

For Sale & Lease

# Longwood Freestanding Building

\$1,999,999 | \$14.00 / 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
- Gated property with 51 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
- Operating expenses: \$1.84/SF



**Lease Rate Just Reduced!**

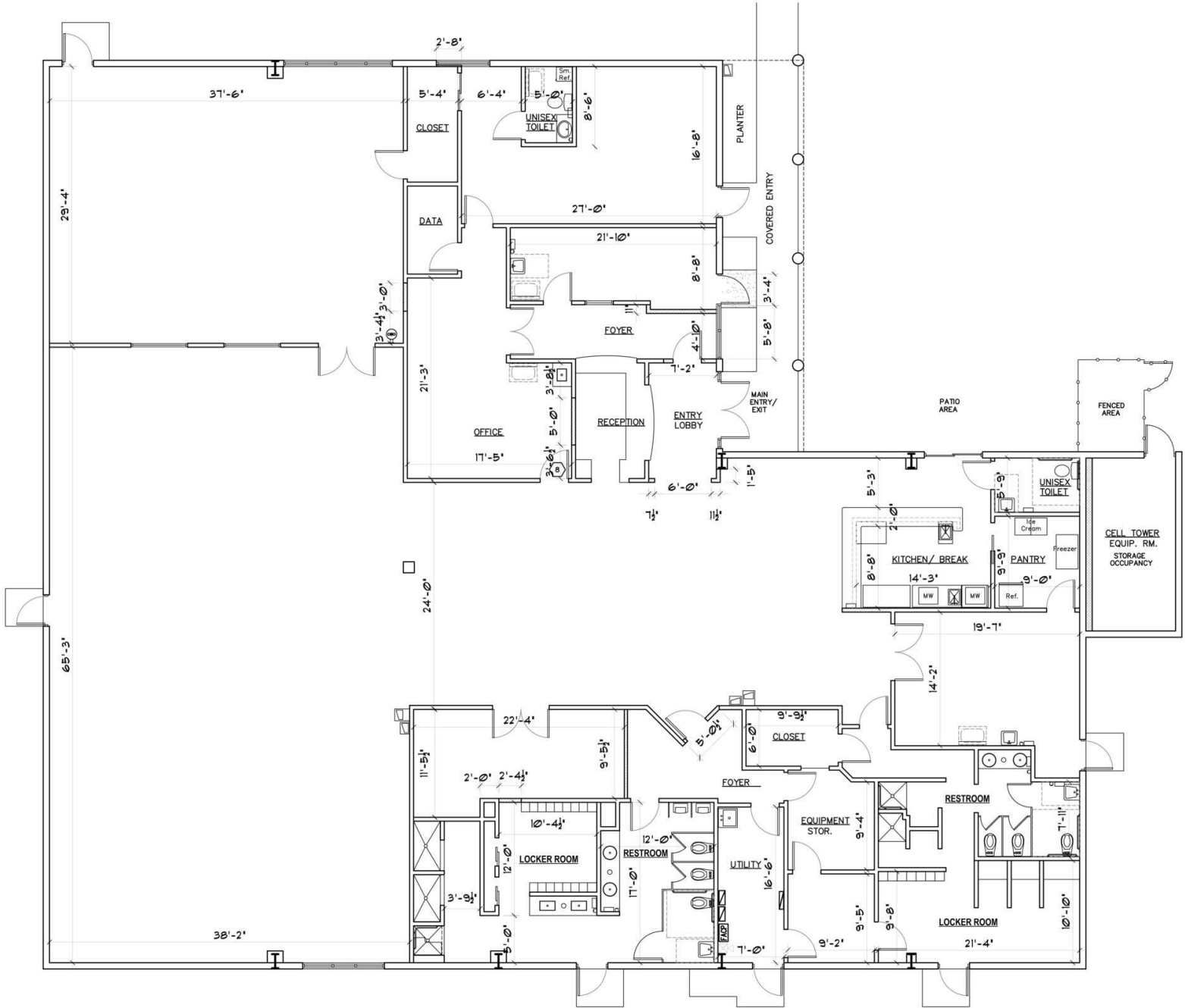
**Sale Price: \$1,999,999**  
**Lease Rate: \$14.00 / SF NNN**

For more information

**Stian Funk**

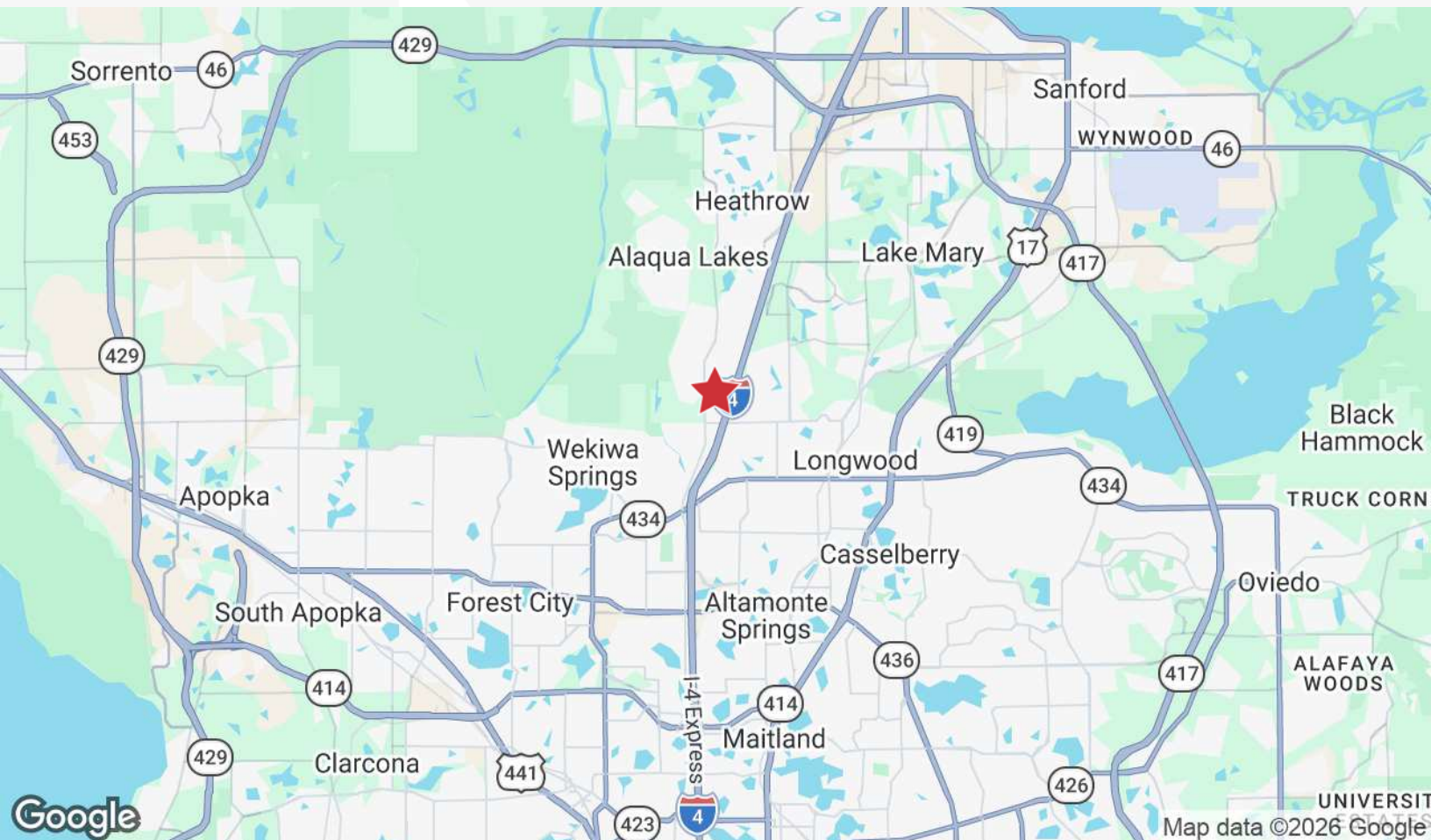
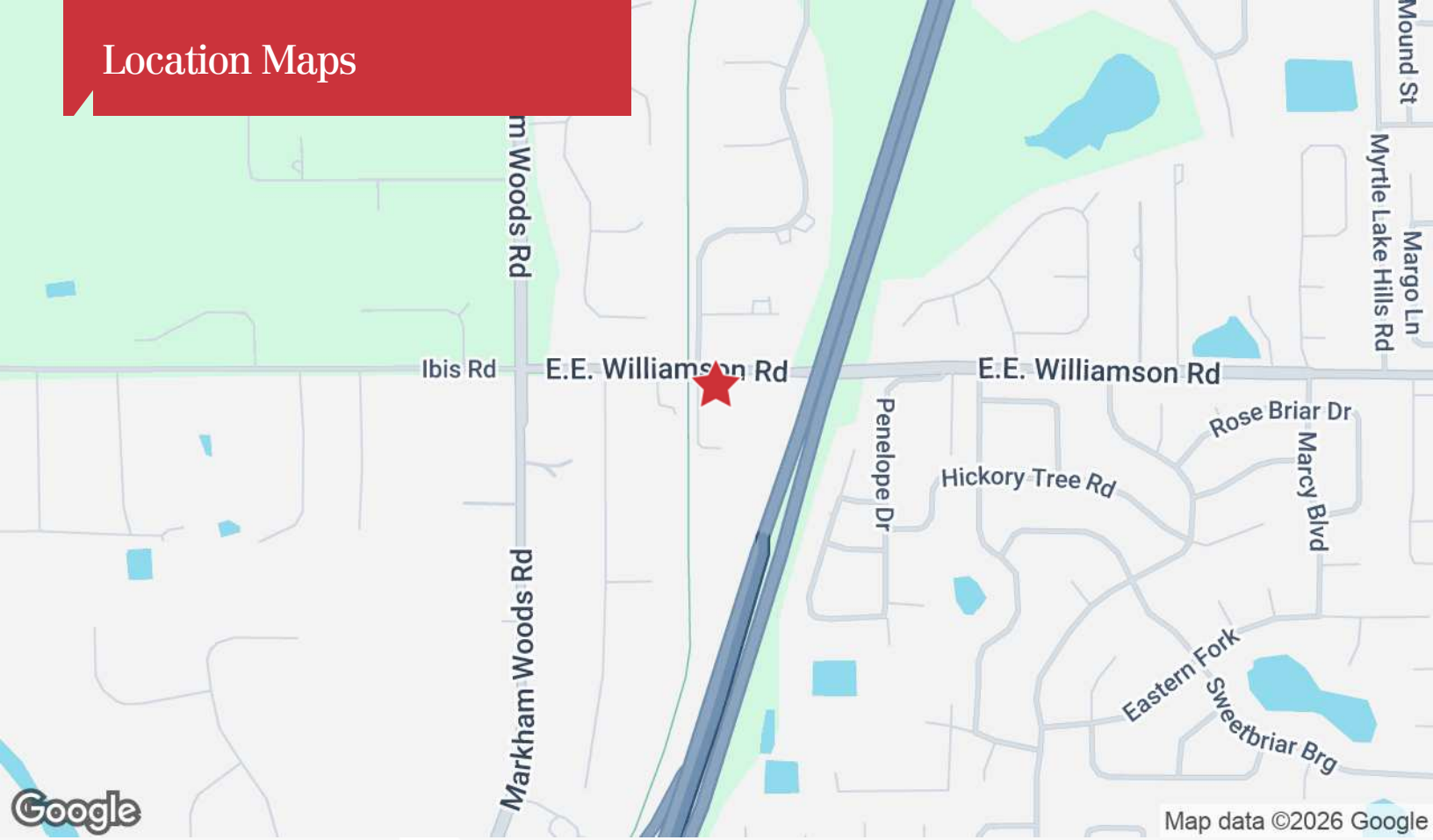
O: 407 949 0747  
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# Floor Plan

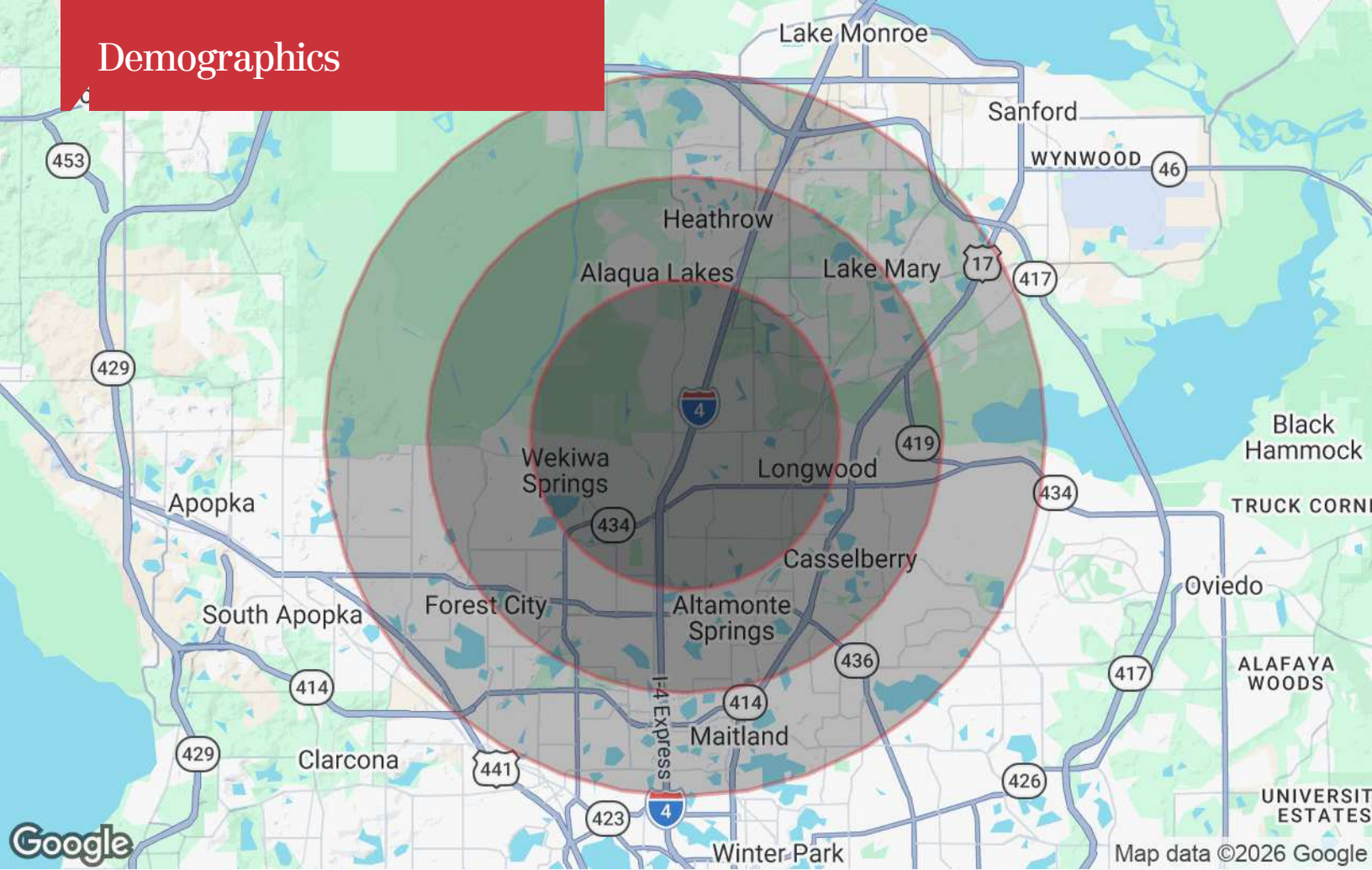




# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	60,264	179,914	340,414
MEDIAN AGE	42.9	41.7	40.9
MEDIAN AGE (MALE)	41.8	40.6	40.0
MEDIAN AGE (FEMALE)	44.1	42.7	42.0

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	24,215	73,998	136,961
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$116,166	\$109,569	\$109,326
AVERAGE HOUSE VALUE	\$409,809	\$395,281	\$389,427

\* Demographic data derived from 2020 ACS - US Census