

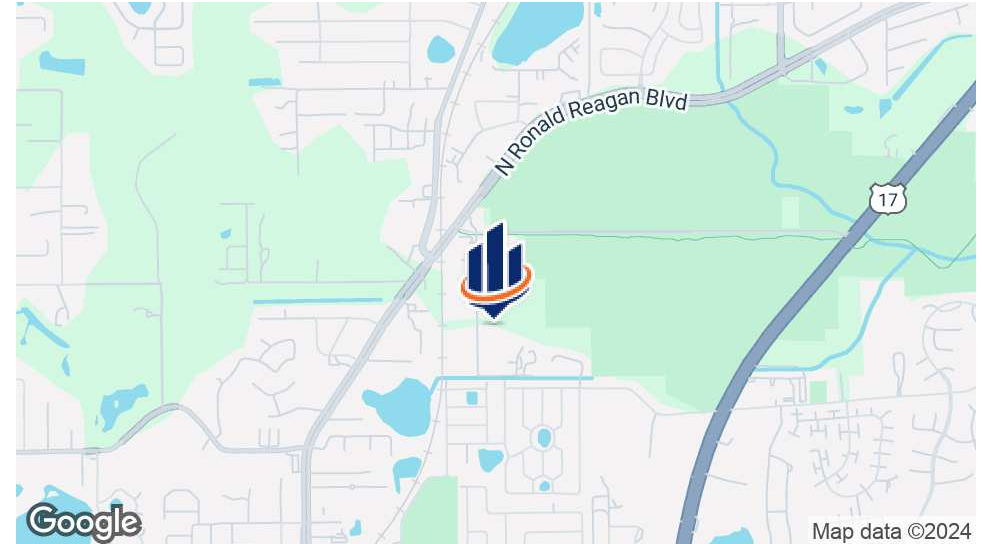


LONGWOOD FLEX SPACE

1687 TIMOCUAN WAY
LONGWOOD, FL 32750

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (\$2.21/SF NNN)
Building Size:	20,000 SF
Available SF:	5,750 SF
Lot Size:	2.05 Acres
Year Built:	2000
Market:	Longwood
APN:	21-20-30-5AP-0000-064F

PROPERTY OVERVIEW

Flex space available for lease in Longwood, Florida with convenient access to 17/92! This impressive property boasts versatile industrial and flex space, ideal for businesses seeking a dynamic and functional workspace. With modern amenities such as professional air-conditioned office space, private restrooms and ample parking space this property offers the flexibility to accommodate diverse business needs. Conveniently located near major transportation routes, this lease opportunity provides seamless accessibility for tenants and visitors alike. Don't miss your chance to elevate your business operations at this premier Longwood property.

PROPERTY HIGHLIGHTS

- Easy Access to 17/92
- Located in Longwood, Florida
- Overhead Doors
- Air-conditioned office space

Location Description

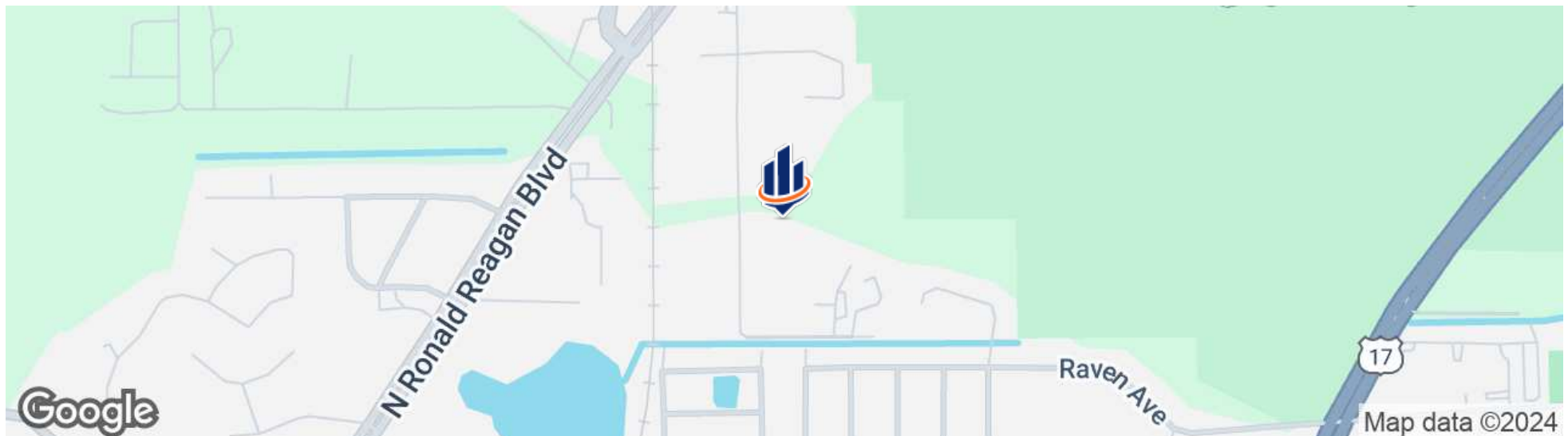
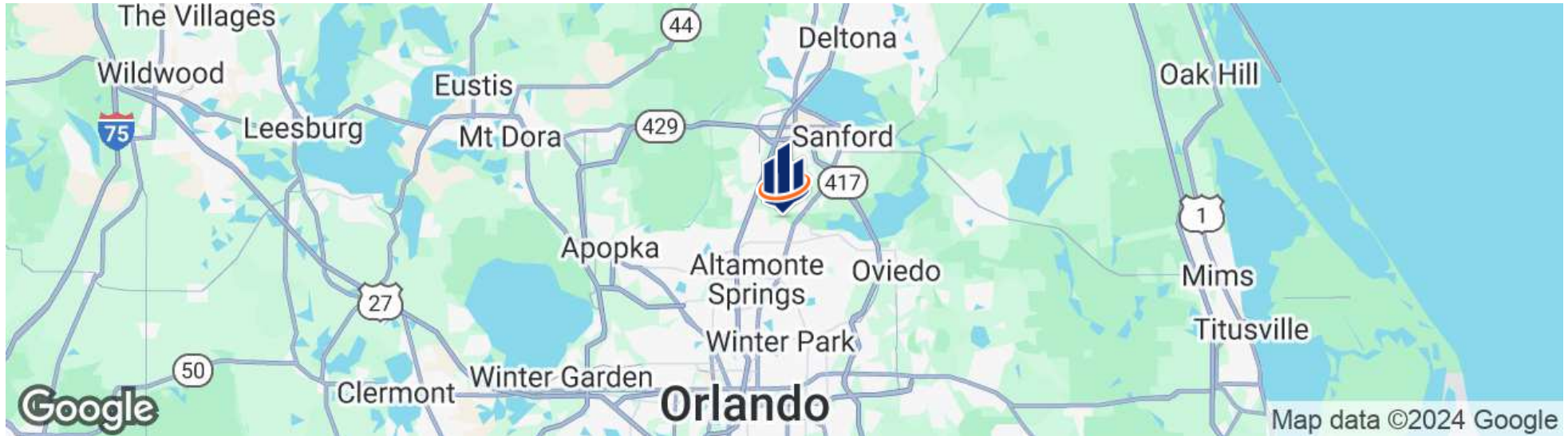


LOCATION DESCRIPTION

This industrial warehouse property is strategically located in Longwood's industrial corridor. Situated just minutes from major transportation routes, including Interstate 4 and U.S Highway 17/92, the property provides seamless connectivity to the Greater Orlando area and beyond.

The location is ideal for businesses requiring efficient distribution and logistics, with easy access to key commercial hubs, regional markets, and Orlando International Airport. Its proximity to major roadways ensures swift transit. Nestled in a well-maintained industrial park, the site benefits from a business-friendly environment and ample surrounding amenities.

Regional & Location Map

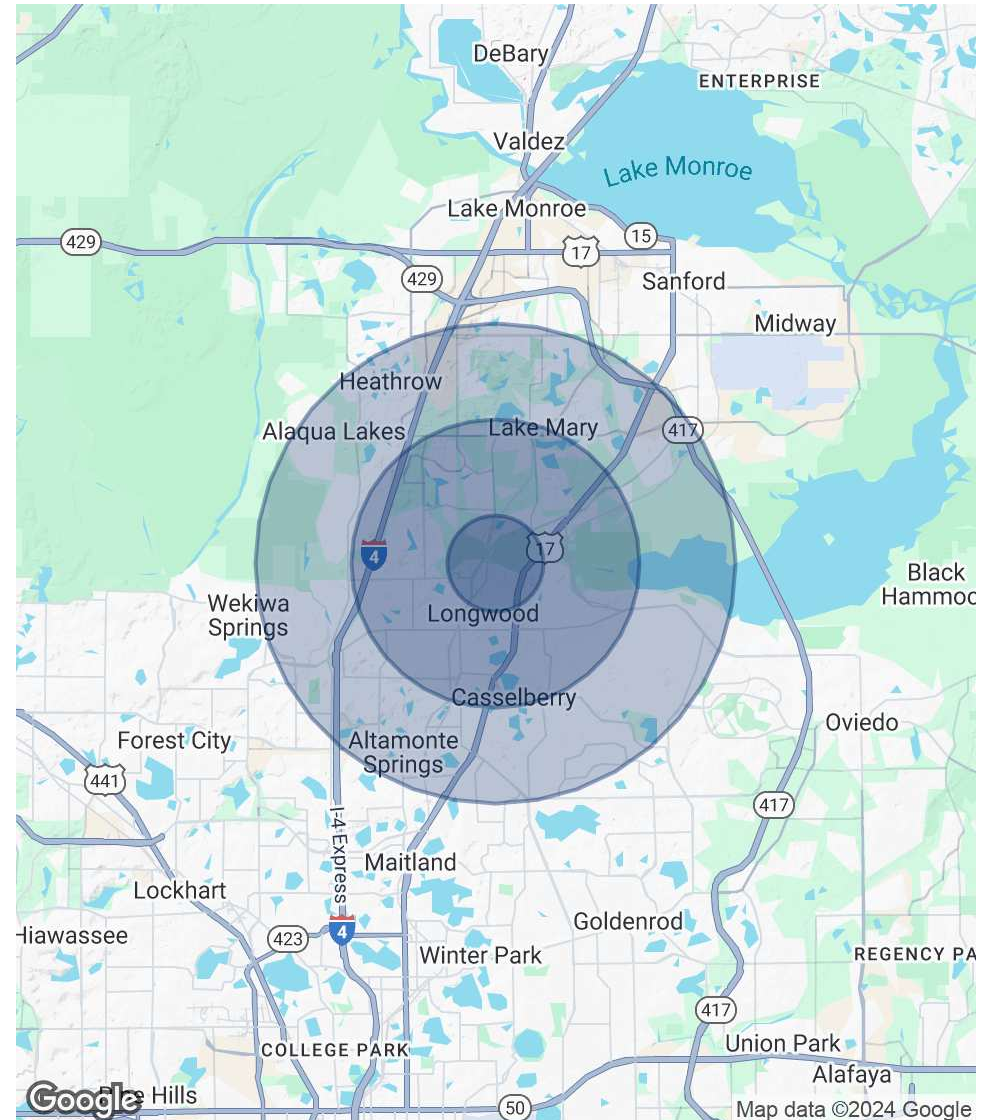


Demographics Map & Report

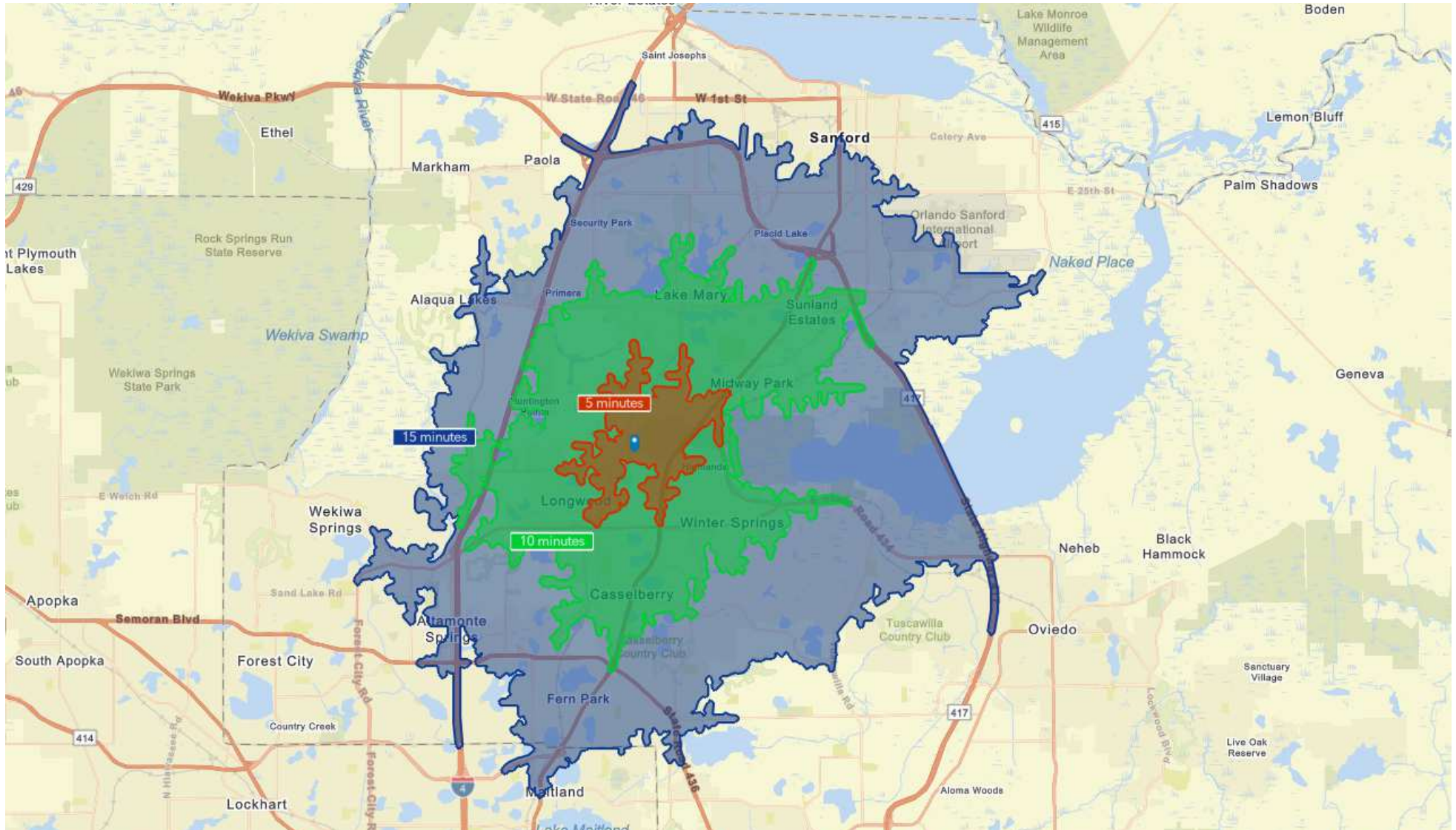
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,512	71,644	176,915
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,461	27,867	71,013
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,451	\$99,307	\$103,589
Average House Value	\$333,614	\$362,314	\$388,579

Demographics data derived from AlphaMap



Drive Time Map



Neighborhood Map



Market Area Map



Exterior Photos



Interior Photos





RYAN SMITH

Senior Property Manager

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PROFESSIONAL BACKGROUND

Ryan Smith is a Senior Property Manager at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

With a career spanning over a decade, Ryan is a seasoned property manager known for his exceptional skills in portfolio management and resident relations. Backed by extensive expertise and a solid career background, Ryan has consistently demonstrated his commitment to excellence in his field.

Ryan's academic pursuits led him to earn a Bachelor of Science degree in Hospitality Administration and Management from Texas Tech University in 2003. Later in 2010, Ryan earned his real estate license and continued to strengthen his ability to drive positive change and build strong client relations.

Ryan's proficiency now extends to multiple facets of the real estate industry, including property management, investor acquisitions, and sales development. His background in various management roles has equipped him with valuable skills in property valuation, portfolio management, lease enforcement, rent collection, and resident relations. Ryan also holds great experience as a real estate investor representative for acquisitions, tenant management operations, and resale opportunities while maintaining a key focus on maximizing ROI.

Outside of his professional endeavors, Ryan finds joy in spending time with his wife (his best friend) and their two sons. Together, they cherish their beach outings, theme park adventures, and memorable vacations. Ryan is also a proud supporter of New Missions and St. Jude, two causes very close to his heart.

EDUCATION

Texas Tech University



ALI MANEKIA, CCIM, SIOR

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PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces

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