

Dog Track Rd Commercial

Dog Track Rd & S Ronald Reagan Blvd, Longwood, FL 32750



AVAILABLE

LOCATION DETAILS

Located at the lighted corner of S. Ronald Reagan Blvd (CR 427) and Dog Track Rd, just west of US Hwy 17-92, with an average daily traffic count of 26,000 VPD. Conveniently located **adjacent to a future development featuring 75 townhomes**, with Lyman High School across the street. Surrounded by a mixture of industrial and commercial sites, with new apartments nearby. Less than 3 miles from Interstate 4, and less than a 5-minute drive to/from SR 434 and SR 436.



LISTING DETAILS

Retail and Restaurant Spaces Available with 2 Possible Site Plans:

- A. **One Large Box:** Approximately 20,000 SF.
- B. **Two Separate Outparcels:** 9,000 SF and 11,000 SF buildings available for retail and/or restaurant use.

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	4,948	86,236	218,006
Average HH Income	\$77,555	\$87,650	\$100,566
Median HH Income	\$59,407	\$62,823	\$68,234

CONTACT FOR MORE INFORMATION

Gary Marshall
(216) 410-0332

Marie Shorey, CCIM
(407) 383-8142

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Dog Track Rd Commercial

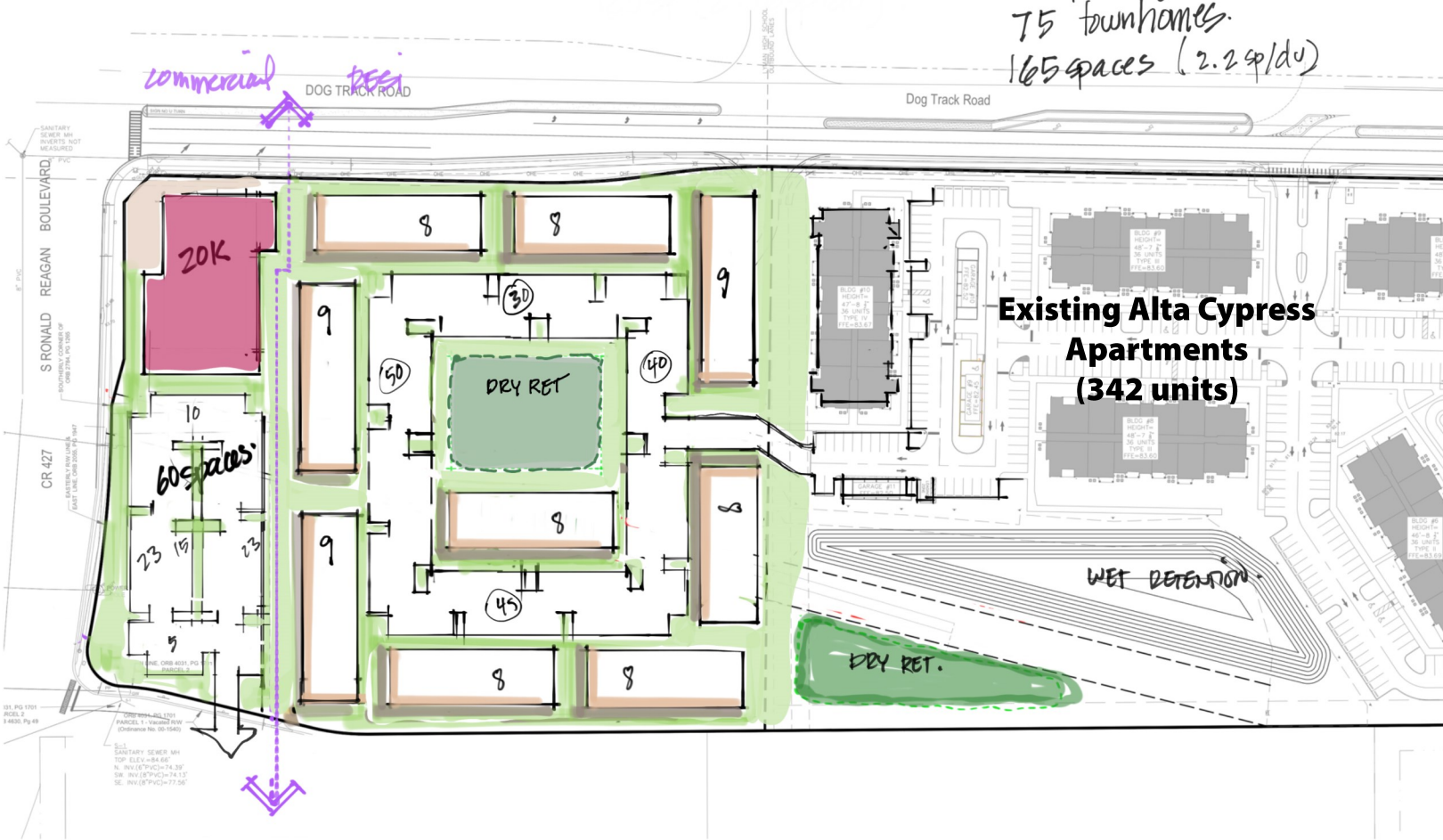
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Commercial Real Estate Services
Licensed Real Estate Broker

Summary

75' townhomes.
165 spaces (2.2 sp/du)



BIZI ARQ
ARCHITECTURE + PLANNING
17225 S. CONE HIGHWAY 283
PALM BEACH, FL 33480
THE FIRM

NO.	DESCRIPTION	DATE

DOG TRACK RD
in LONGWOOD, FL.

PROJECT NO: 1:40
SCALE: 1:40
DATE: 2024.03.16

SHEET NAME: SITE PLAN

SHEET NO: **SK3**

PRELIMINARY SITE PLAN A

- **±20,000 SF** Large Box
- Building frontage on S Ronald Reagan Blvd (CR 427) and Dog Track Rd
- 60 Parking spaces with access to/from S Ronald Reagan Blvd via Progress Energy Way

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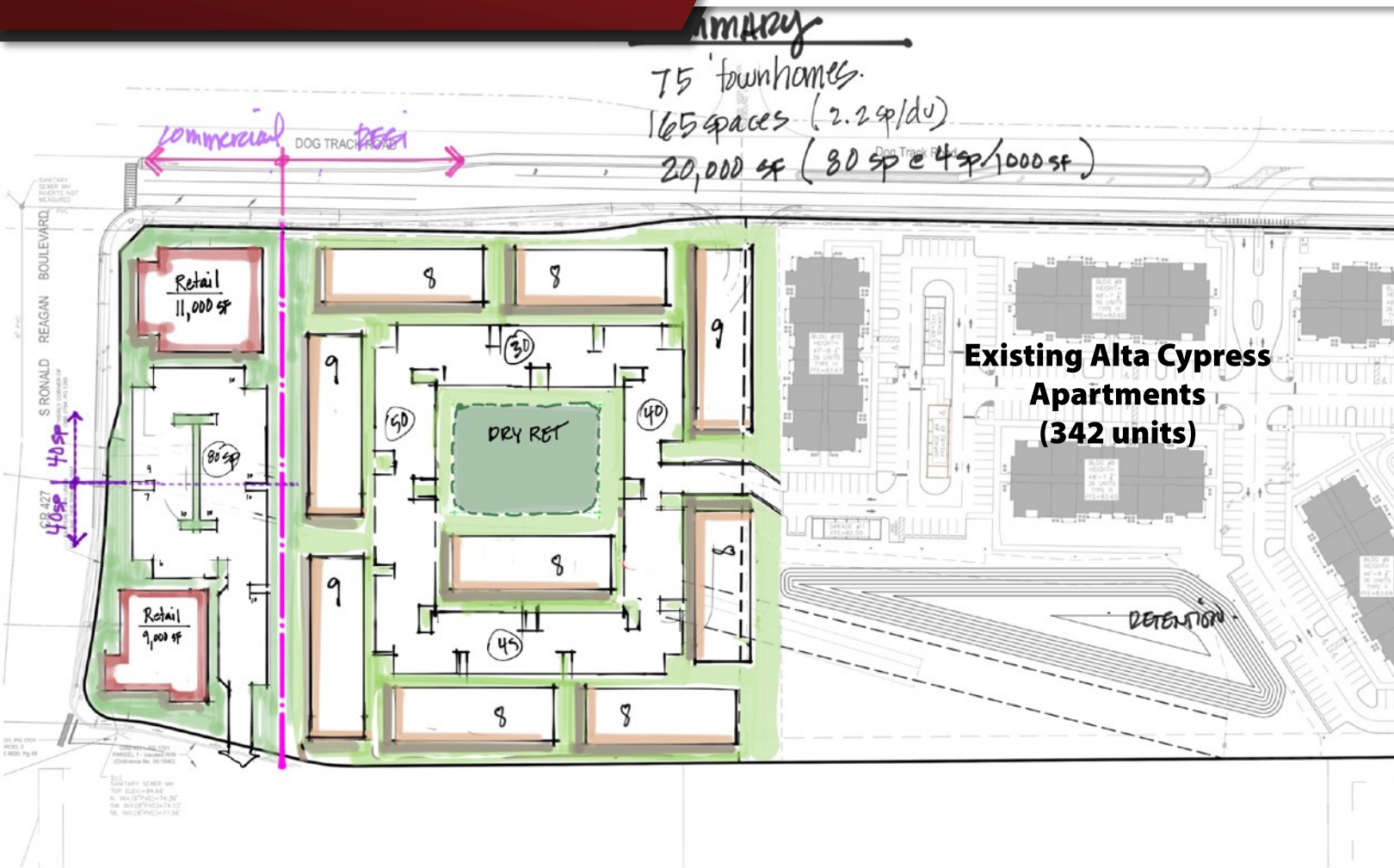
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BIZI ARQ
ARCHITECTURE + PLANNING
1722 S. CONE HIGHWAY 200
PALMETTO BAY, FL 32909
THE FIRM

NO.	Description	Date

DOG TRACK RD
in LONGWOOD, FL.

PROJECT NO: 140
SCALE: 1:40
DATE: 2024.07.08.

SHEET NAME: SITE PLAN
SHEET NO: **SK6**

PRELIMINARY SITE PLAN B

- **±11,000 SF** Retail/Restaurant Space
- **±9,000 SF** Retail/Restaurant Space
- Building frontage on S Ronald Reagan Blvd & Dog Track Rd
- 80 Parking spaces with access to/from S Ronald Reagan Blvd via Progress Energy Way

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