

FOR LEASE

RETAIL/SERVICE FACILITY WITH OUTSIDE STORAGE

821 N. HW 17-92
WINTER SPRINGS, FL 32708



PROPERTY HIGHLIGHTS

- 7,200 SF Retail/Warehouse Building built in 1975 with a New Roof in 2014
- .70 Acre Lot Zoned C-2 (100' of frontage and 287' deep)
- 1/3 Showroom, 2/3 Warehouse with 16'-18' Clear Height
- **Fenced in Rear Outside Storage**, 3 Large Grade Level Overhead Doors
- Located near SR 434, CR 427, Lake Mary Blvd, SR 436 and I-4
- Curb Cut access in front of the property with **56,000 VPD on HW 17-92**
- Large Pole Sign, Video Surveillance, and Good Parking
- **Showroom/Warehouse with Retail Exposure**
- Owner may amortize improvement for Credit Tenant
- Demographics available upon request
- **Lease Amount: \$15,000 NNN (\$25 PSF)**

CONTACT

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Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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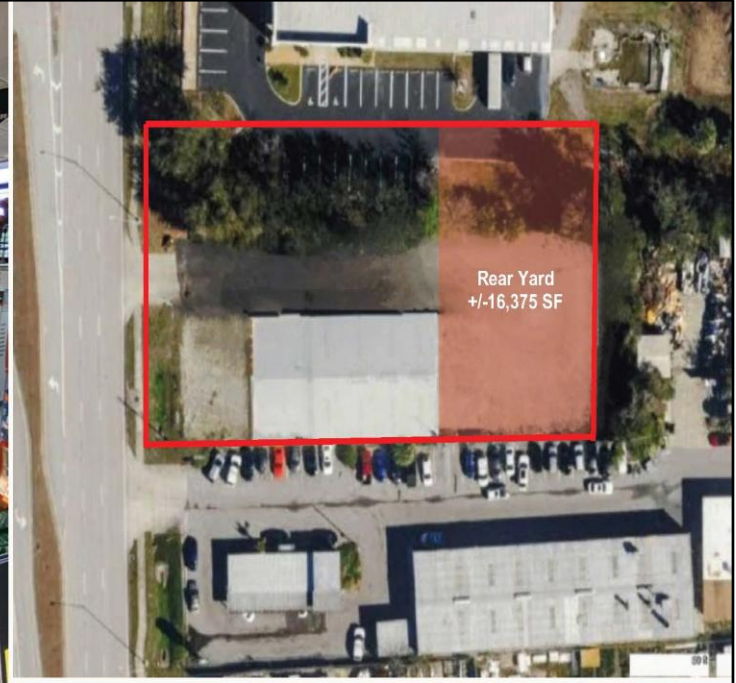


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