

FOR LEASE

225 N RONALD REAGAN BOULEVARD | SUITE 101 & 102

LONGWOOD, FL 32750



## AVAILABLE SUITES

### Suite 101 – Medical Office | 3,384 SF

Second-generation medical space, vacant and available now. Previously built out as a medical office, it's ideal for another healthcare user but offers flexibility for a range of uses. The Landlord is open to providing cosmetic upgrades to modernize the suite.

### Suite 102 – Salon Space | 3,740 SF

Second-generation, beautifully built-out salon featuring 20 hair stations, 6 wash bowls, retail display area at the front, a relaxation area, storage, break room, and 2 ADA restrooms. This pristine salon environment offers a rare turnkey opportunity for salon operators.

## HIGHLIGHTS

**DATE AVAILABLE:** Immediately

**ASKING RATE:** Negotiable

*For more information, please contact one of the following individuals:*

### CONTACT

#### SAMUEL GASLIN

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# PROPERTY OVERVIEW

225 N RONALD REAGAN BLVD

Located in the heart of Longwood, FL, this property is situated in one of Central Florida's fastest-growing suburban markets. Longwood benefits from its close proximity to **downtown Orlando** and access to major transportation routes, making it a desirable area for residents, businesses, and commuters. The adjacent **SunRail station** enhances foot traffic, drawing in both local customers and regional visitors.

## LOCATION

High-growth Longwood market with easy access to I-4 and downtown Orlando

## AREA DEMOGRAPHICS:

75,000+ residents within a 3-mile radius with average HH income over \$85,000



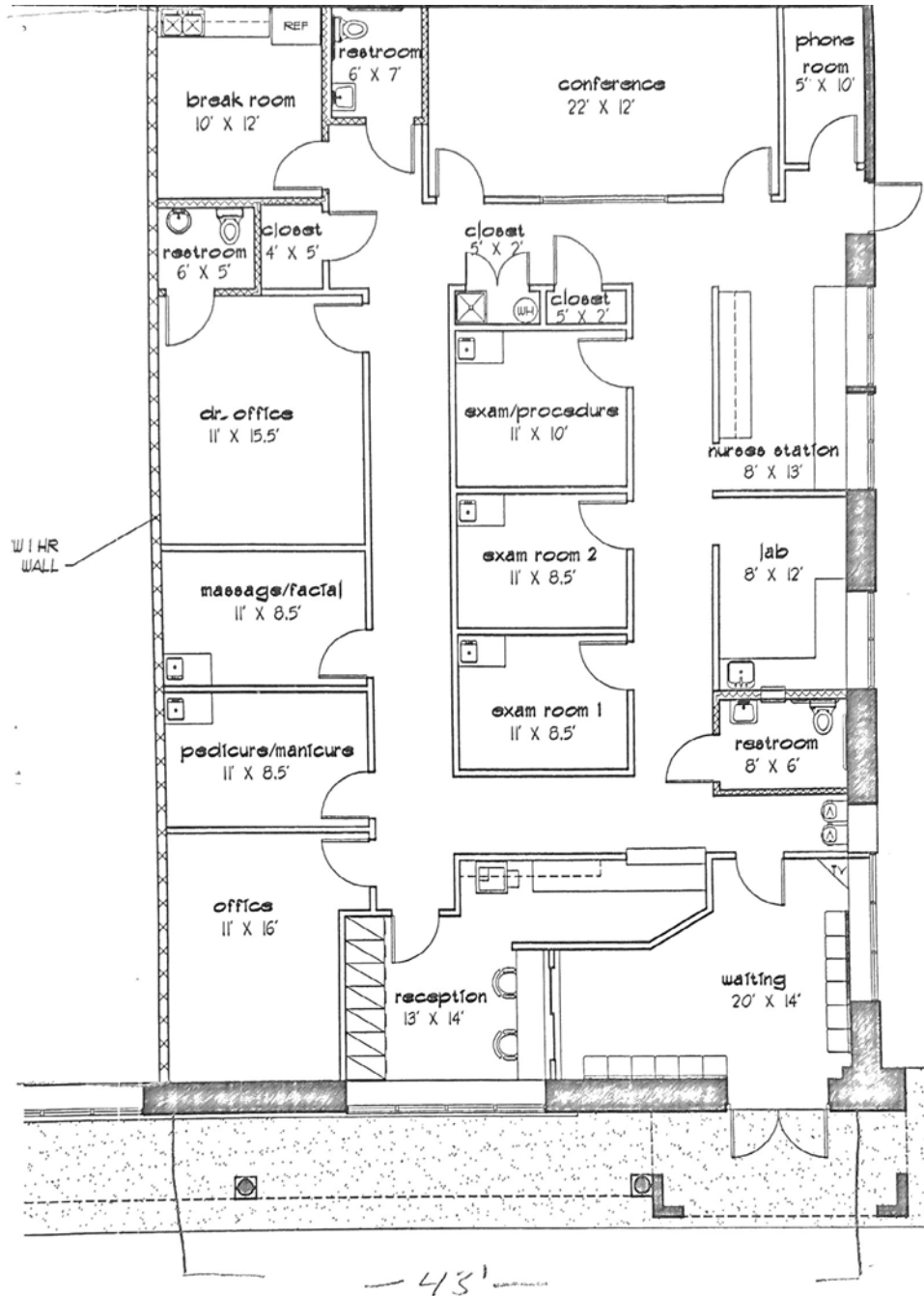
RONALD REAGAN BOULEVARD

# PROPERTY OVERVIEW



# SUITE 101 FLOOR PLAN | 3,384 SF

225 N RONALD REAGAN BLVD



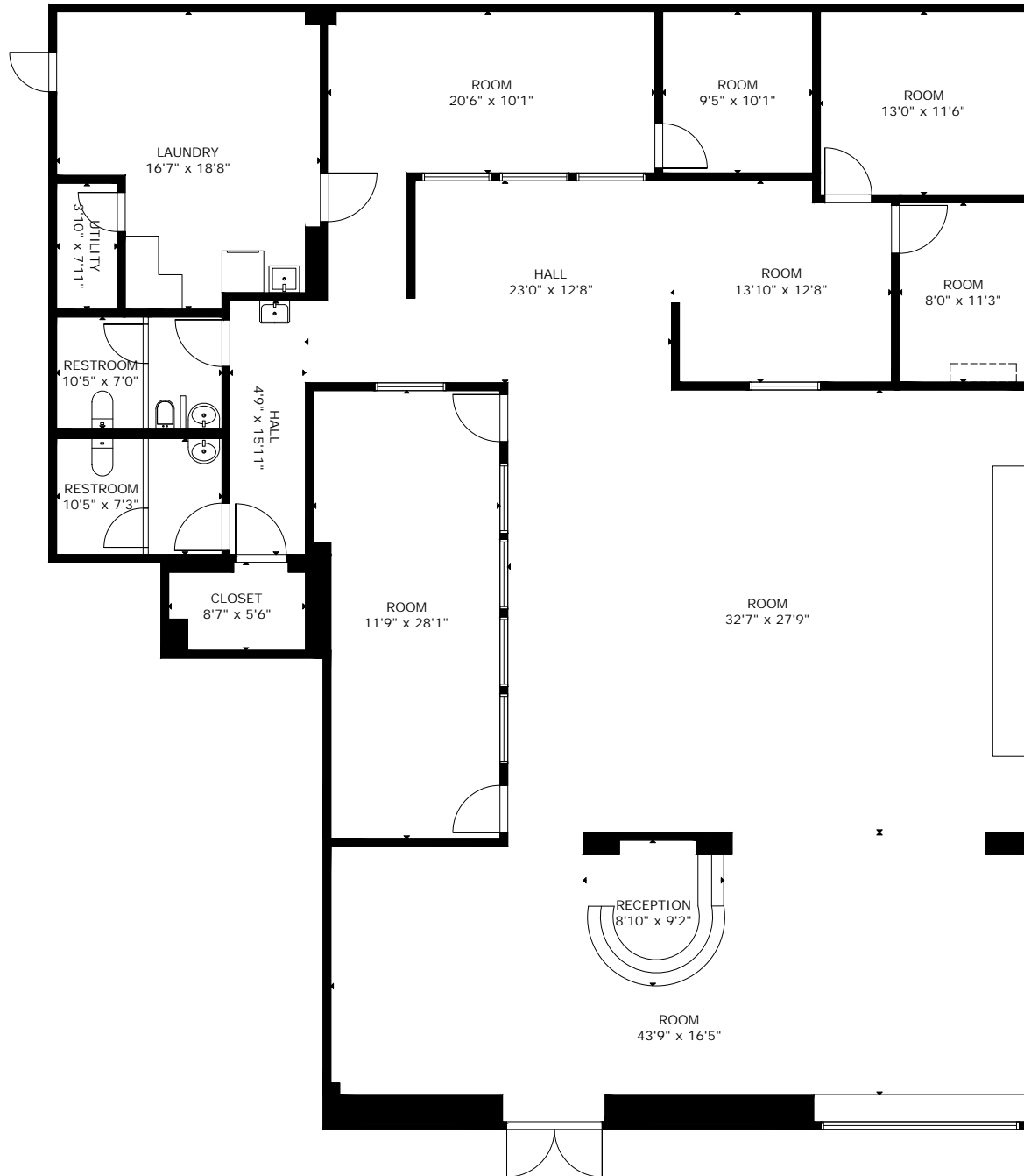
# SUITE 101 PHOTOS

225 N RONALD REAGAN BLVD



# SUITE 102 | FLOOR PLAN | 3,740 SF

225 N RONALD REAGAN BLVD



VIEW



Matterport™

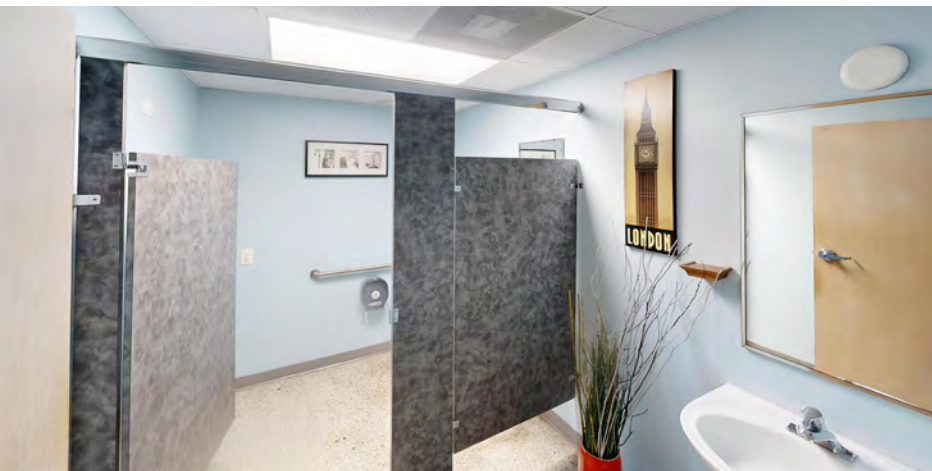
# SUITE 102 | 2ND GENERATION SALON | 3,740 SF

225 N RONALD REAGAN BLVD



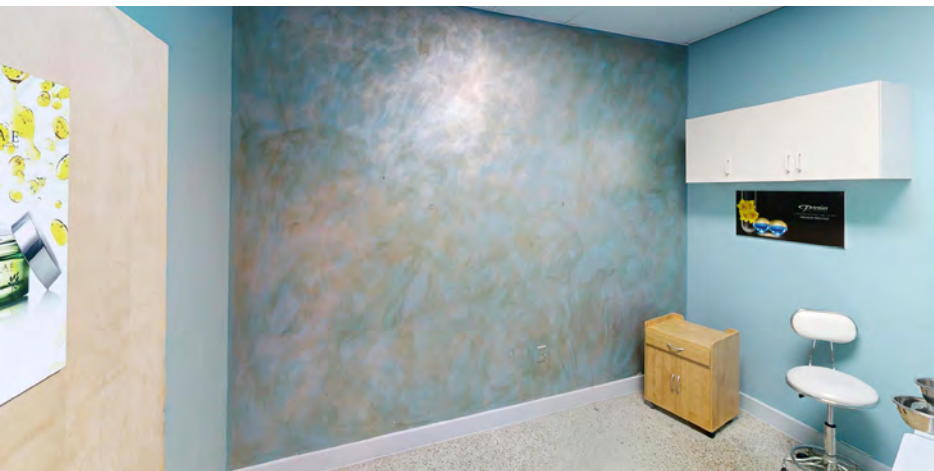
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