

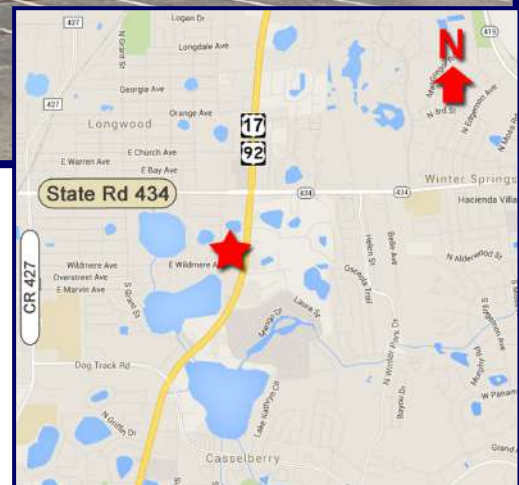
# LONGWOOD LAKES SOUTH

## FORMER BAR & LOUNGE W-HWY FRONTAGE

900 S US Hwy 17-92 | Longwood, FL 32750

4,782 SF  
END CAP

\$18, NNN



- This popular former bar & lounge boasts **LOW operating expenses** of only **\$5.<sup>54</sup>/SF!**
- **Prominent frontage** on US Hwy 17-92 for excellent exposure
- Exciting possibilities w-its **large stage for live events, lounge, wraparound bar, outdoor seating, office & more**
- **\$81,456 Avg. HH Income** within a 3-mile radius
- **New roof** installed in August, 2025
- A **luxury apartment community** is close by to the south, and a

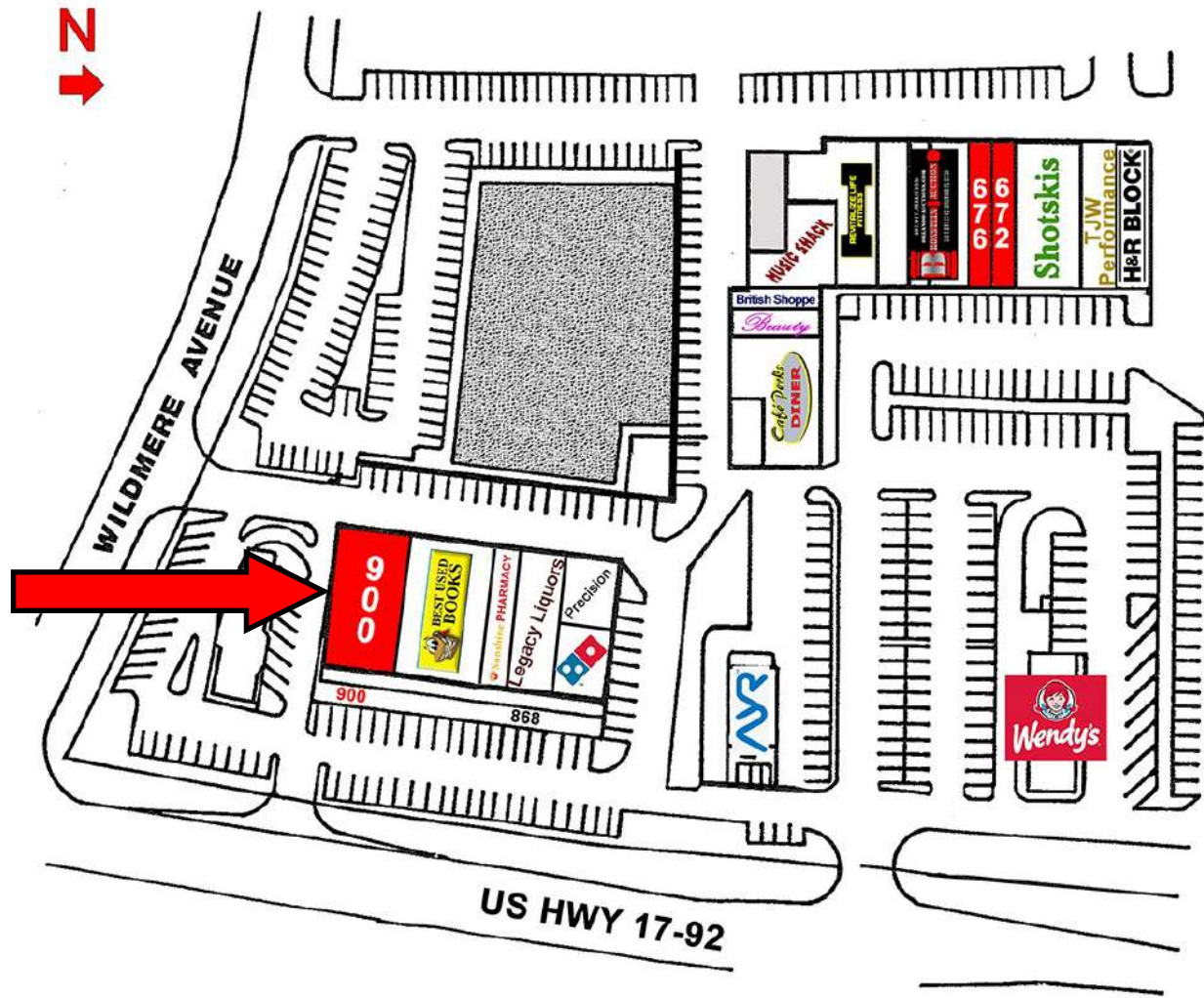
For more information, contact:  
**Jim Gruber x230**  
**(407) 786-4001**



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Altamonte Springs, FL 32714  
**(407) 786-4001**

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## 2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population Est:	10,983	73,207	212,133
Avg. HH Income:	\$65,842	\$81,456	\$90,506
2024-29 Growth:	4.18%	4.02%	4.19%