

2nd Generation Restaurant

851 E SR 434, STE 128, Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



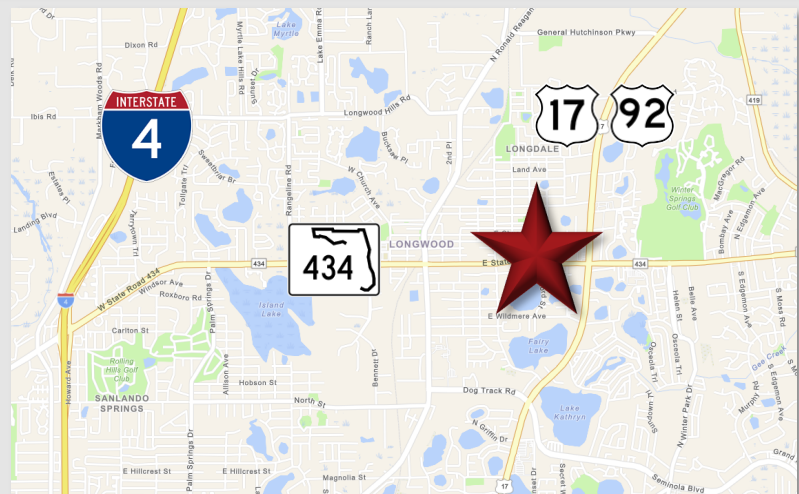
Lease Rate: \$22 NNN

LOCATION DETAILS

Located on East State Road 434 with a traffic count of over 26,000 CPD. Adjacent to Truist Bank and First Baptist Church of Longwood, and directly across from AutoZone Auto Parts. The center is conveniently situated, being less than 4 miles from I-4 and in close proximity to major thoroughfares such as US 17-92 and Ronald Reagan Blvd, offering easy access from all over Central Florida.

LISTING HIGHLIGHTS

- **±1,800 SF** 2nd Gen Restaurant **Available Now**
- Located in a ±61,200 SF retail plaza with national brands and local businesses
- **Mostly open layout** featuring:
 - Seating area for tables
 - Front counter for quick service with sink and space for a coffee bar and food display cases
 - Kitchen with exhaust hood
 - 2 ADA compliant restrooms
- Monument and storefront signage available
- **246 Shared parking spaces**



2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	11,133	73,085	206,908
Average HH Income	\$77,699	\$102,651	\$111,256
Median HH Income	\$63,444	\$77,036	\$78,728

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
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STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	Available Now	1,800
132	Euro - Balkan Grocery	1,800
136-138	TBD	1,800
142	TBD	5,400
152-164	TBD	7,200
168	Allegro Music Center	1,800
176	Solshine Events	2,700
178	Total Wireless by Verizon	900
180	The E Salon and Suites	1,800
184-192	TBD	4,500
194	Hero Academy Martial Arts	2,700
200	Blue Sky Nails & Spa	1,800
204	Wags to Riches	900
208	TBD	4,500
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams	5,400

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Previous interiors – finishes and paint may vary



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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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