

2nd Gen Gym Space

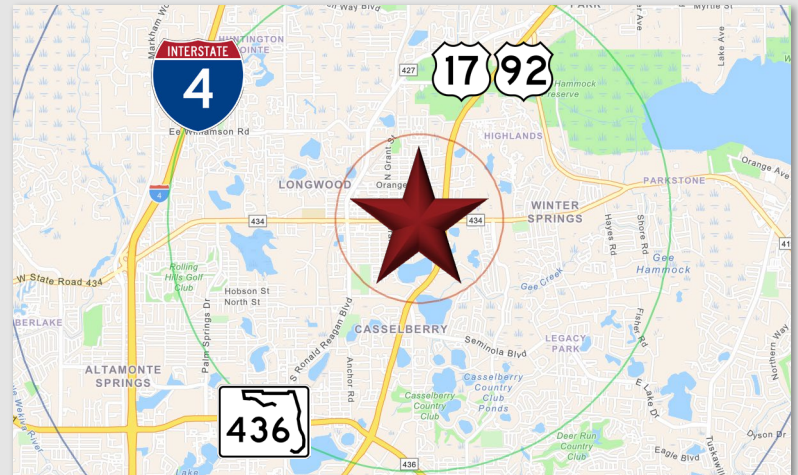
851 E SR 434, STE 208, Longwood, FL 32750



Lease Rate: \$17psf NNN

LOCATION HIGHLIGHTS

Situated on E SR 434 (27,000 AADT), this convenient location is within walking distance of public transport and offers quick access to US 17-92 and Ronald Reagan Blvd. With I-4 less than 4 miles away, the site provides strong regional connectivity across Central Florida. Nearby established businesses include an adjacent Truist Bank and AutoZone Auto Parts and Fairwinds Credit Union located directly across the street. Additional retail and dining options are available along both US 17-92 and SR 434.



LISTING HIGHLIGHTS

- **±4,500 SF** 2nd Gym/Fitness Studio Available Now
- Located in a ±61,200 SF retail plaza with a **mix of local and national tenants** including O'Reilly Auto Parts and Hero Academy Martial Arts
- **Mostly open layout** includes men's and women's restrooms with individual stalls and showers, as well as a bonus room, storage room, and managerial office
- Monument and storefront signage available
- **246 shared parking spaces**

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,133	73,303	205,925
Median HH Income	\$78,084	\$98,988	\$106,928
Average HH Income	\$78,084	\$98,988	\$106,928

CONTACT FOR MORE INFORMATION

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STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	TBD	1,800
132	Euro - Balkan Grocery	1,800
136-138	TBD	1,800
142	TBD	5,400
164	TBD	7,200
168	Allegro Music Center	1,800
176	Solshine Events	2,700
178	Total Wireless by Verizon	900
180	The E Salon and Suites	1,800
184-192	TBD	4,500
194	Hero Academy Martial Arts	2,700
200	Blue Sky Nails & Spa	1,800
204	Wags to Riches	900
208	AVAILABLE NOW	4,500
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams Paint Store	5,400

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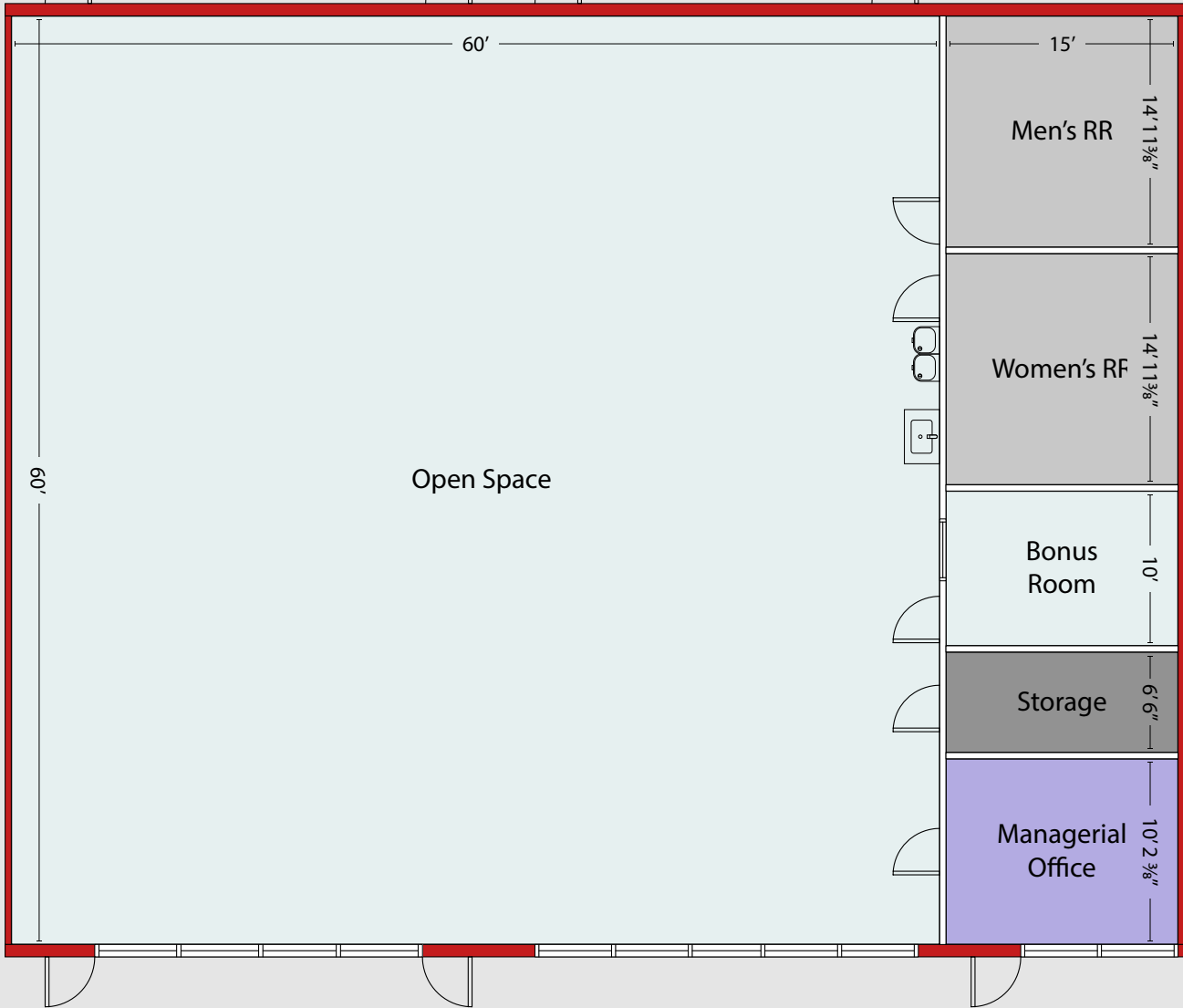
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NOT TO SCALE.

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.

SPACE DETAILS

- Square Footage: **4,500± SF**
- Lease Rate: **\$17psf NNN**
- Best Use: **Gym / Fitness Studio**
- Ideal for CrossFit, personal training, boxing, yoga, pilates, and similar concepts

Interior Features:

- Mostly open layout
- Urban minimalist design elements
- Black exposed ceilings
- Concrete flooring
- Tall storefront windows for abundant natural light

Facilities Includes:

- Men's and women's restrooms with individual stalls and showers
- Office space for management
- Bonus room and storage space
- Outdoor seating area shaded by trees out front

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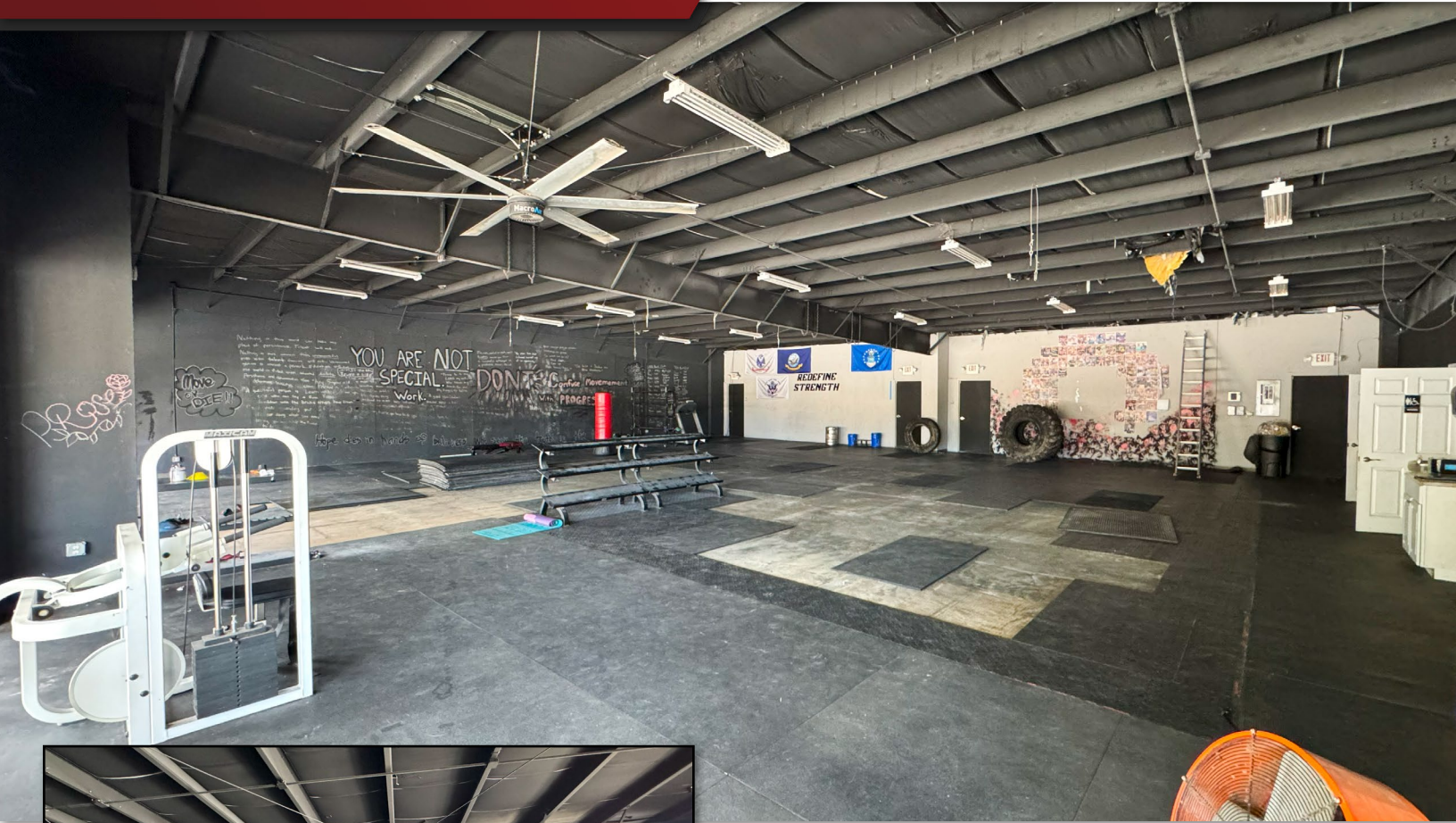
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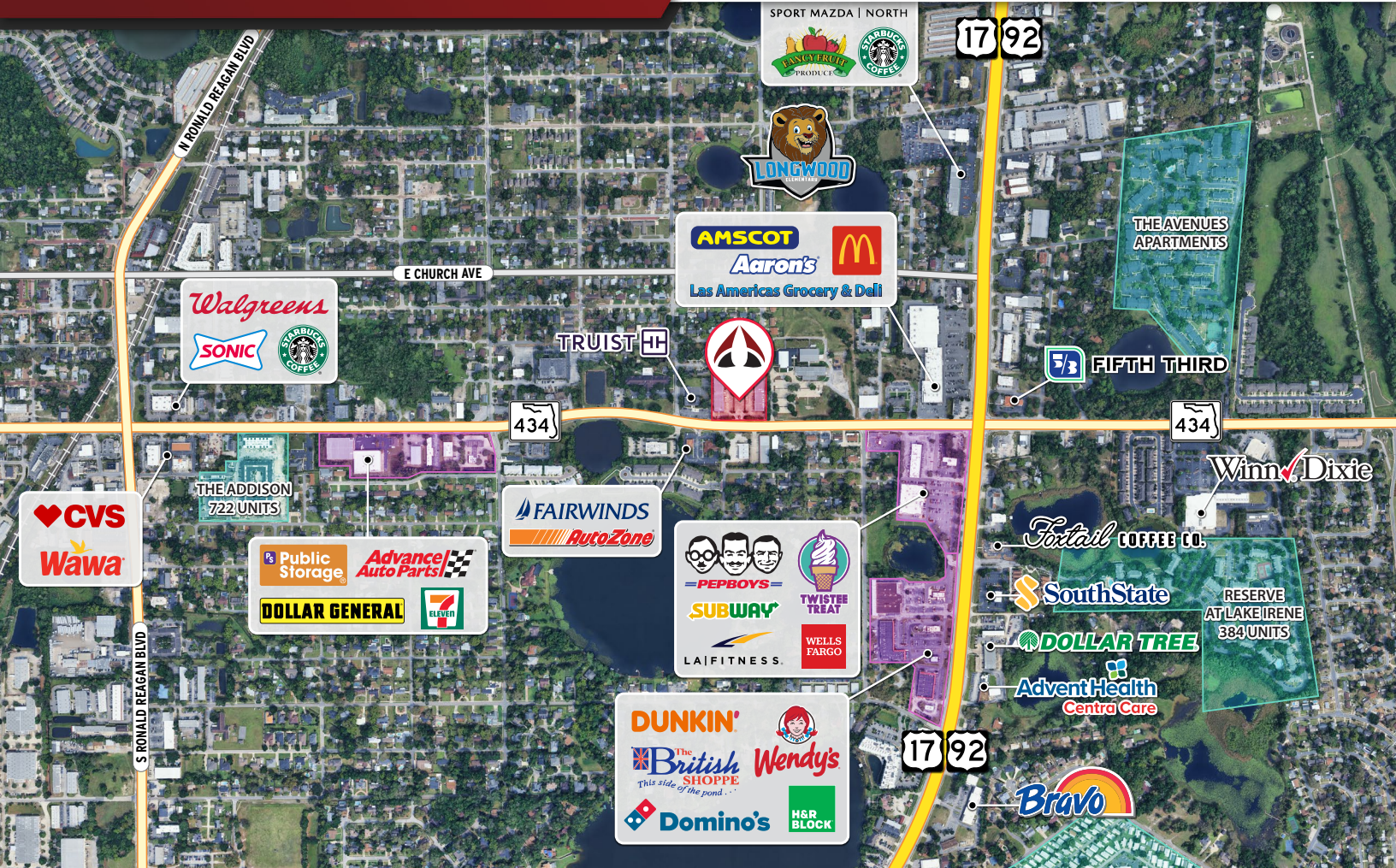
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