

RETAIL FOR SALE

800-806 W SR 434, LONGWOOD FL. 32750



FOR SALE

OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708



PRESENTED BY:
ROBIN KESLER, CCIM
Commercial Director
office: (407) 366-4500
cell: (407) 402-1400
rkesler@mac.com
BK694599, Florida

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LOCATION MAPS

800-806 W SR 434, LONGWOOD FL 32750



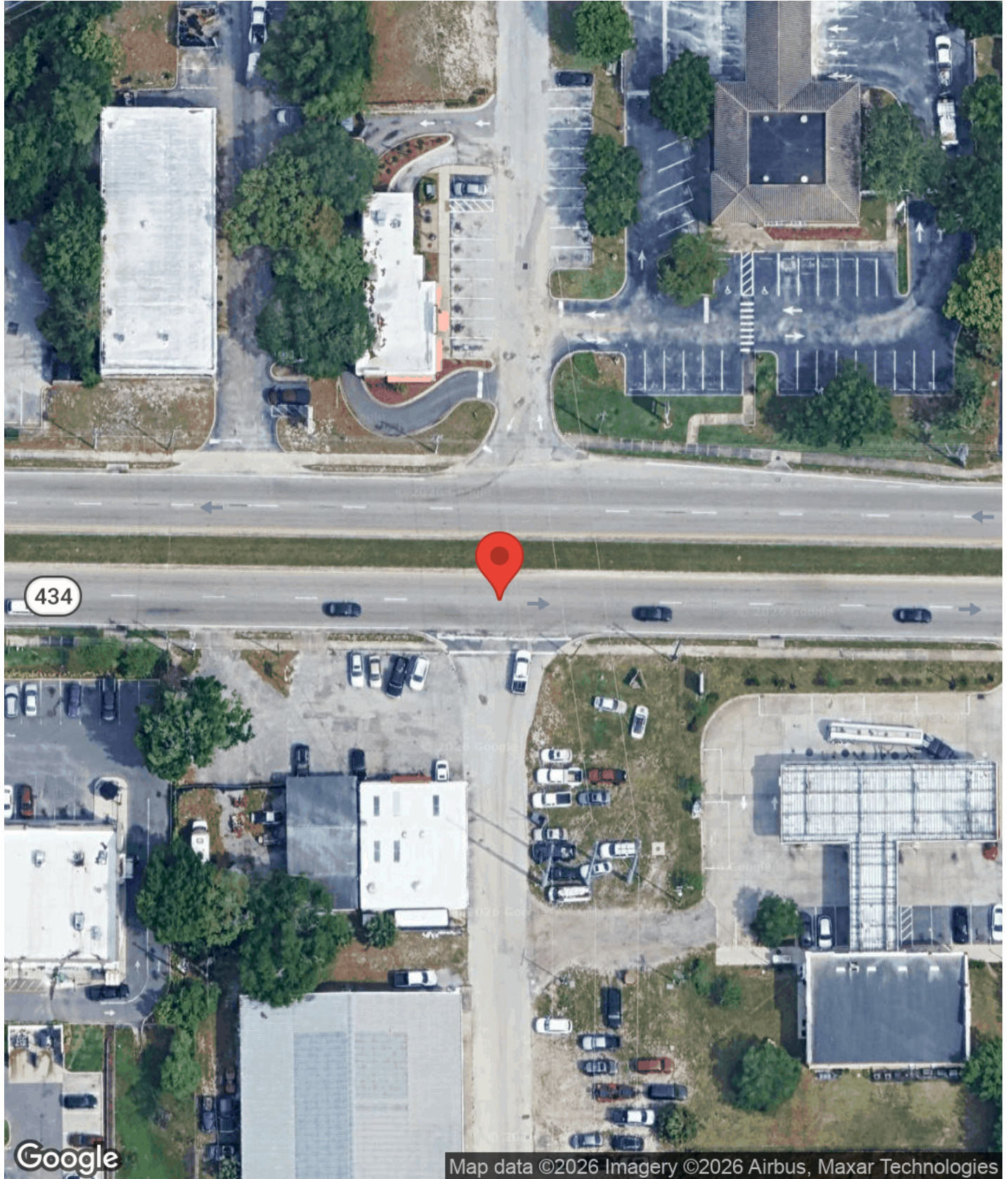
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AERIAL MAP

800-806 WEST STATE ROAD 434 | LONGWOOD, FL 32750



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PROPERTY SUMMARY

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Property Summary

Price:	\$975,000
Building SF:	4,350
Rentable SF:	4,350
Lot Size:	9,727 SF
Frontage:	300 ft
Signage:	Pylon & Building
Parking:	40 + Overflow
Year Built:	1966 f(806) 1980 (800)
Zoning:	GC
Bldg 800 Roof Resealed	2022
Building 806 Roof	Replaced 2019
Utilities	Separate mEters

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

800- 806 WEST STATE ROAD 434 | LONGWOOD, FL 32750



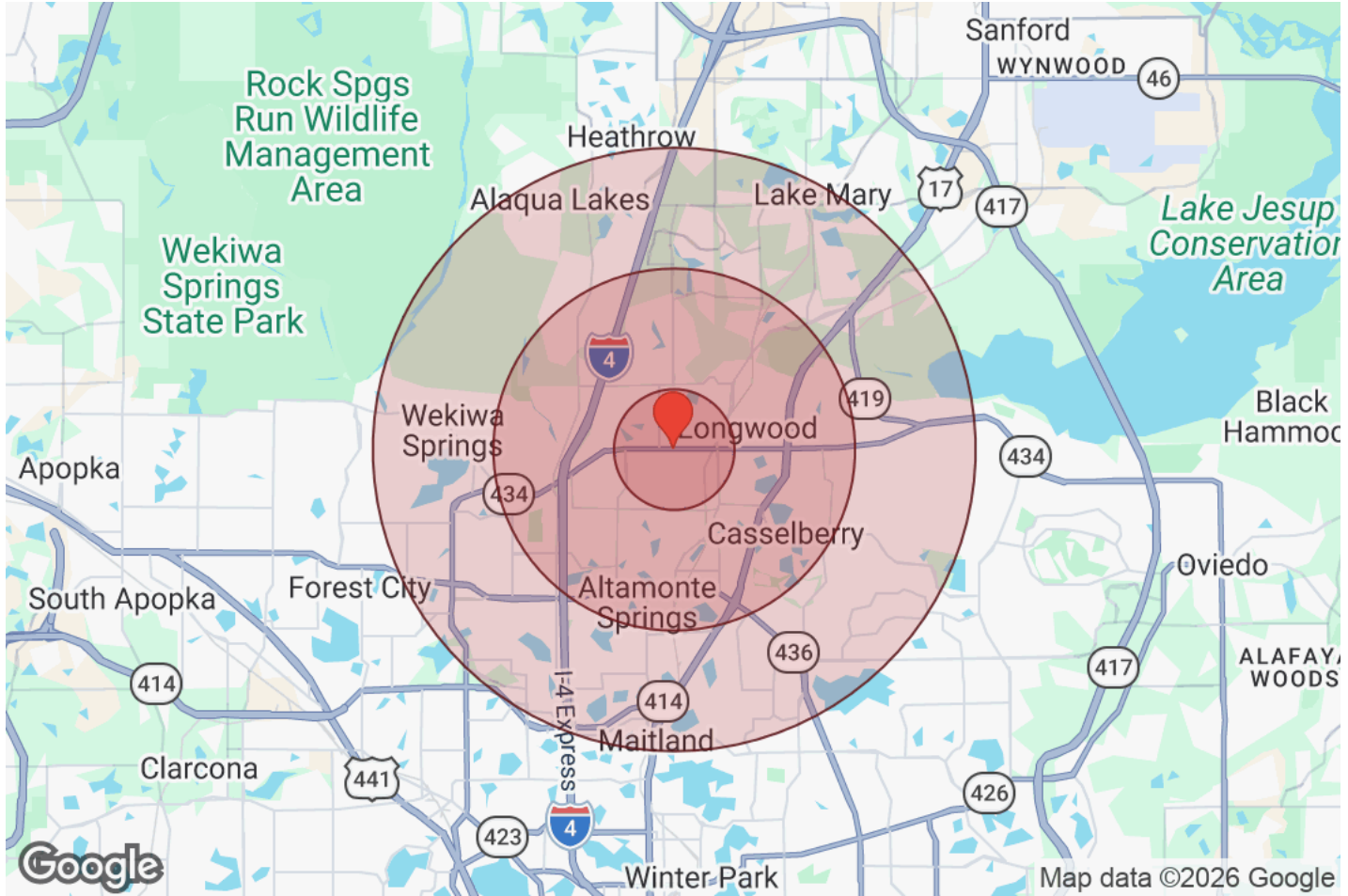
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,202	36,546	99,822
Female	4,060	38,884	106,162
Total Population	8,262	75,430	205,984

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,270	41,773	113,930
Black	620	9,263	24,080
Am In/AK Nat	7	60	165
Hawaiian	2	23	62
Hispanic	1,743	18,744	52,299
Asian	415	3,787	10,443
Multiracial	183	1,592	4,470
Other	24	189	536

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,266	34,737	91,646
Occupied	3,148	33,381	87,955
Owner Occupied	2,449	18,864	51,639
Renter Occupied	699	14,517	36,316
Vacant	119	1,356	3,691

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,213	11,149	31,706
Ages 15 - 24	776	7,689	21,793
Ages 25 - 54	3,103	31,640	87,101
Ages 55 - 64	1,050	9,276	25,557
Ages 65+	2,119	15,677	39,828

Income	1 Mile	3 Miles	5 Miles
Median	\$100,583	\$78,473	\$85,407
Under \$15k	174	1,926	4,894
\$15k - \$25k	45	1,669	4,159
\$25k - \$35k	234	2,434	5,526
\$35k - \$50k	375	3,739	8,696
\$50k - \$75k	416	6,312	15,776
\$75k - \$100k	319	4,391	11,834
\$100k - \$150k	777	6,296	16,717
\$150k - \$200k	328	2,930	8,343
Over \$200k	480	3,684	12,010

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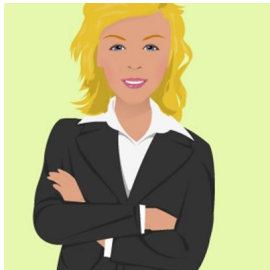
PROFESSIONAL BIO

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.

☒☒

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.

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800 WEST STATE ROAD 434



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