

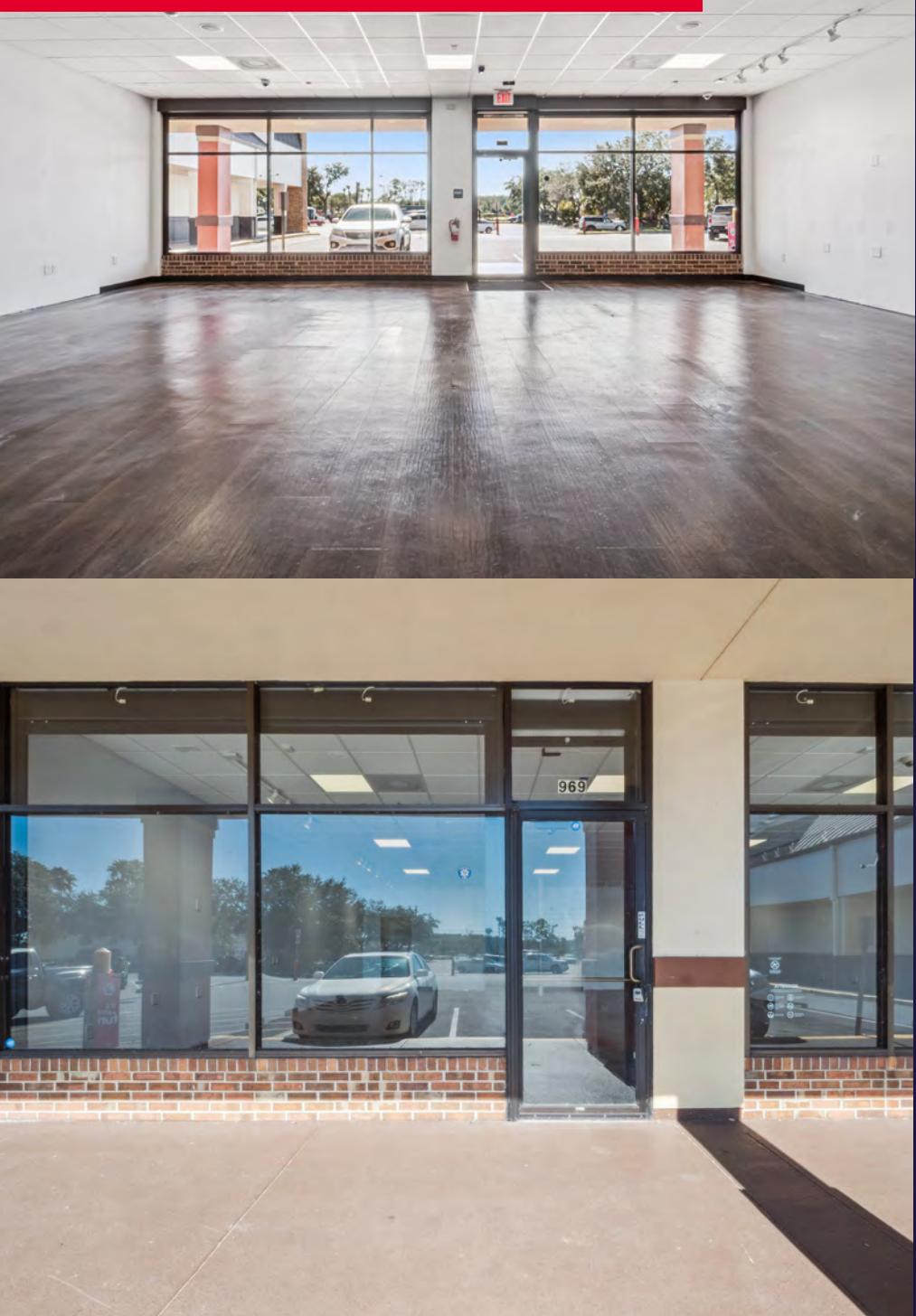
434 CENTER

969 W. STATE RD. 434
LONGWOOD, FL 32750

2,040 SF
RATE: \$25 PSF MODIFIED GROSS



PROPERTY INFORMATION



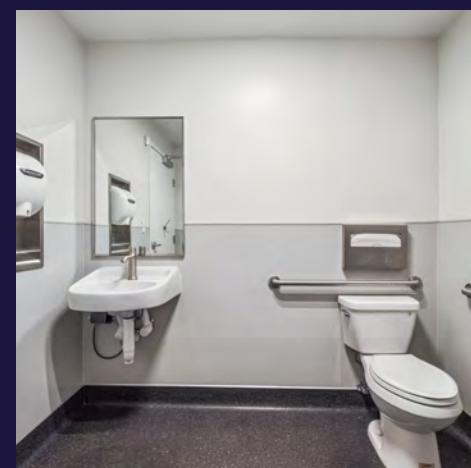
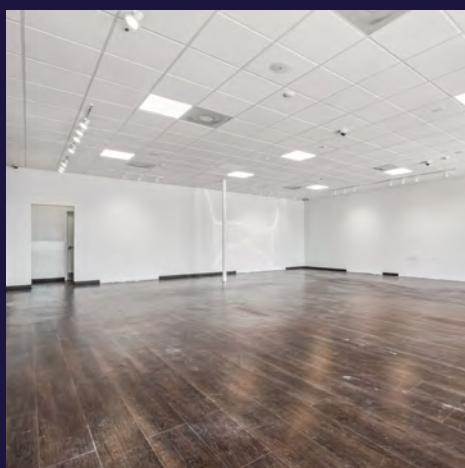
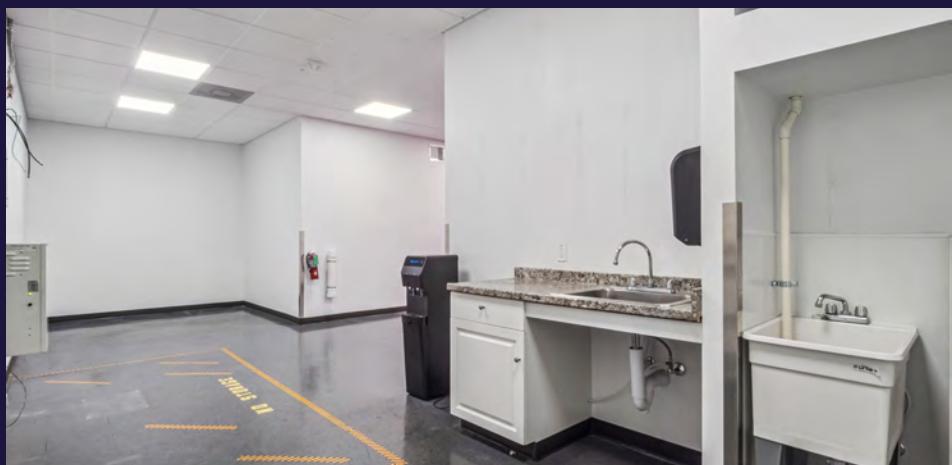
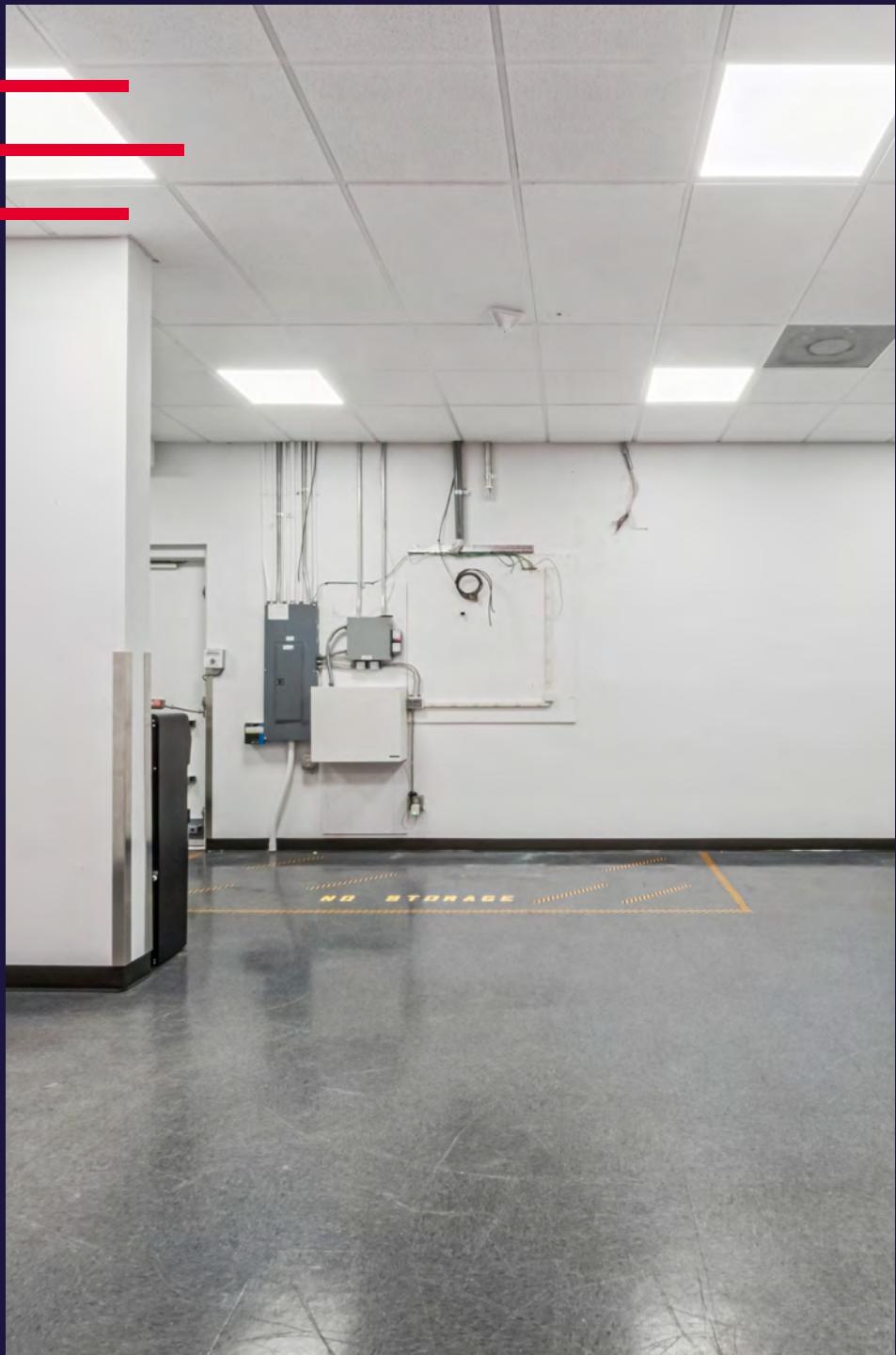
71,122 SF GLA	6.76 AC LOT	1978 / 2010 BUILT / RENOV.
2,040 AVAILABLE SF	10,800 MAX CONTIG. SF	\$25/MG ASKING RETAIL RENT

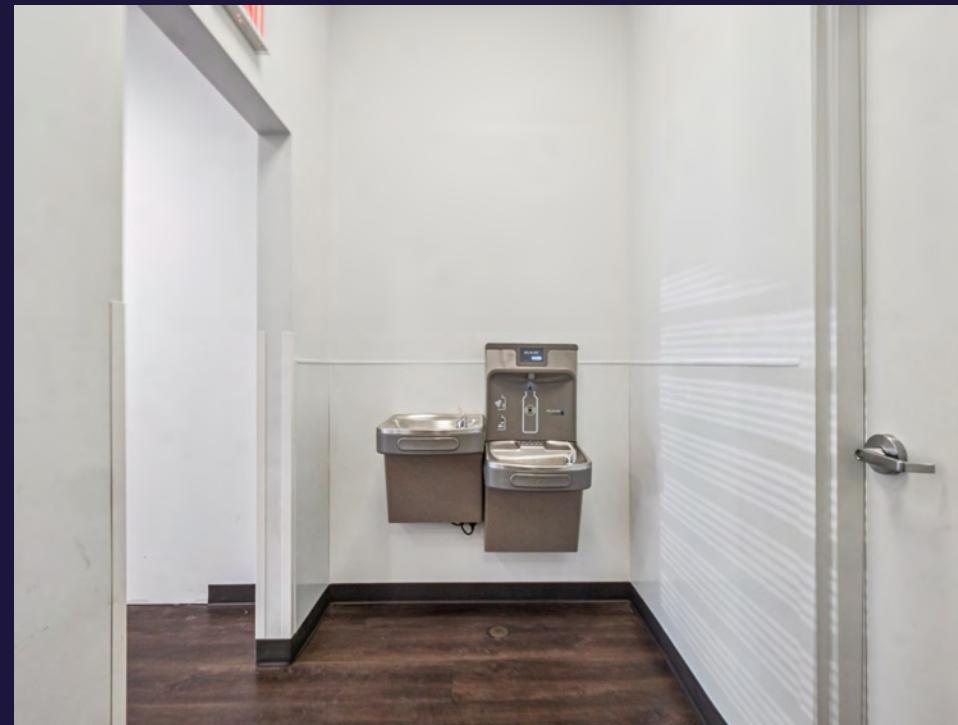
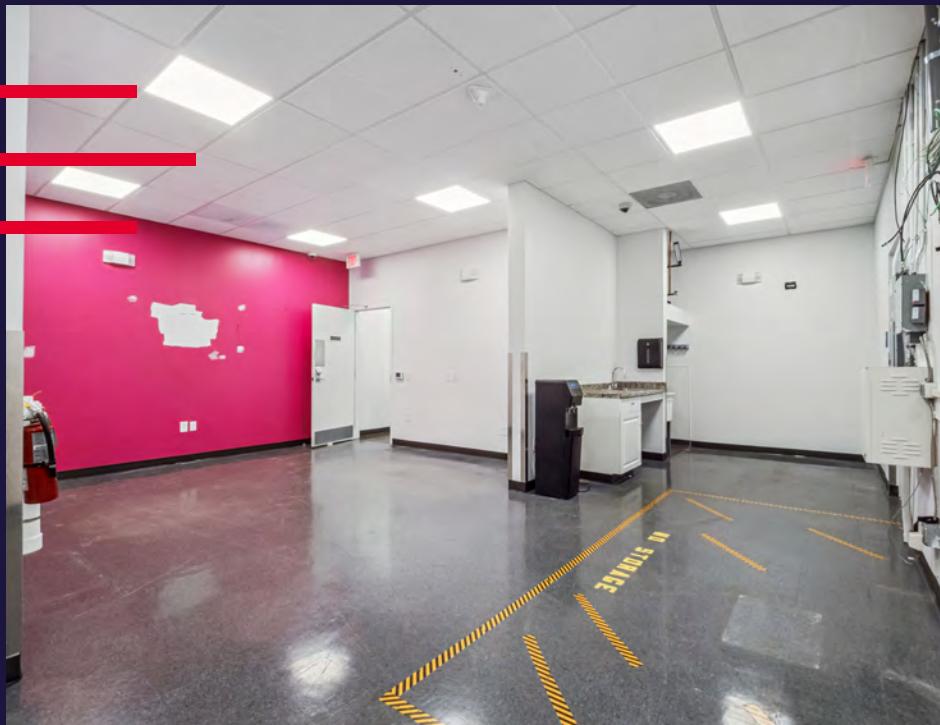
BUILDING

TYPE	3 STAR RETAIL (NEIGHBORHOOD CENTER)		
CENTER	434 CENTER		
LOCATION	SUBURBAN		
GLA	71,122 SF	TENANCY	MULTI
STORIES	1	OWNER OCCUP	NO
TYPICAL FLOOR	71,122 SF	ELEVATORS	NONE
CLASS	B		
DOCKS	2 EXT.		
CONSTRUCTION	MASONRY		
YEAR BUILT	1978		
RENOVATED	2010		
FRONTAGE	305' ON RANGELINE RD. 609' ON SR-434 HWY. 277' ON ST. LAURENT AVE.		
TAXES	\$1.16/SF (2024)		
WALK SCORE®	SOMEWHAT WALKABLE (65)		
PARKING RATIO	4.33/1,000 SF		
PARKING SPACES	SURFACE - 275		

SPACE

FLOOR	AVAILABLE	USE	RENT	SERVICES
P 1ST	2,040 SF	RETAIL	\$25	MG







969 W. STATE RD. 434



W. STATE RD. 434



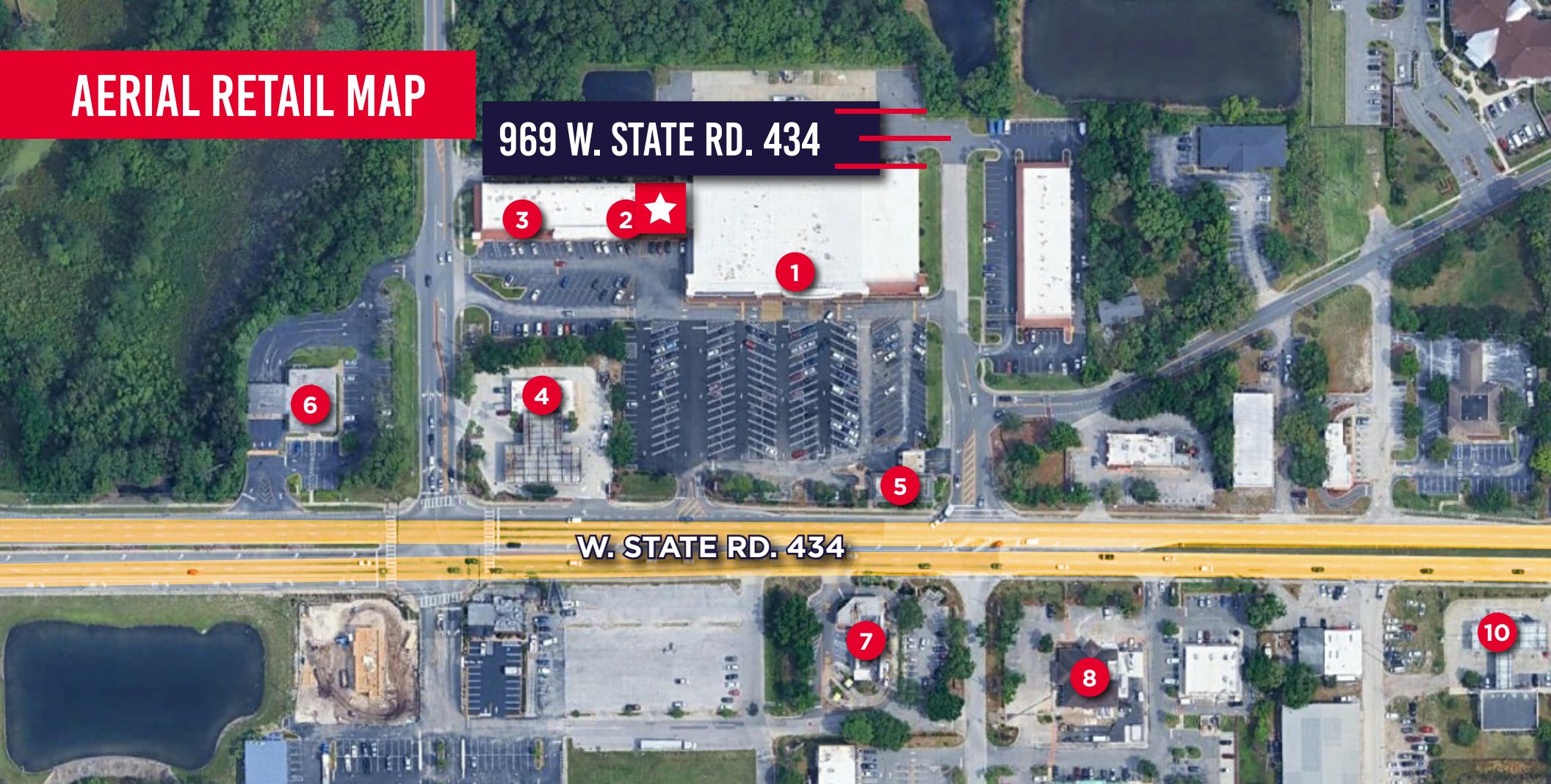
W. STATE RD. 434

	1 MILE	3 MILES	15 MIN. DRIVE
Population	8,498	75,662	451,632
Households	3,076	31,688	184,522
Median Age	46.20	42.50	40.90
Median HH Income	\$82,526	\$65,871	\$76,835
Daytime Employees	9,447	52,012	242,479

Population Growth '24 - '29	▲ 6.47%	▲ 4.79%	▲ 9.09%
Household Growth '24 - '29	▲ 6.79%	▲ 5.00%	▲ 9.36%

AERIAL RETAIL MAP

969 W. STATE RD. 434



1 WINN-DIXIE

2 GOLDEN THAI RESTAURANT

3 PADDY'S PUB LONGWOOD

4 CIRCLE K

5 CHASE BANK

6 ONE FLORIDA BANK

7 MCDONALD'S

8 CHIPOTLE

9 DOLLAR TREE

10 SHELL

PLEASE CONTACT US FOR MORE INFORMATION:



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434 CENTER 

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