



C. Brenner, Inc.

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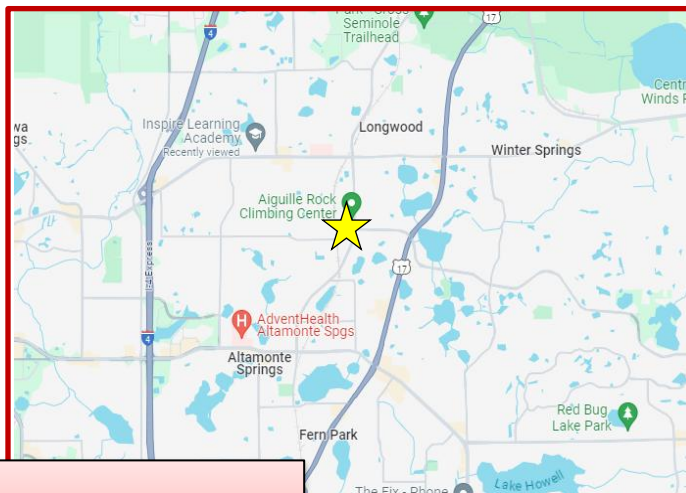
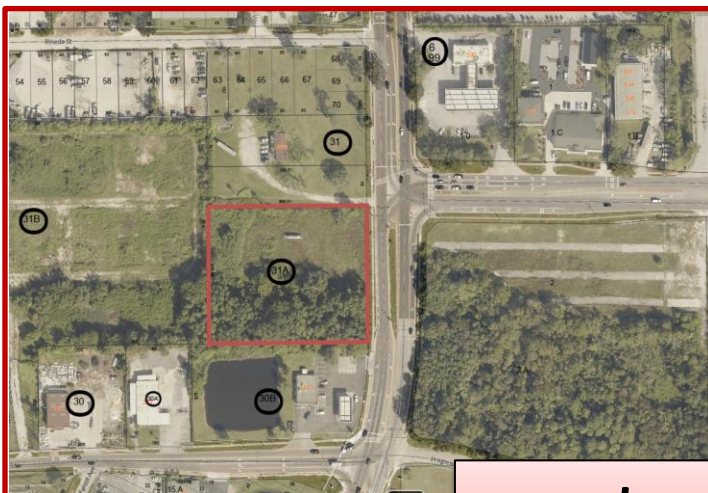
Orlando, FL 32803

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COMMERCIAL REAL ESTATE

Prime Retail Site at Developing Intersection

Intersection of Ronald Reagan Blvd and Dog Track Rd



\$950,000

- 2.57 acre site at the southwest corner of Ronald Reagan Blvd and Dog Track Rd
- Site is primed for retail or restaurant development with strong City support
- Immediately adjacent to planned Alta Trilogy Apartments (244 units) and across the street from brand new Alta Cypress Apartments (342 luxury units)
- 1000+ new apartments in the immediate vicinity of this site
- Strong local demographics
- Commercial zoning allows most retail uses
- Full wetland study available showing .94 acres of wetland can be fully mitigated
- City of Longwood willing to participate toward wetland mitigation with site plan approval
- Close proximity to major highways including I-4, US 17-92, and SR 436

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