

For Sale & Lease

Longwood Freestanding Building

\$1,999,999 | \$16.00 / SF



1665 EE Williamson Road

Longwood, Florida 32779

Property Highlights

- 9,648± SF freestanding building on 1.67± acres
- Ideal for office, school, daycare or religious use
- Located in Seminole County, just off Markham Woods Road
- Quick access to I-4 and SR 434; adjacent to the Seminole Wekiva Trail
- Secure, gated property with 50 on-site parking spaces
- Prominent monument signage along EE Williamson Road
- Functional layout with flexible interior configuration
- Surrounded by strong demographics and residential communities
- Vacant and available for immediate occupancy



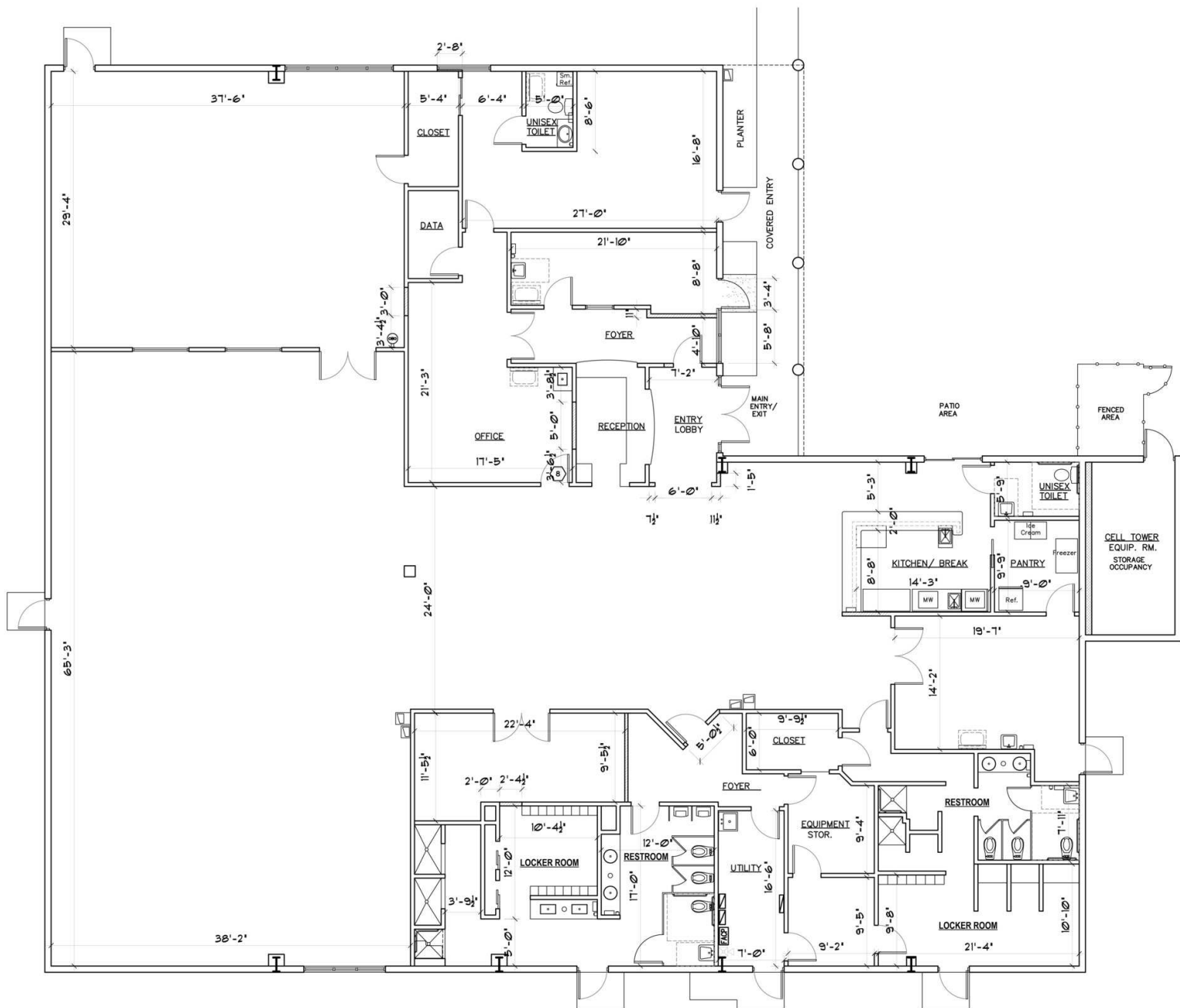
Sale Price: \$1,999,999
Lease Rate: \$16.00 / SF NNN

For more information

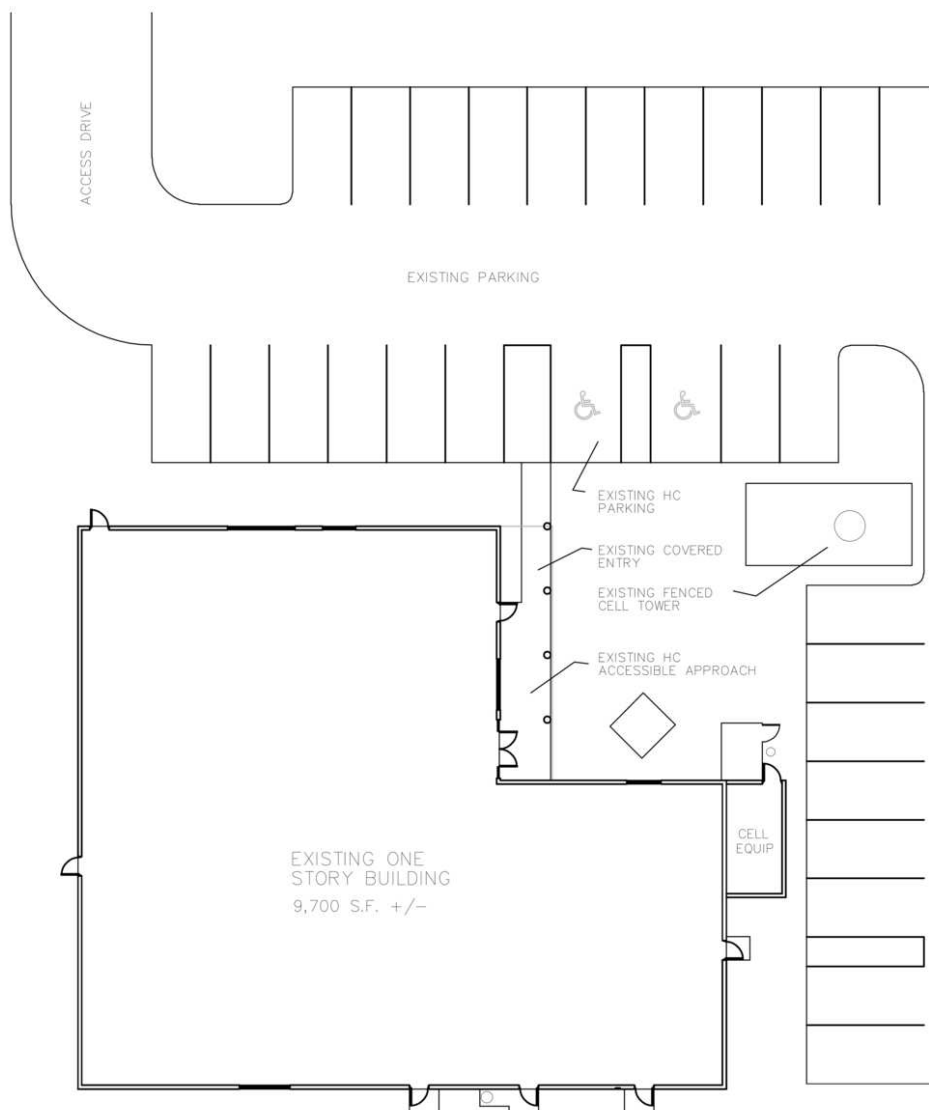
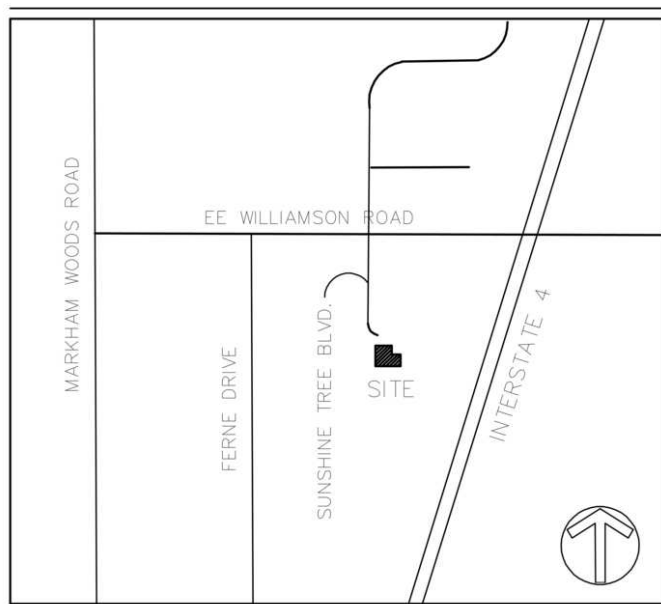
Stian Funk

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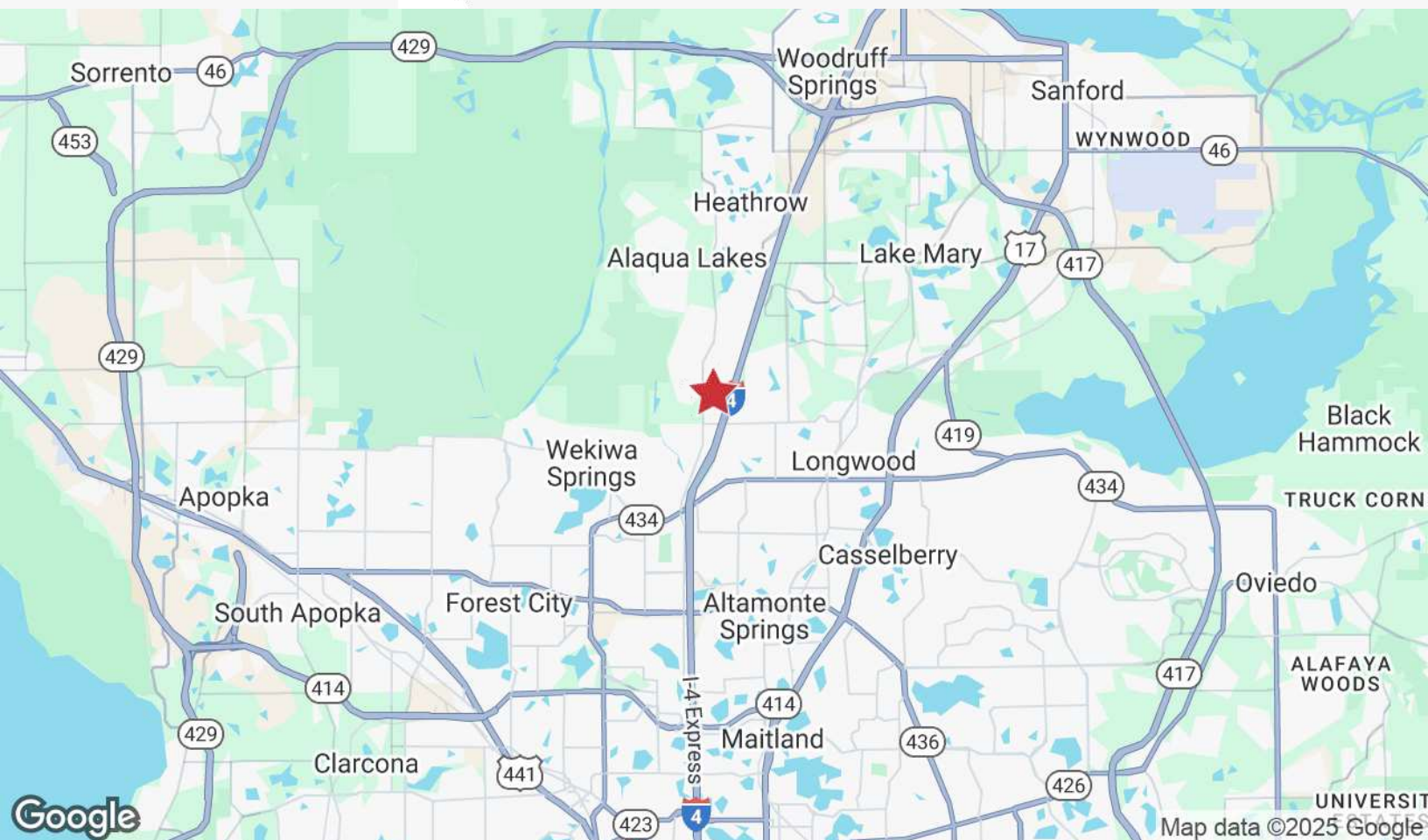
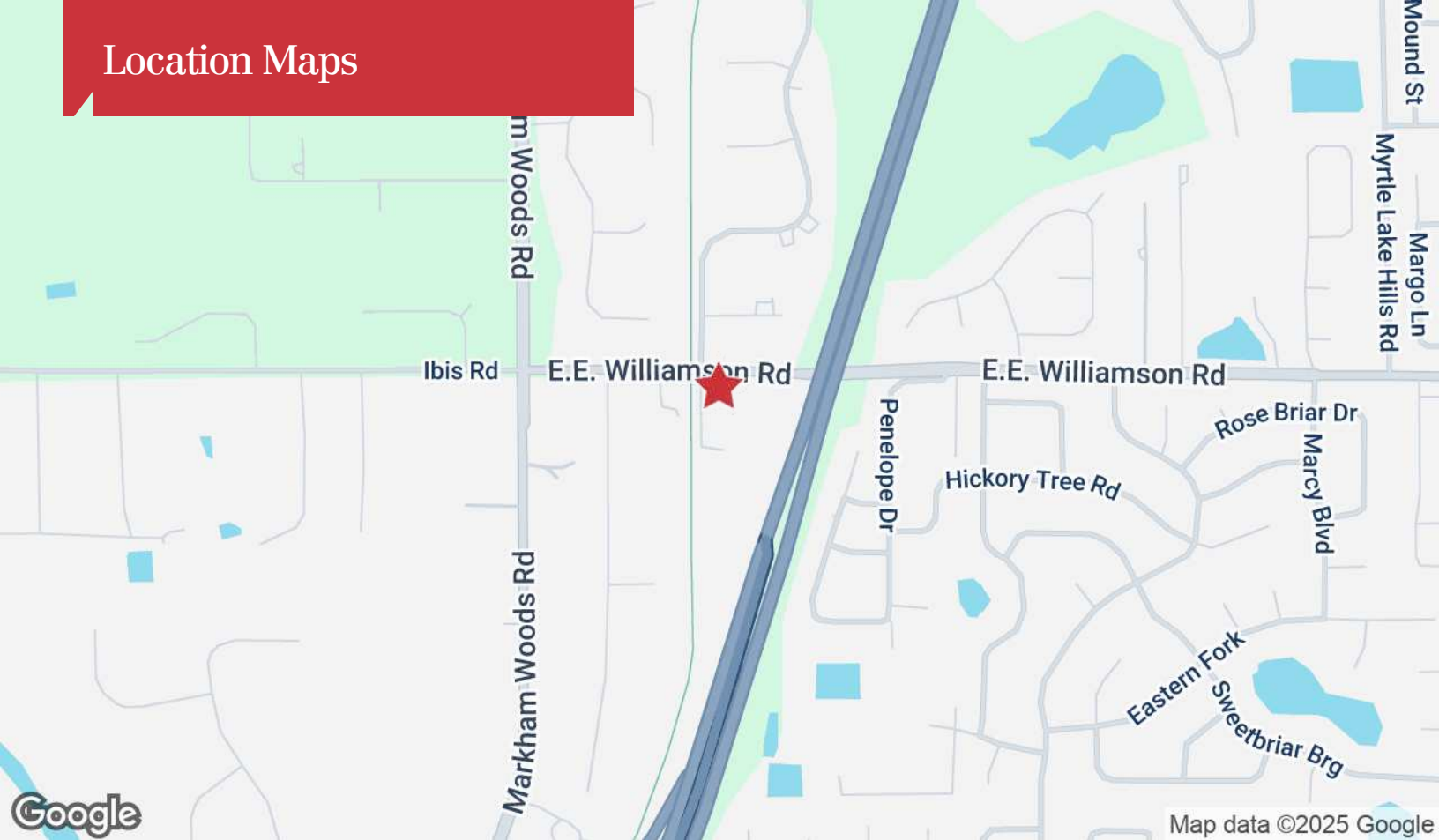
Floor Plan



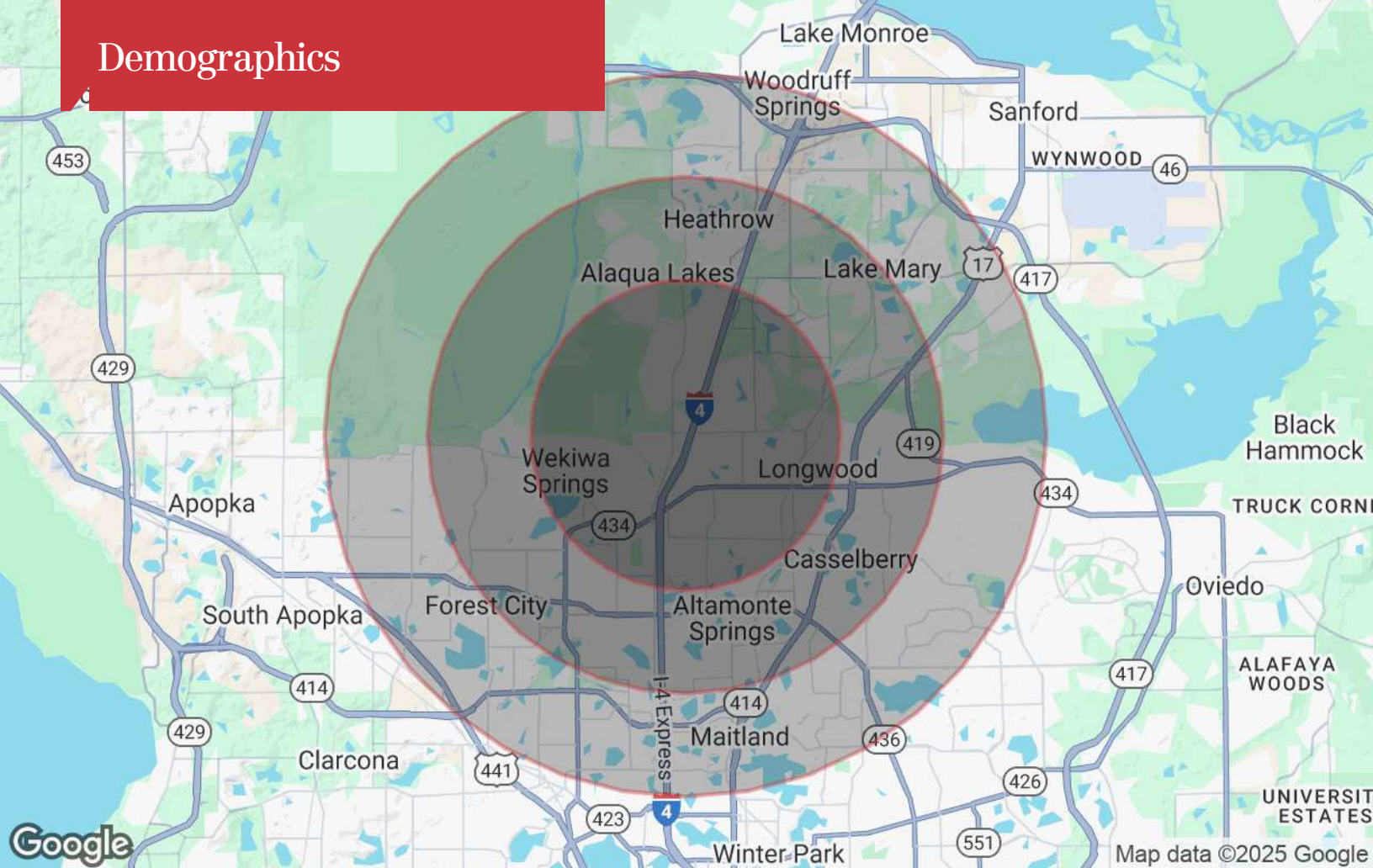
Site Plan



Location Maps



Demographics



Population

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 60,450 | 175,126 | 357,022 |
| MEDIAN AGE | 44 | 42 | 42 |
| MEDIAN AGE (MALE) | 42 | 41 | 40 |
| MEDIAN AGE (FEMALE) | 45 | 44 | 43 |

Households & Income

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 24,234 | 71,215 | 143,074 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$117,452 | \$108,707 | \$110,900 |
| AVERAGE HOUSE VALUE | \$443,220 | \$422,615 | \$426,902 |

* Demographic data derived from 2020 ACS - US Census