

Longwood Office Building off E SR 434

507 East St. Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$399,000

LOCATION DETAILS

Conveniently situated off E SR 434, just west of US Hwy 17-92 and adjacent to Twistee Treat. Surrounded by a variety of services, retailers, and dining options, including Wells Fargo, LA Fitness, Las Americas Grocery & Deli, and Wendy's. Close to major thoroughfares, including Ronald Reagan Blvd, SR 436, and less than four miles from I-4.



LISTING DETAILS

- **±2,308 SF** Office building
- **New roof** (2024) and **new AC units**
- **Full build-out** includes: 6 private offices + 1 large open office area; Full kitchen; 2 restrooms, including one with bath/shower
- **±0.19 Acres** of land zoned for General Commercial with the city of Longwood
- **10 Parking spaces** (4 existing spaces + parking easement to add an additional 6 spaces)

| 2024 DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|-------------------|----------|-----------|-----------|
| Population | 12,709 | 71,133 | 206,859 |
| Average HH Income | \$79,132 | \$102,017 | \$110,889 |
| Median HH Income | \$63,317 | \$76,759 | \$78,695 |

CONTACT FOR MORE INFORMATION

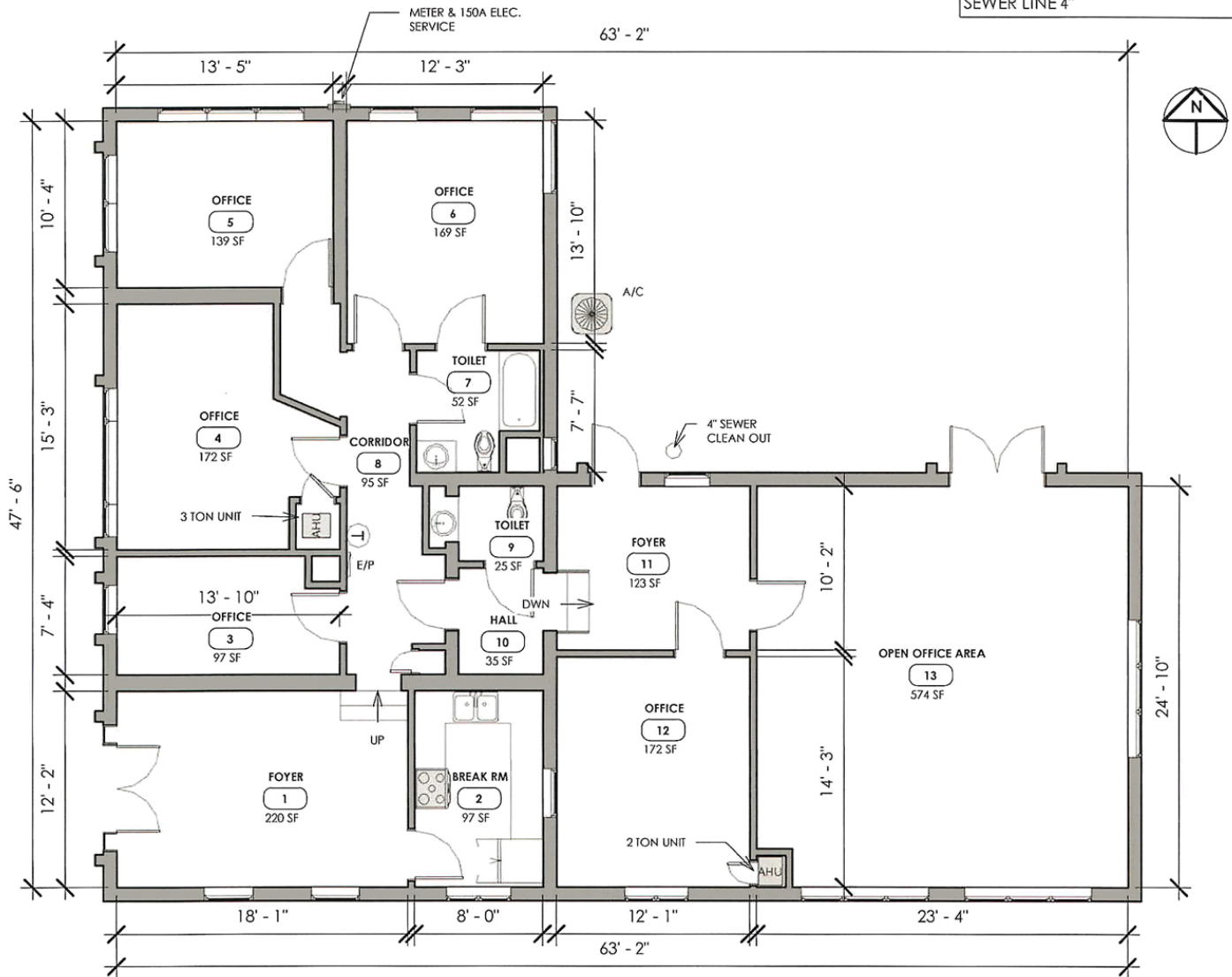
Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

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UTILITIES:
ELECTRICAL 150A SERVICE
A/C: ONE 3 TON UNIT & ONE 2 TON UNIT
SEWER LINE 4"



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Office (03)



Full Kitchen (02)



Office (04)



Office (06)

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Foyer (11)



Open Office (13)



Bathroom (07)



Open Office (13)

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