, SR 434 and the 417 & 429 Beltways
- Large side yard for storage or company vehicles
- 600 Amps of 3 phase 480V power
- Current tenant in place until September 30, 2022
- Onsite parking for 12 cars

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## INTERIOR PHOTOS

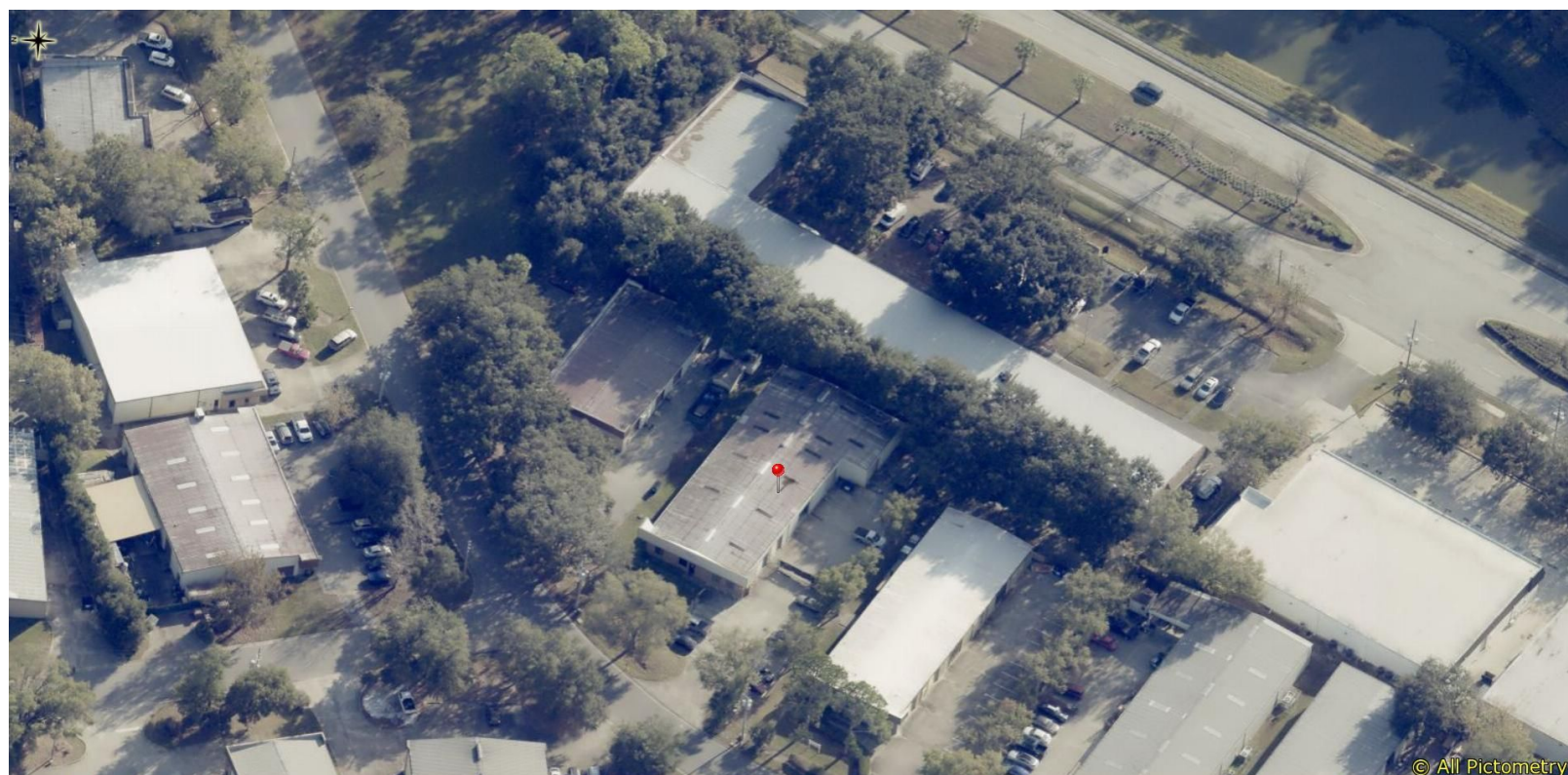


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## 781 Big Tree - Oblique View



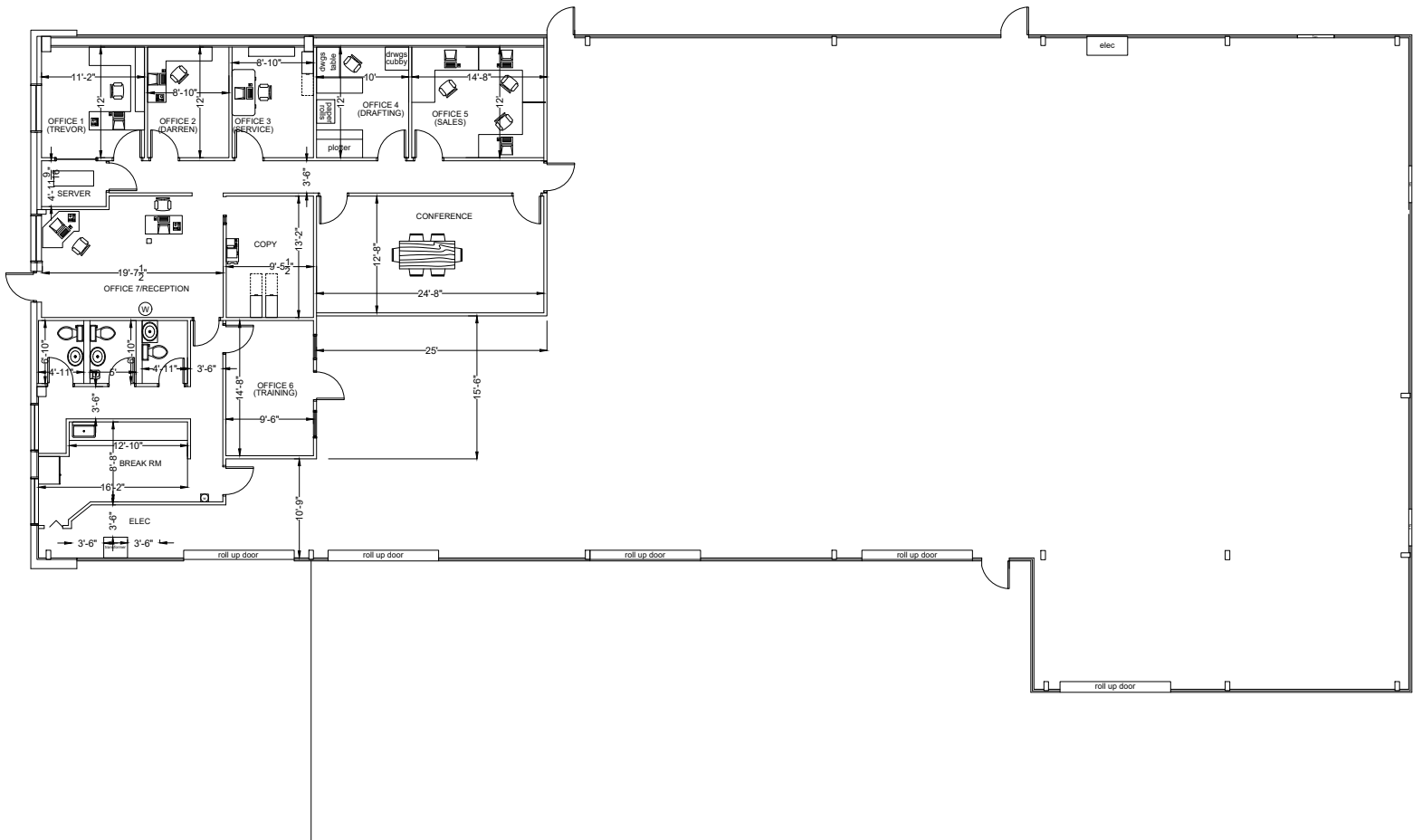
12/22/2020

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# 781 BIG TREE DRIVE, LONGWOOD, FL - FLOOR PLAN

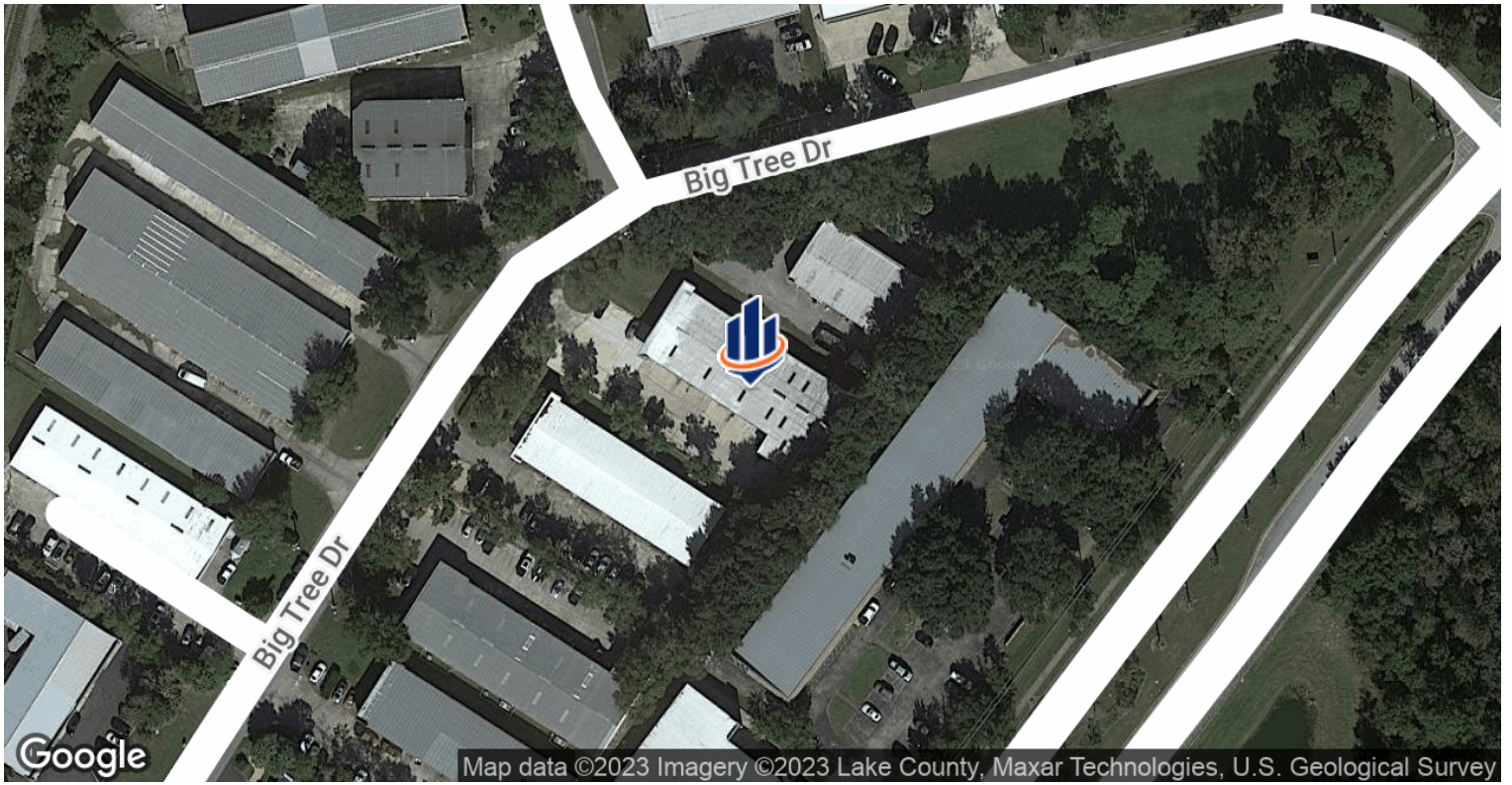
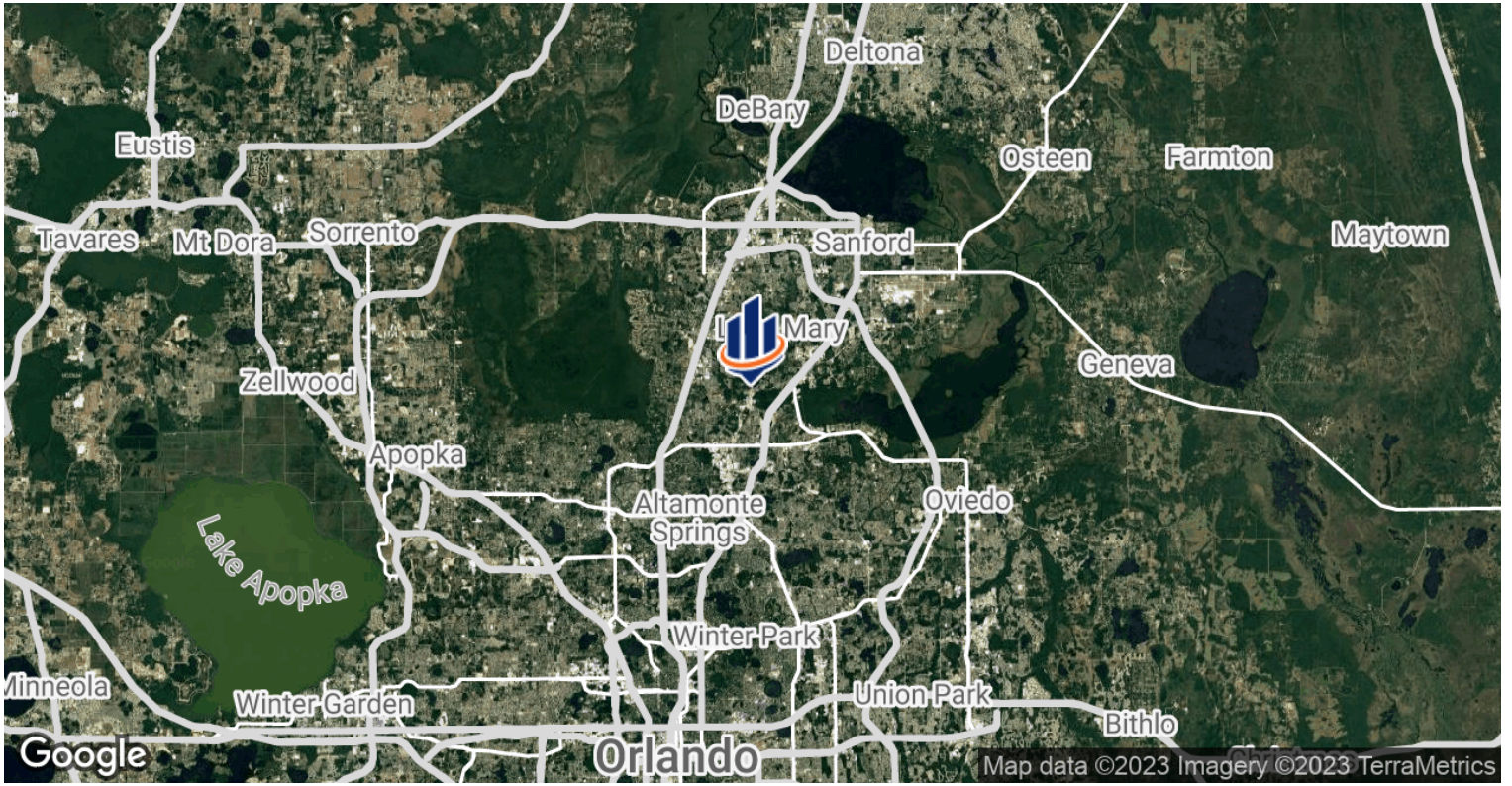


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# LOCATION MAP

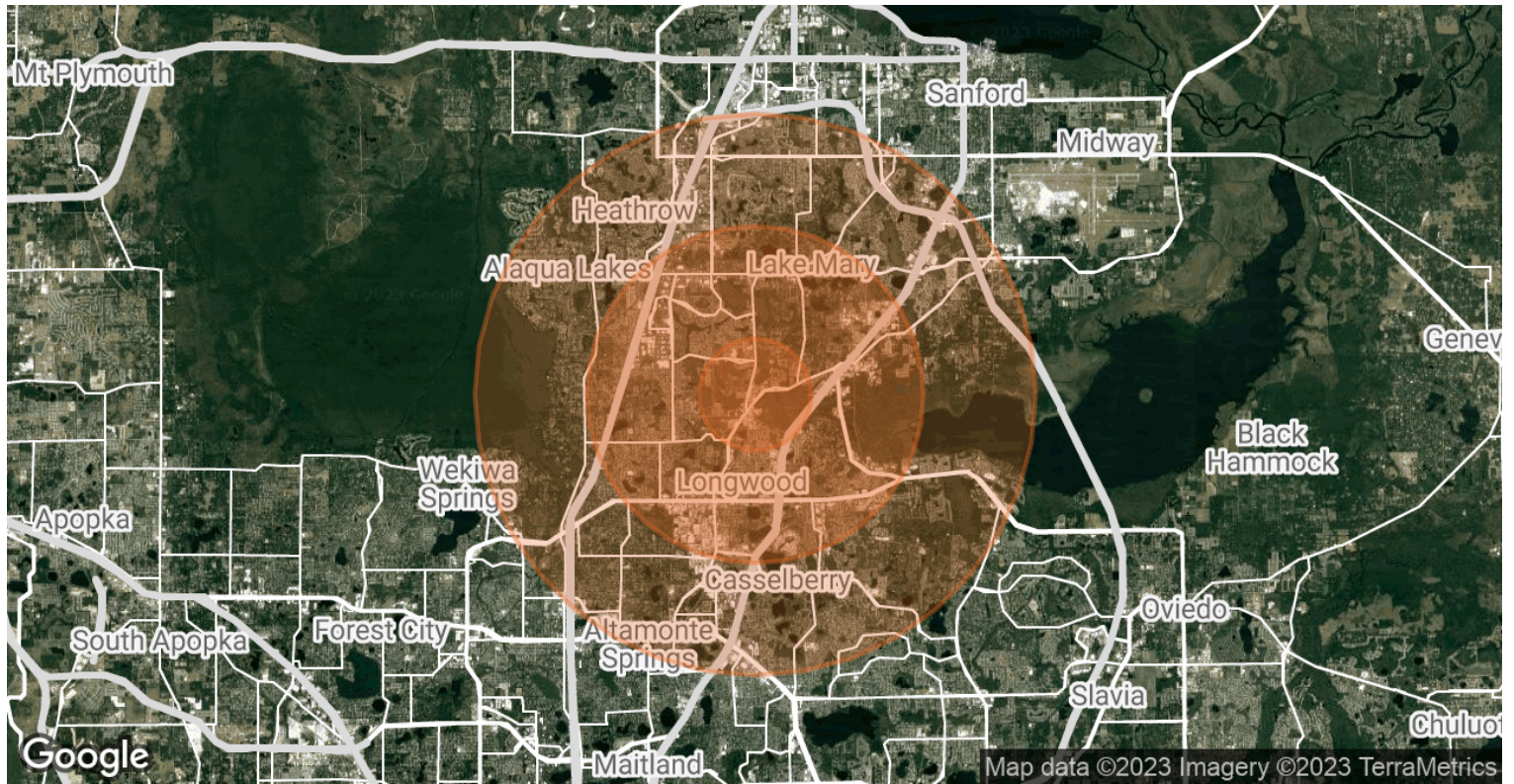


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	6,946	60,244	156,014
<b>AVERAGE AGE</b>	35.9	36.6	38.2
<b>AVERAGE AGE (MALE)</b>	33.5	35.9	37.1
<b>AVERAGE AGE (FEMALE)</b>	39.3	38.3	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,412	21,379	57,012
<b># OF PERSONS PER HH</b>	2.9	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$72,378	\$72,621	\$75,763
<b>AVERAGE HOUSE VALUE</b>	\$340,618	\$309,166	\$326,424

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO 1



### CHRISTOPHER FOJO

Senior Advisor

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### PROFESSIONAL BACKGROUND

Chris Fojo is proud to join the SVN Alliance Commercial Real Estate Advisors team, the well-established firm based in Ormond Beach, FL. Chris intends to focus on Seminole County and West Volusia County to broaden the reach of SVN Alliance.

Christopher Fojo has been involved in real estate consulting, brokerage and development for over thirty years. Originally based in Trinidad and Tobago, Chris established himself as a highly knowledgeable real estate resource in both Florida and the Caribbean. Working with SVN Alliance, Chris will focus on Office and Industrial properties in Volusia and Seminole Counties.

Chris relocated to Orlando, FL in 2006 and worked in brokerage for several years. To broaden his scope and knowledge base, Chris worked as a Development Manager with a regional development company, taking projects from Concept to Completion. Responsibilities included coordinating the full development team, Government Authorities, design consultants, general contractors, legal advisors etc., seeking to keep the project on budget and on time to bring a project to a successful completion.

Chris earned his CCIM Designation in 2008 has been very involved in the FL CCIM Chapter, Central Florida District, serving as Treasurer, Vice President and ultimately the Central Florida District President in 2017. Chris has also served on the Board of Directors for the Seminole County Regional Chamber of Commerce and also was the Chairman for the Economic Development Committee. He currently serves on the Executive Council for Leadership Seminole.

### EDUCATION

University of Central Florida, BSBA Finance

Cornell University, Online Commercial Real Estate Certificate

### MEMBERSHIPS

CCIM Central Florida District,

Seminole Chamber of Commerce

Leadership Seminole

Annunciation Catholic Church

#### SVN | Alliance Commercial Real Estate Advisors

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