

2nd Gen Beauty School

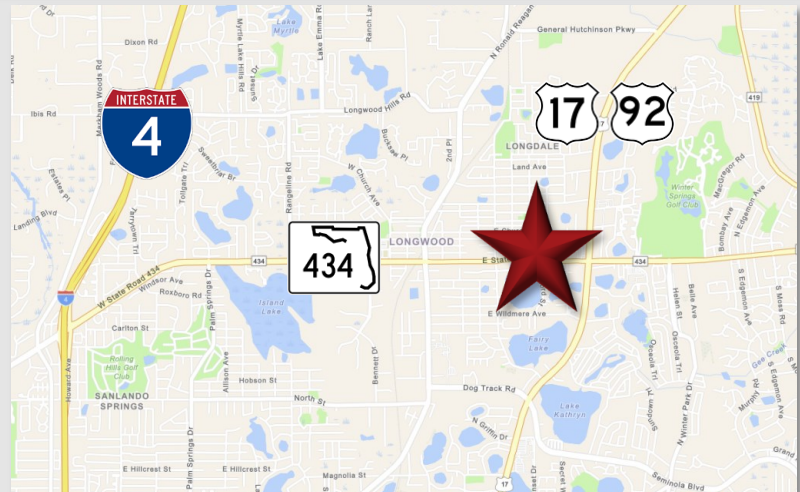
851 E SR 434, STE 164, Longwood, FL 32750



FOR LEASE: \$17 NNN

LOCATION DETAILS

Located just west of US Hwy 17-92 with a traffic count of +23,000 CPD. Adjacent to Truist Bank and First Baptist Church of Longwood. Across from AutoZone Auto Parts. Less than 4 miles from I-4.



PROPERTY DETAILS

- **±7,200 SF** Available Now
- **2nd Generation Hair and Beauty School** with full build-out
- Located within a **±61,200 SF** Retail Plaza with strong national and local anchors
- Monument and storefront signage available
- 246 Parking Spaces

2022 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	10,329	73,192	206,658
Average HH Income	\$73,685	\$90,846	\$102,300
Median HH Income	\$57,311	\$68,553	\$72,935

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
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SPACES AVAILABLE

Suite #	Size (SF)
142	5,400
164	7,200
172	2,700
178	900
184	1,800
188	1,800
190	900

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