

For Lease

# Flex / Office / Warehouse Space

1,650 - 4,000 SF | \$16 / SF



## 976 Florida Central Parkway

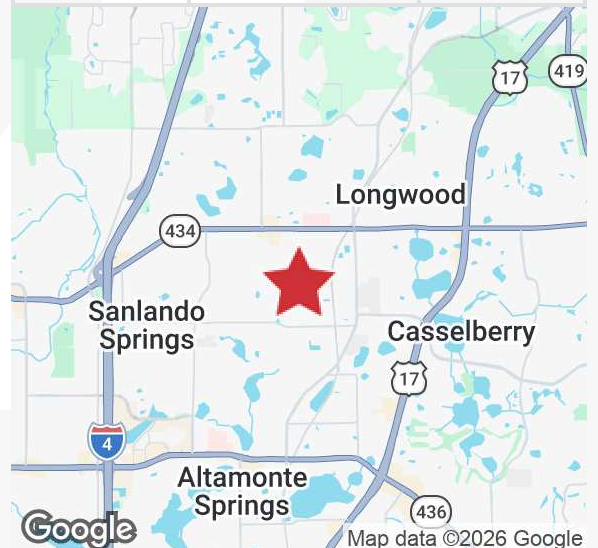
Longwood, Florida 32750

### Property Highlights

- 19,950± SF multi-tenant flex building
- Prime location in Florida Central Commerce Park
- Situated on 2.3± acres
- Flexible office, showroom & warehouse layouts
- Grade-level loading with 10' x 10' roll-up doors
- Ample parking (2.8/1,000 SF ratio)
- Concrete block construction
- Front and rear suite access
- Zoning: Industrial (City of Longwood)
- Easy access to I-4, SR 434, US Hwy 17-92 & Ronald Reagan Blvd

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 100	\$16.00 SF/yr	1,650
Suite 124	\$16.00 SF/yr	4,000



**Lease Rate: \$16 / SF NNN**  
**(Op Ex: \$3.87/SF)**

For more information

**Stian Funk**

O: 407 949 0747  
sfunk@realvest.com

# Property Photos



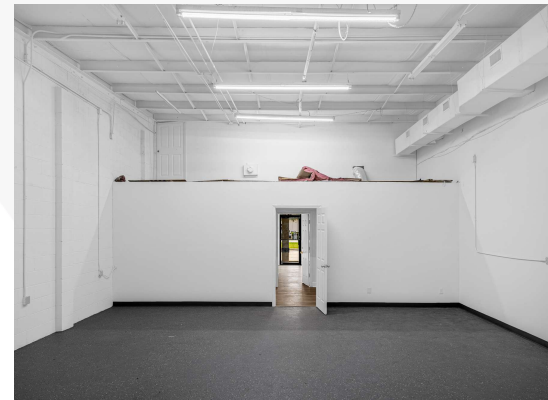
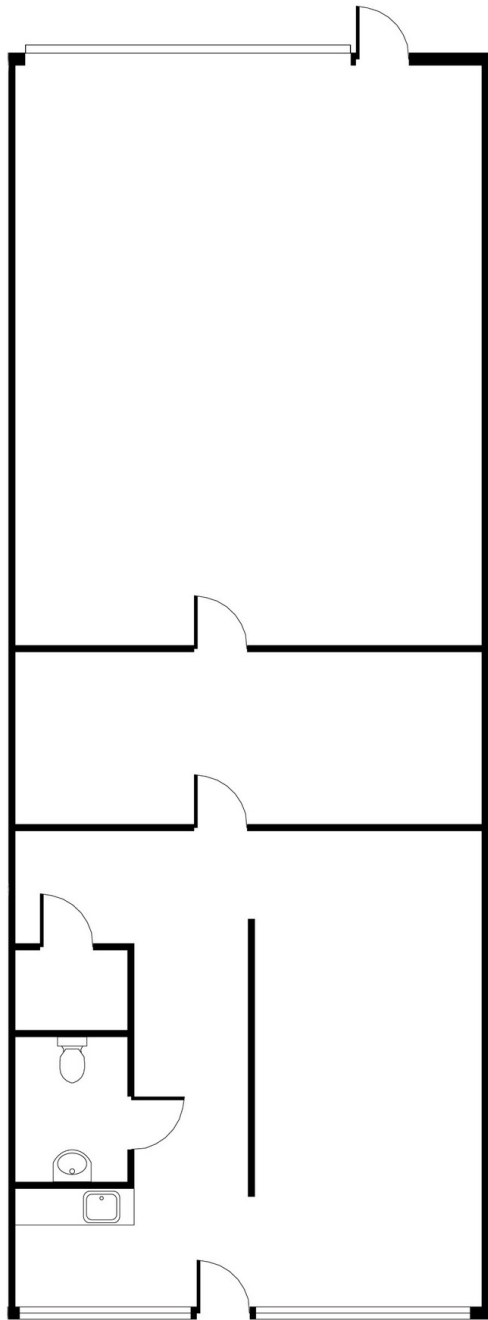
# Available Spaces

Suite 140	Suite 136	Suite 120	Suite 124 4,000± SF Available	Suite 112B	Suite 108	Suite 104	Suite 100 1,650± SF
			Suite 116				
Canopy							

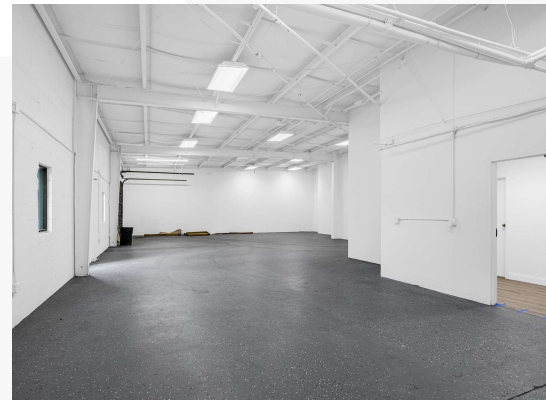
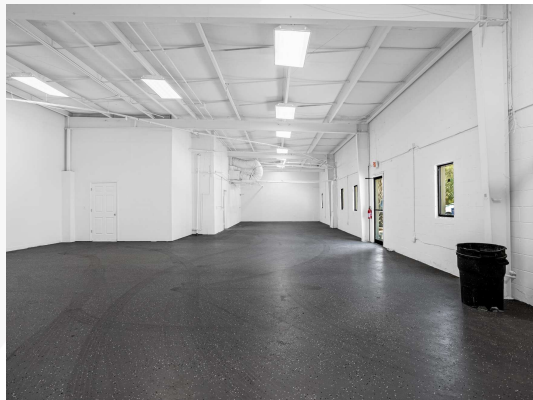
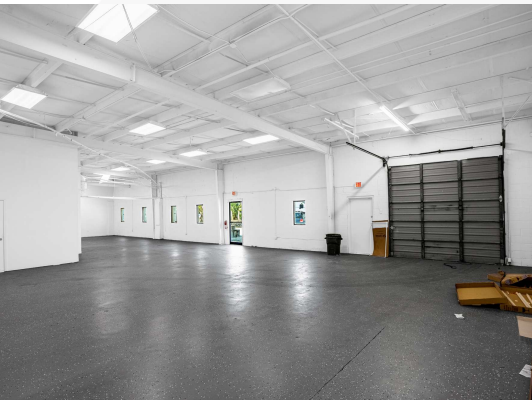
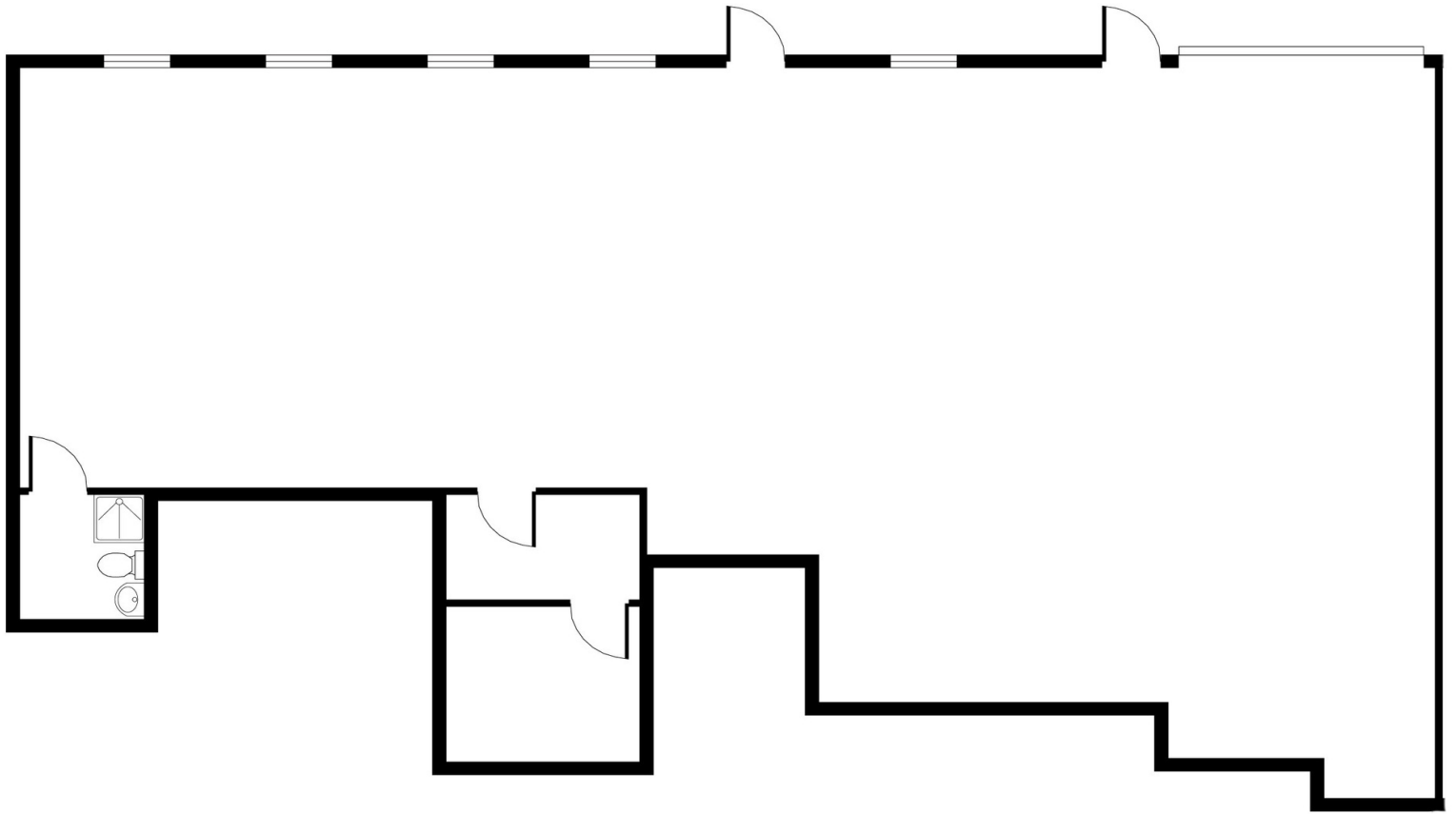
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	1,650 SF	NNN	\$16.00 SF/yr	Available Now
Suite 124	4,000 SF	NNN	\$16.00 SF/yr	Available August 1, 2026

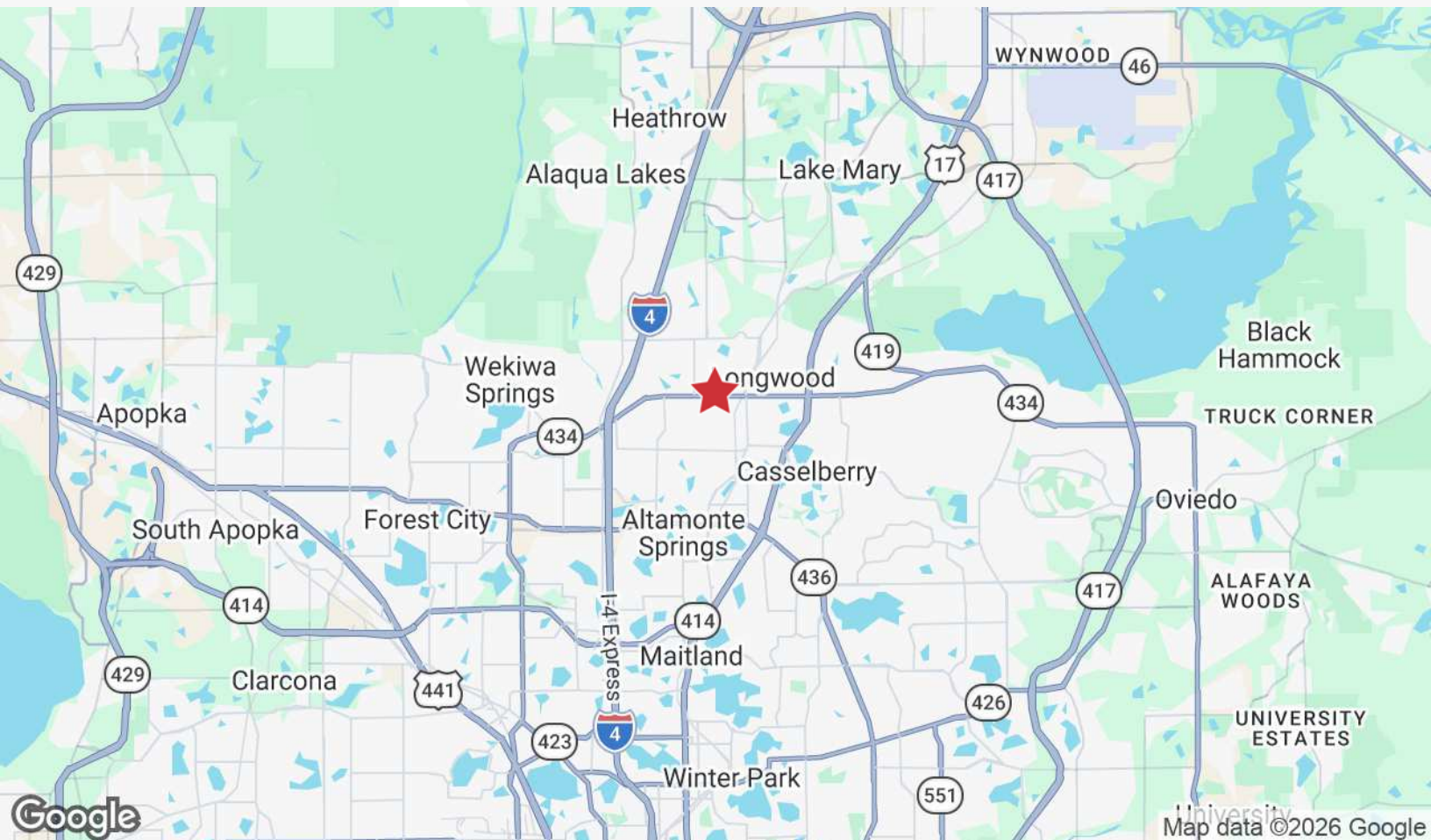
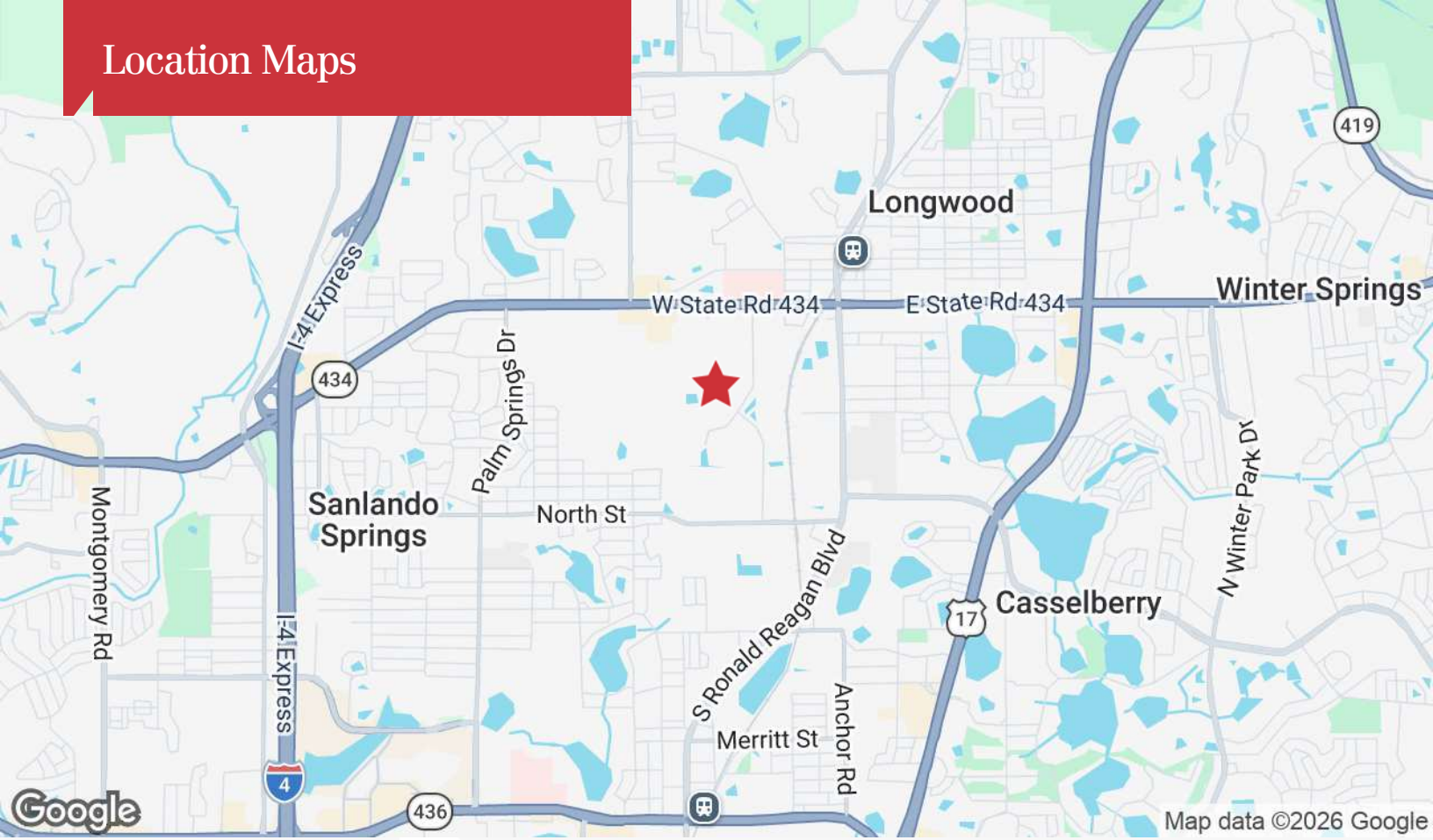
# Suite 100 - 1,650 SF



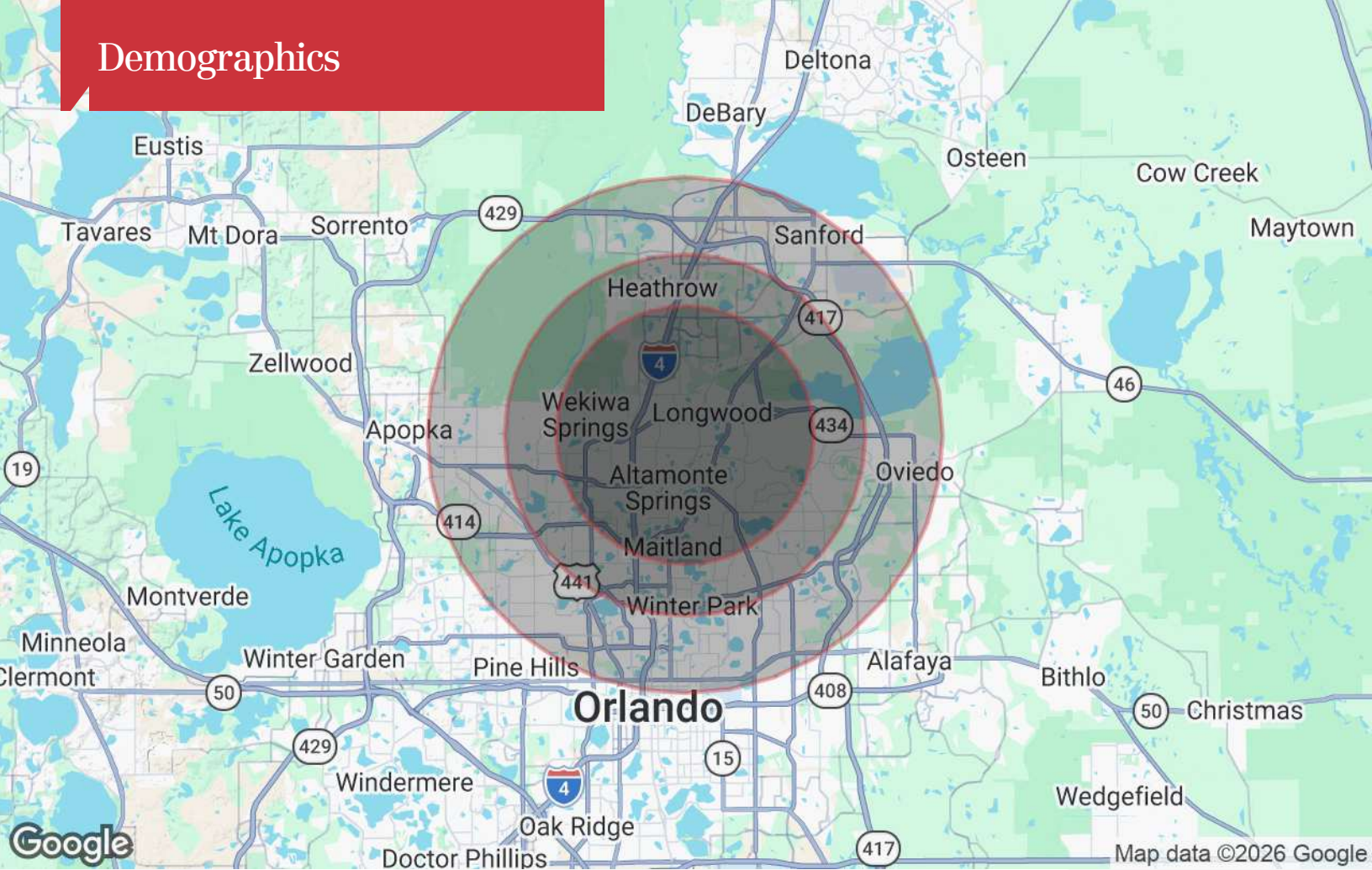
# Suite 124 - 4,000 SF



# Location Maps



# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	213,129	386,727	714,207
MEDIAN AGE	41.0	41.2	39.3
MEDIAN AGE (MALE)	40.0	40.2	38.2
MEDIAN AGE (FEMALE)	42.0	42.1	40.5

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	88,690	157,823	281,182
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$104,033	\$110,327	\$110,173
AVERAGE HOUSE VALUE	\$365,484	\$409,702	\$411,942

\* Demographic data derived from 2020 ACS - US Census