

For Sale

800-806 W SR 434, LONGWOOD
FL. 32750

LONGWOOD, FL 32750

Price: \$975,000

Three Parcels in portfolio

Bldg 800 has a 2.5 yr Lease

Bldg 806, 1710 sq ft available for
lease, also at 1270 sq ft.

Both Buildings have newer roofs,
electrical meters and phase 3
power.

15+ Parking, 3 curb cuts

Signage on SR 434

Car repair and sales allowable
uses!



ROBIN KESLER, CCIM

Commercial Director

(407) 366-4500

rkesler@mac.com

BK694599, Florida

LOCATION MAPS

800 WEST STATE ROAD 434



PROPERTY SUMMARY

800 WEST STATE ROAD 434



Property Summary

| | |
|----------------|------------------------|
| Building SF: | 4,350 |
| Lease Rate: | \$30.00psf MG |
| Lot Size: | 9,727 SF |
| Parking: | 20+Overflow |
| Price: | \$975,000 |
| Traffic Count: | 41,916 |
| Utilities: | Seminole County |
| Year Built: | 1966 f(806) 1980 (800) |
| Zoning: | GC |

Property Overview

Bldg 800 is leased thru March 31, 2027, with a long term tenant. This is a 2640 sq ft metal building with a resealed (2022) metal roof. Current use is car repair.

Building 806 is a 1710 sqft block masonry building with a 2019 shingle roof. This building has been used for 25 years for car sales. There are two separate electric meters for these two attached buildings. The vacant lot runs behind the two buildings. There is a clean Phase One report available. Building 806 is also available for Lease with an option for 1270 sq ft or 1670 sq ft. Both buildings have phase three power. There are three curb cuts and road signage!

Location Overview

Fronting SR 434, these buildings are across the street, slightly west, of the Orlando Health Hospital. The parcel to the west of this property is new development. I4 is 2 miles away. This is an area of amazing growth and opportunity.

PROPERTY PHOTOS

800 WEST STATE ROAD 434

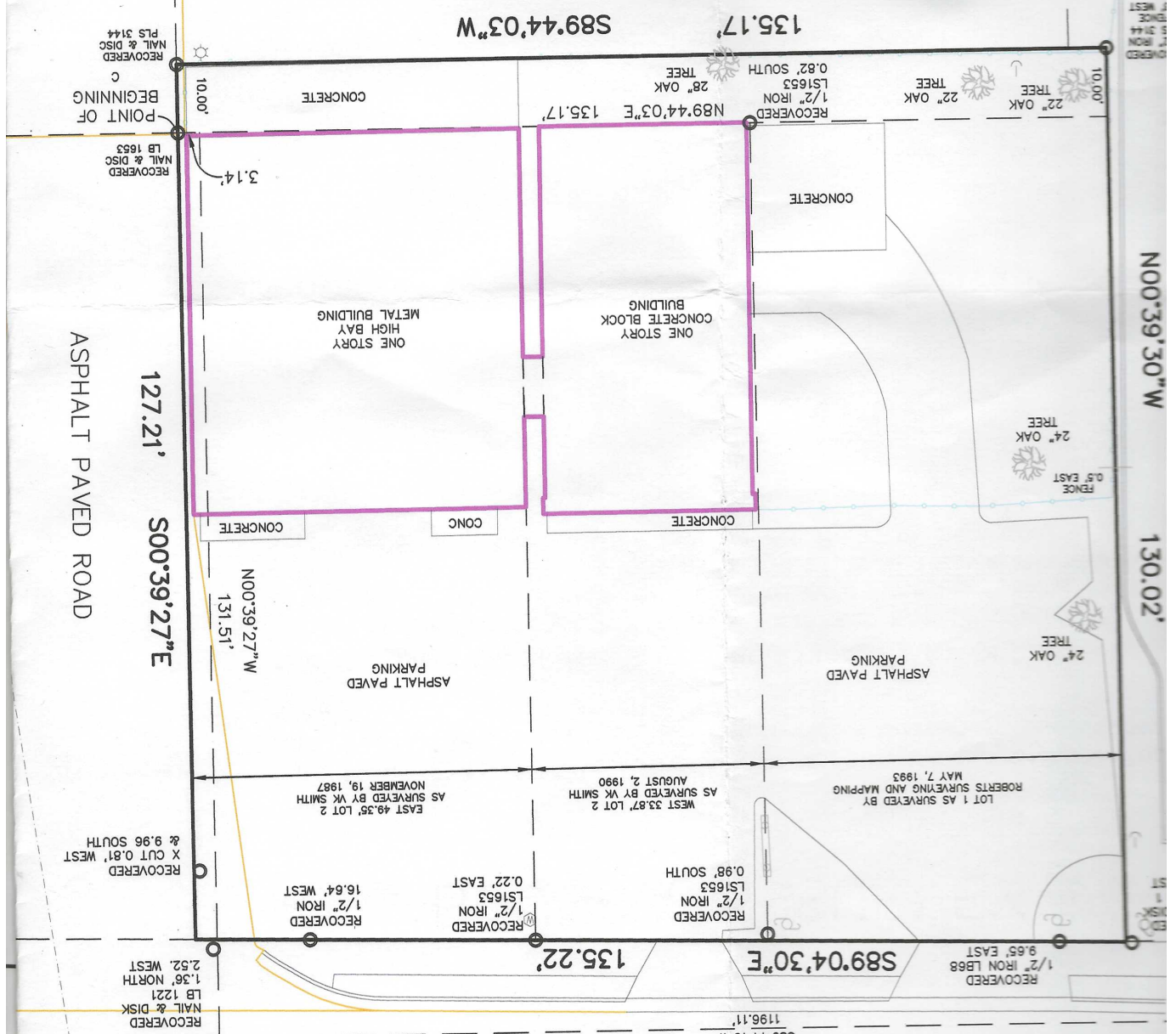


OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

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SURVEY

800 WEST STATE ROAD 434



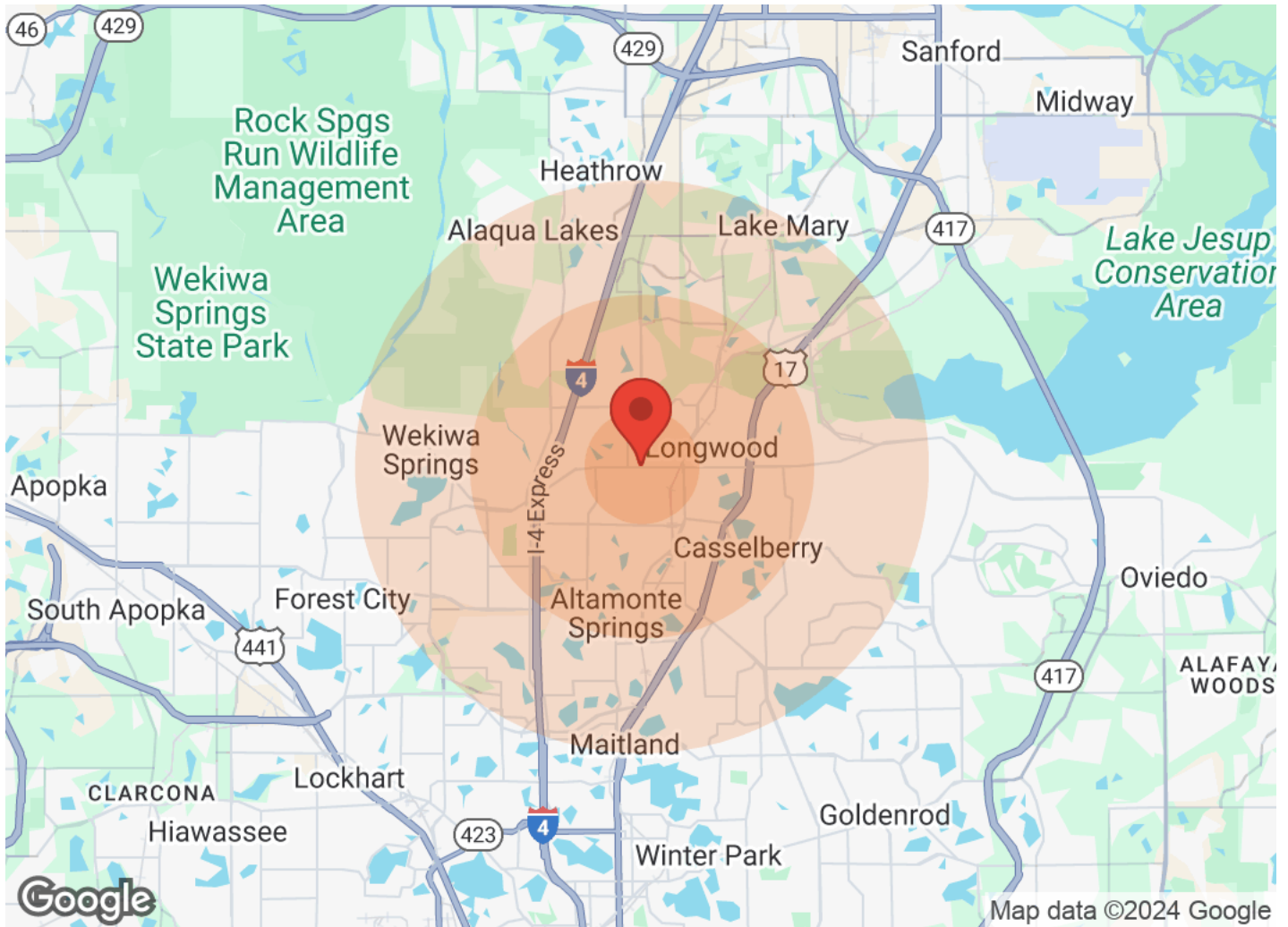
STATE ROAD No. 434

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DEMOGRAPHICS

800 WEST STATE ROAD 434



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 3,637 | 31,380 | 87,447 | Median | \$75,923 | \$57,161 | \$59,717 |
| Female | 3,943 | 33,408 | 92,000 | < \$15,000 | 96 | 2,064 | 5,572 |
| Total Population | 7,580 | 64,788 | 179,447 | \$15,000-\$24,999 | 213 | 2,779 | 7,457 |
| | | | | \$25,000-\$34,999 | 158 | 3,063 | 8,303 |
| Age | | | | \$35,000-\$49,999 | 324 | 4,437 | 10,989 |
| Ages 0-14 | 1,109 | 10,201 | 29,198 | \$50,000-\$74,999 | 663 | 5,914 | 15,943 |
| Ages 15-24 | 867 | 7,817 | 22,310 | \$75,000-\$99,999 | 460 | 3,319 | 9,464 |
| Ages 25-54 | 2,379 | 24,402 | 70,504 | \$100,000-\$149,999 | 755 | 3,127 | 9,566 |
| Ages 55-64 | 1,115 | 8,995 | 24,250 | \$150,000-\$199,999 | 156 | 1,144 | 3,087 |
| Ages 65+ | 2,110 | 13,373 | 33,185 | > \$200,000 | 41 | 839 | 3,096 |
| | | | | Housing | | | |
| Race | | | | Total Units | 3,246 | 31,556 | 85,644 |
| White | 7,076 | 54,529 | 150,636 | Occupied | 3,071 | 28,342 | 77,102 |
| Black | 161 | 5,319 | 14,057 | Owner Occupied | 2,446 | 18,615 | 49,510 |
| Am In/AK Nat | 8 | 17 | 35 | Renter Occupied | 625 | 9,727 | 27,592 |
| Hawaiian | N/A | N/A | N/A | Vacant | 175 | 3,214 | 8,542 |
| Hispanic | 743 | 10,544 | 32,854 | | | | |
| Multi-Racial | 312 | 6,606 | 21,168 | | | | |

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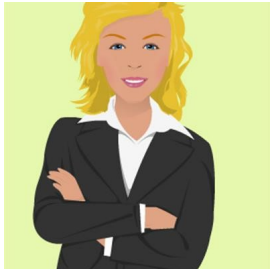
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PROFESSIONAL BIO

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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

☒ Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☒☒ Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.