

ASHU'S
e & Sales
331-0930

For Sale

800-806 W SR 434, LONGWOOD FL. 32750
800 WEST STATE ROAD 434

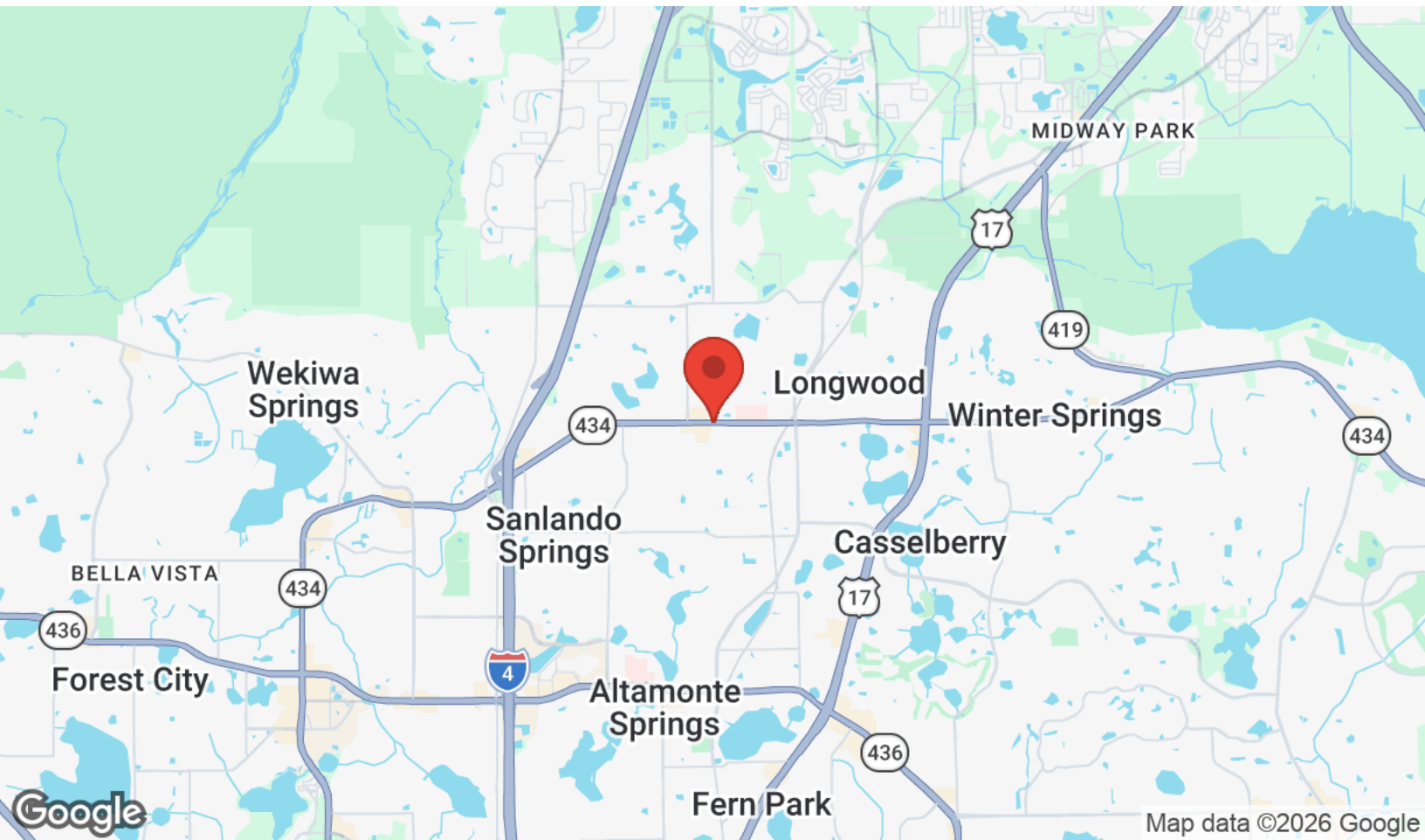
LONGWOOD, FL 32750



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
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LOCATION MAPS

800 WEST STATE ROAD 434 | LONGWOOD, FL 32750



PROPERTY SUMMARY

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Property Summary

Building SF:	4,350
Lease Rate:	\$30.00psf MG
Lot Size:	9,727 SF
Parking:	20+Overflow
Price:	\$975,000
Traffic Count:	41,916
Utilities:	Seminole County
Year Built:	1966 f(806) 1980 (800)
Zoning:	GC

Property Overview

Bldg 800 is leased thru March 31, 2027, with a long term tenant. This is a 2640 sq ft metal building with a resealed (2022) metal roof. Current use is car repair.

Building 806 is a 1710 sqft block masonry building with a 2019 shingle roof. This building has been used for 25 years for car sales. There are two separate electric meters for these two attached buildings. The vacant lot runs behind the two buildings. There is a clean Phase One report available. Building 806 is also Leased for 1670 sq ft. This lease expires 4/2027. Both buildings have phase three power. There are three curb cuts and road signage! This building is also leased thru March 2027.

Location Overview

Fronting SR 434, these buildings are across the street, slightly west, of the Orlando Health Hospital. The parcel to the west of this property is new development. I4 is 2 miles away. This is an area of amazing growth and opportunity.

PROPERTY PHOTOS

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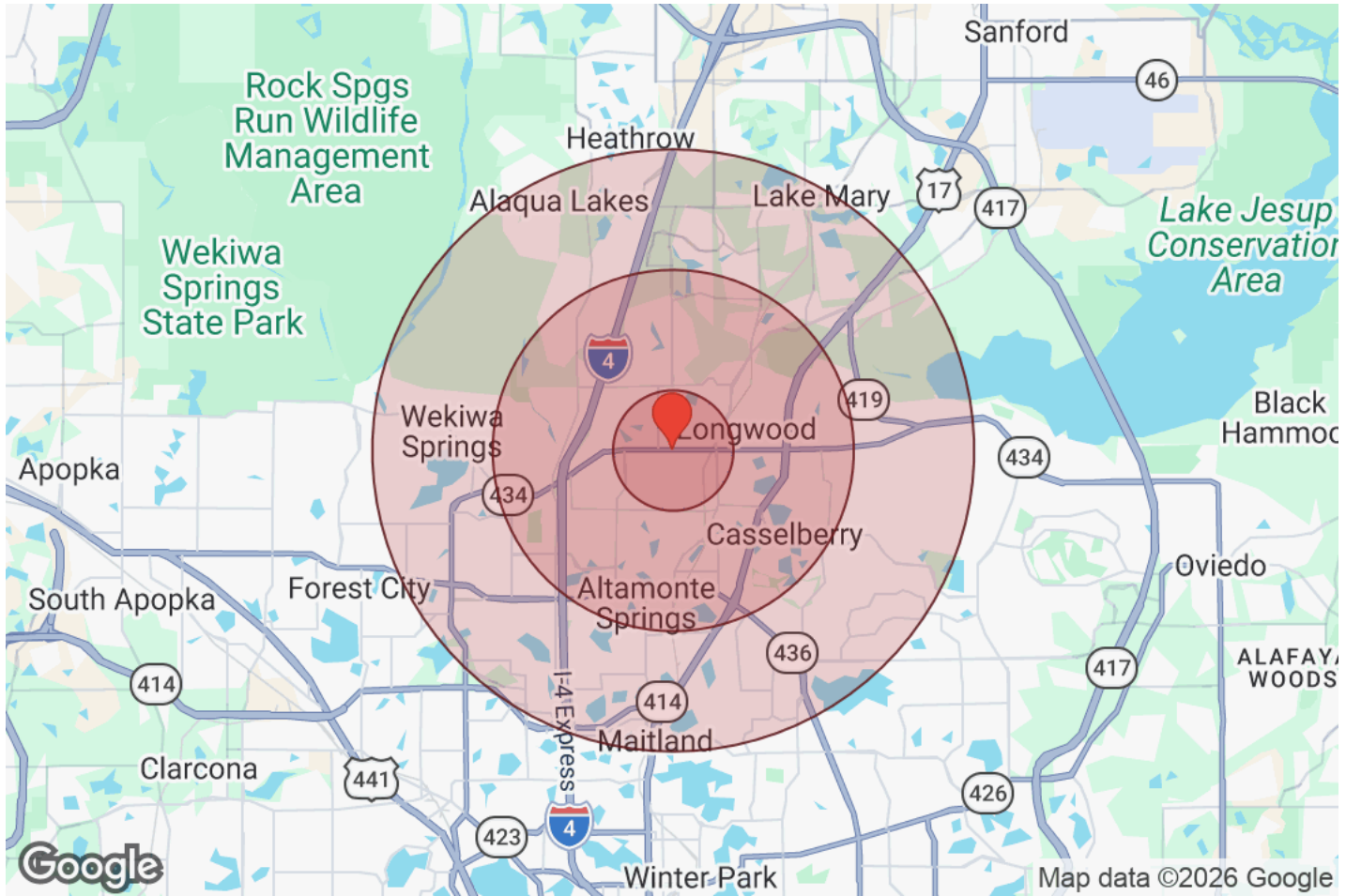


OPTIMA REAL ESTATE
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Winter Springs, FL 32708

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DEMOGRAPHICS

800 WEST STATE ROAD 434 | LONGWOOD, FL 32750



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,033	36,775	100,871
Female	3,898	39,144	107,330
Total Population	7,931	75,919	208,201

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,099	42,089	115,156
Black	578	9,224	24,214
Am In/AK Nat	6	61	167
Hawaiian	2	23	62
Hispanic	1,654	18,889	52,987
Asian	397	3,796	10,493
Multiracial	171	1,632	4,580
Other	25	197	541

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,093	34,478	91,512
Occupied	2,977	33,069	87,702
Owner Occupied	2,315	18,896	51,732
Renter Occupied	662	14,173	35,970
Vacant	116	1,409	3,810

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,172	11,261	32,161
Ages 15 - 24	751	7,754	22,051
Ages 25 - 54	2,974	31,825	88,007
Ages 55 - 64	998	9,316	25,822
Ages 65+	2,036	15,763	40,161

Income	1 Mile	3 Miles	5 Miles
Median	\$93,144	\$78,828	\$84,307
Under \$15k	171	1,998	5,128
\$15k - \$25k	103	1,982	4,968
\$25k - \$35k	160	2,295	5,360
\$35k - \$50k	352	3,739	9,272
\$50k - \$75k	407	5,763	14,306
\$75k - \$100k	406	4,949	12,935
\$100k - \$150k	670	6,065	15,834
\$150k - \$200k	334	2,945	8,485
Over \$200k	373	3,334	11,414

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PROFESSIONAL BIO

800 WEST STATE ROAD 434 | LONGWOOD, FL 32750



ROBIN KESLER, CCIM

Commercial Director



Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.