

LONGWOOD LAKES SOUTH

U.S. Hwy Frontage w-High Traffic Count

672 S. Highway 17-92, Longwood, FL 32750

1,366 RSF
UNIT #672

\$14/SF, NNN



- This shopping center fronts busy US Hwy 17-92, with a 2024 **traffic count of 51,641**.
- **LOW operating expenses** of less than \$5.⁵⁰/SF!
- **Ample parking** for employees and customers.
- End-cap restaurant Cafe Perks enjoys a **large, customer following** that patronizes the restaurant on a regular basis.
- A **luxury apartment community** is close by to the South, and a national **24-hr fitness center** opened on the North side of center. **Popular outparcels** serve as **additional traffic generators**.
- **\$81,456 Avg. HH Income** within a 3-mile radius.

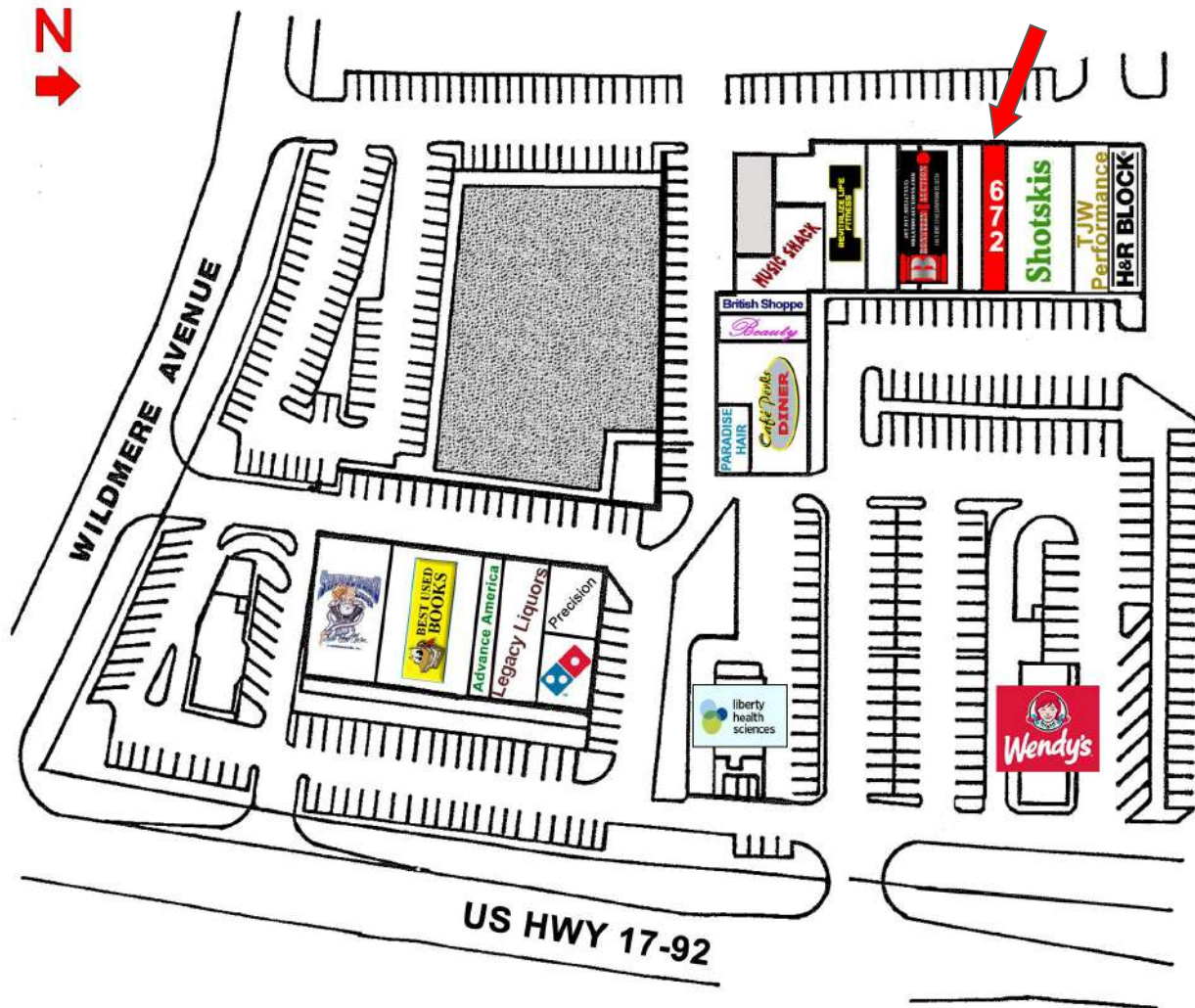


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Longwood Lakes South



LONGWOOD LAKES TENANT LIST

UNIT	TENANT	SQ. FT.
854	Precision Productions	1,650
860	Domino's	1,500
868	Legacy Liquors	3,150
876	AVAILABLE	1,440
880	Best Used Books	6,060
900	Shovelhead Lounge	4,782

LONGWOOD LAKES TENANT LIST

UNIT	TENANT	SQ. FT.
648	H&R Block Eastern Tax Service	2,250
660	TJW Performance	1,800
664	Shotski's Food & Drink, Inc.	4,050
672	AVAILABLE	1,366
676	Bronstein Auction Co.	1,366
684	Bronstein Auction Co.	2,700
688	Bronstein Auction Co.	1,350
692	Bronstein Auction Co.	1,800
700	Bronstein Auction Co.	3,300
702-4	Music Shack	3,419
708	The British Shoppe	943
712	Beauty In The Trap	900
724	Café Perks	4,148
728	Paradise Hair & Braids	422

2023-24 Demographics

	<u>3-Miles</u>	<u>5-Miles</u>
Population:	73,207	212,133
Avg. HH Income:	\$81,456	\$90,506
2024-'29 Growth:	4.02%	4.19%