

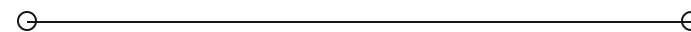


**SALE**

## 266 - 278 Park Avenue- Longwood

**266-278 PARK AVENUE**

Longwood, FL 32750



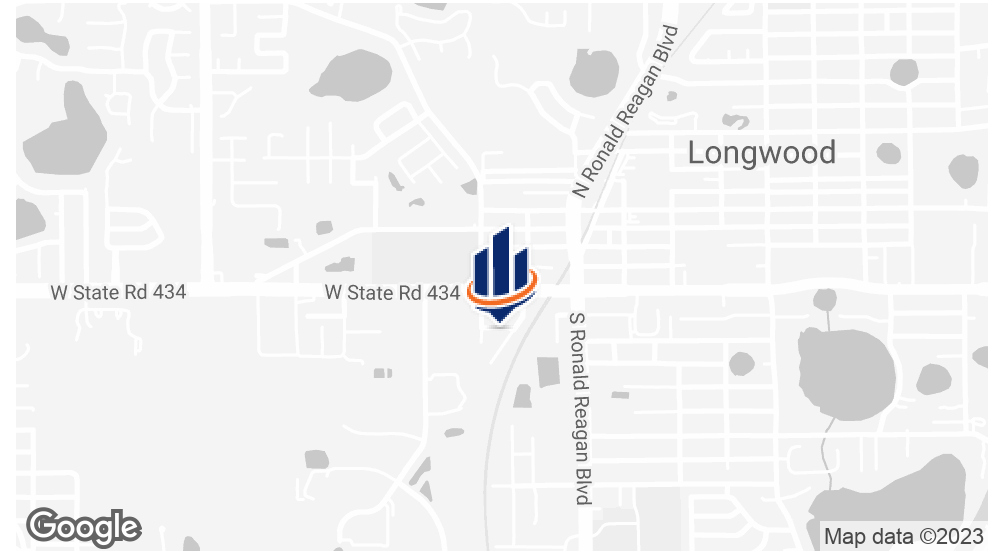
**PRESENTED BY:**

**CHRISTOPHER FOJO**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,030,000
<b>BUILDING SIZE:</b>	5,152 SF
<b>LOT SIZE:</b>	17,040 SF
<b>PRICE / SF:</b>	\$199.92
<b>YEAR BUILT:</b>	1973
<b>ZONING:</b>	I-2
<b>SUBMARKET:</b>	Longwood

### PROPERTY OVERVIEW

Rare Opportunity to own a warehouse property in the heart of Longwood, with easy access to Interstate 4, 17-92, SR 427, providing quick and easy access to a large population. Multiple grade level doors and a large outdoor area for parking trucks or use as outside storage.

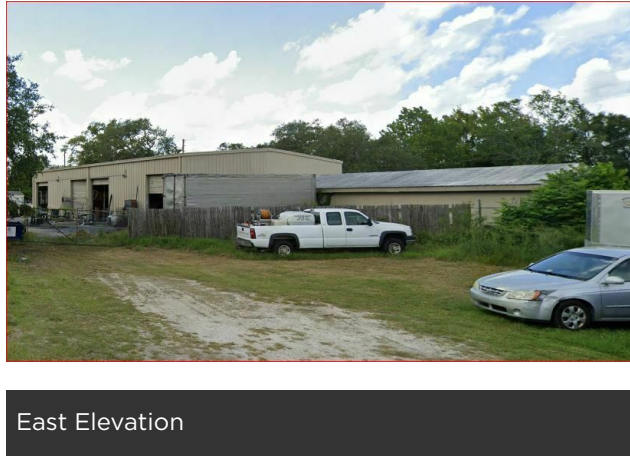
### PROPERTY HIGHLIGHTS

- Easy access to Major roads, SR 434, SR 427, Interstate 4 and Hwy 417
- Multiple grade level doors providing flexibility
- Many amenities within walking distance
- Close to the Longwood SunRail Station
- Close Proximity to South Seminole Orlando Health Hospital
- Close Proximity to USPS, FedEx and UPS for easy receipt or delivery of packages

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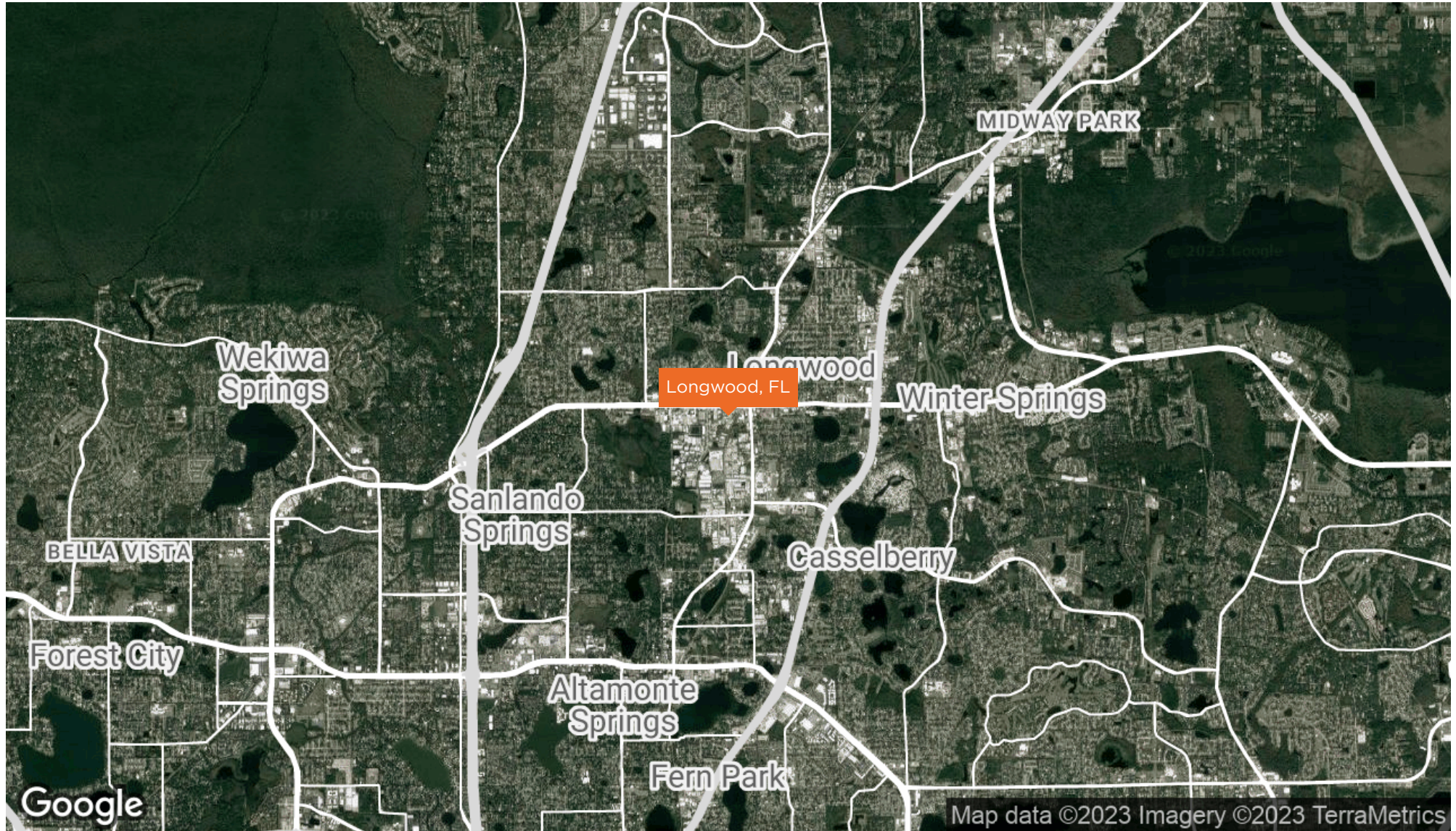
# ADDITIONAL PHOTOS



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# REGIONAL MAP

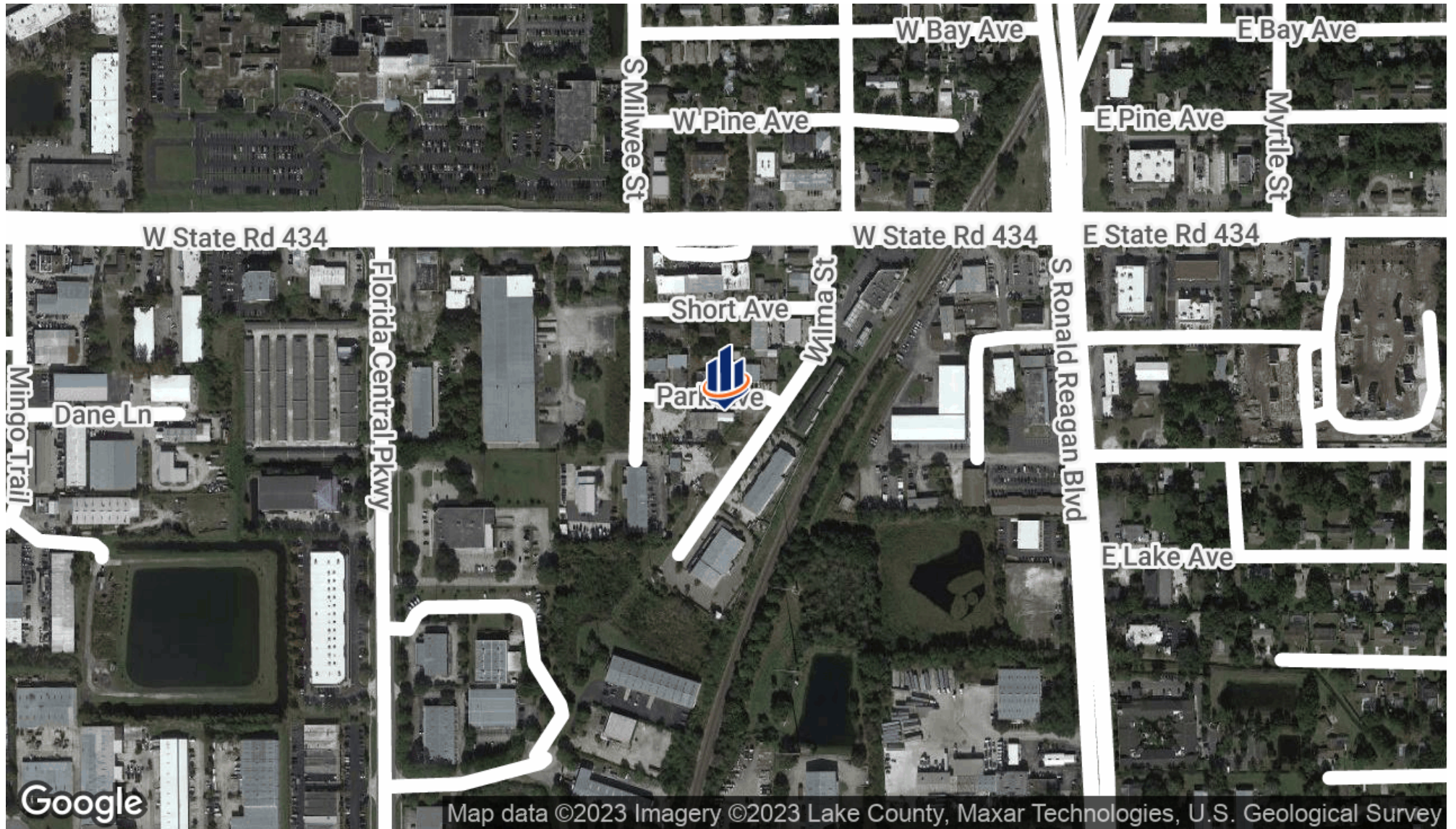


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# LOCATION MAP

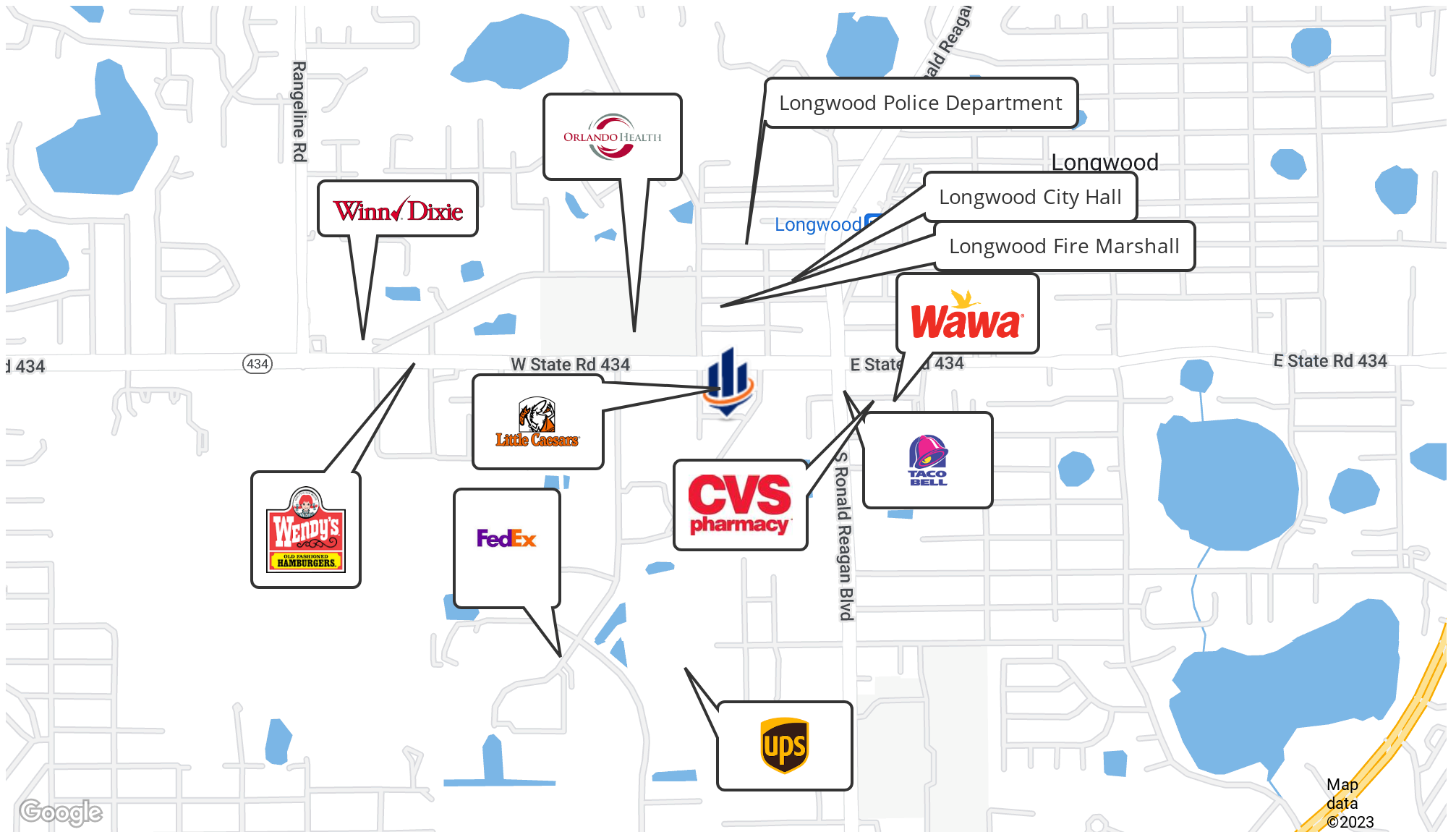


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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

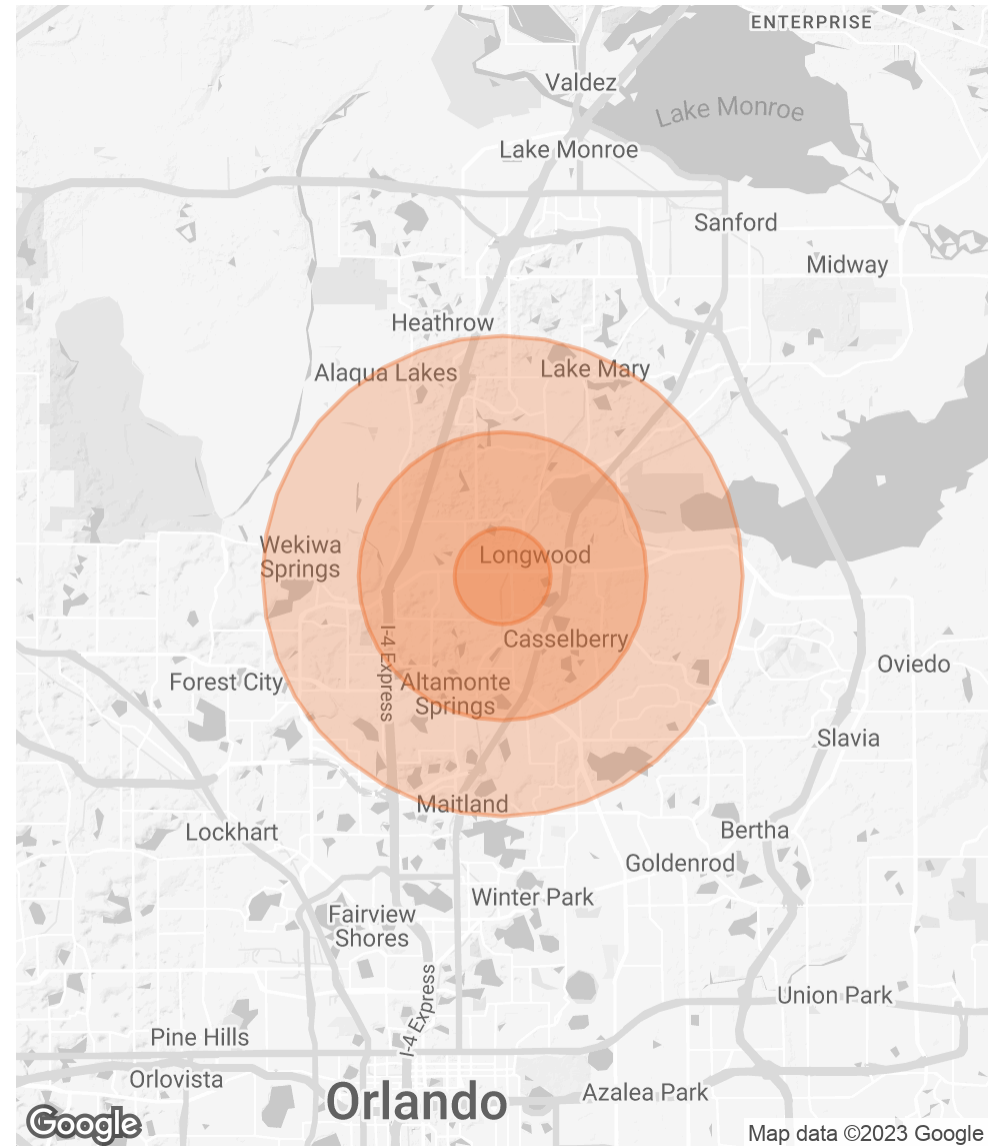
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,654	75,494	201,759
<b>AVERAGE AGE</b>	46.5	42.4	41.6
<b>AVERAGE AGE (MALE)</b>	44.4	41.4	40.2
<b>AVERAGE AGE (FEMALE)</b>	49.9	42.9	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,962	33,347	88,780
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$66,361	\$74,248	\$79,654
<b>AVERAGE HOUSE VALUE</b>	\$237,456	\$218,278	\$248,282

\* Demographic data derived from 2020 ACS - US Census



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