

For Sale & Lease

Lyman Executive Center

15,943± SF | 1.53± Acres | \$2,699,000 (\$169/SF) | \$10 - \$18/SF NNN



SALE PRICE JUST REDUCED!

150 Dog Track Road

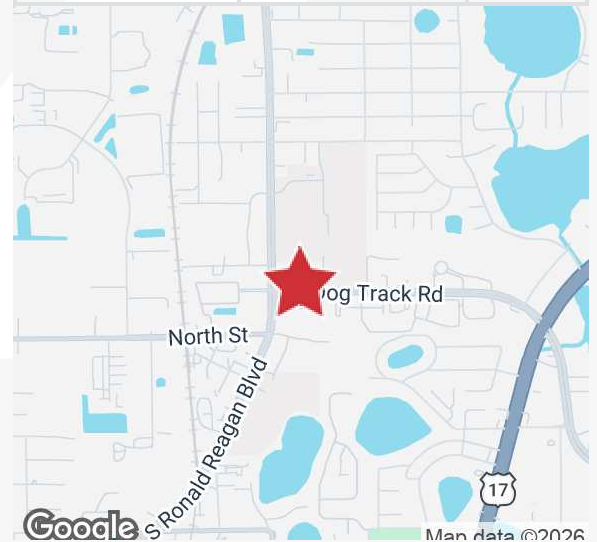
Longwood, Florida 32750

Property Highlights

- 15,943± SF commercial property with 3 buildings on 1.53± acre site
- Bldg 1 – 7,693± single-story office building | Bldg 2: 6,050± SF two-story office building | Bldg 3: 2,200± SF warehouse shed with (2) grade-level overhead doors
- Adaptable layout with office and warehouse components suitable for a variety of commercial users
- General Commercial (GC) zoning supports a wide range of commercial / business uses
- Strategic Longwood location with convenient access to Ronald Reagan Blvd, US Hwy 17-92, SR 434, SR 436 & I-4
- Directly in front of Lyman High, ½ mile west of Northland Church and ½ mile north of Milwee Middle
- Good traffic counts: 20,118 AADT (Dog Track Road) and 24,741 AADT (Ronald Reagan)
- Estimated NNN expenses: \$4.00/SF

AVAILABLE SPACES

Space	Lease Rate (NNN)	Size (SF)
Building 1	\$18.00 SF/yr	7,693
Building 2	\$14.00 SF/yr	6,050
Warehouse/Shed	\$10.00 SF/yr	2,200



For more information

Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805

ppartyka@realvest.com

Property Photos



Building 1



Lobby



Conference Room



Event/Training Space

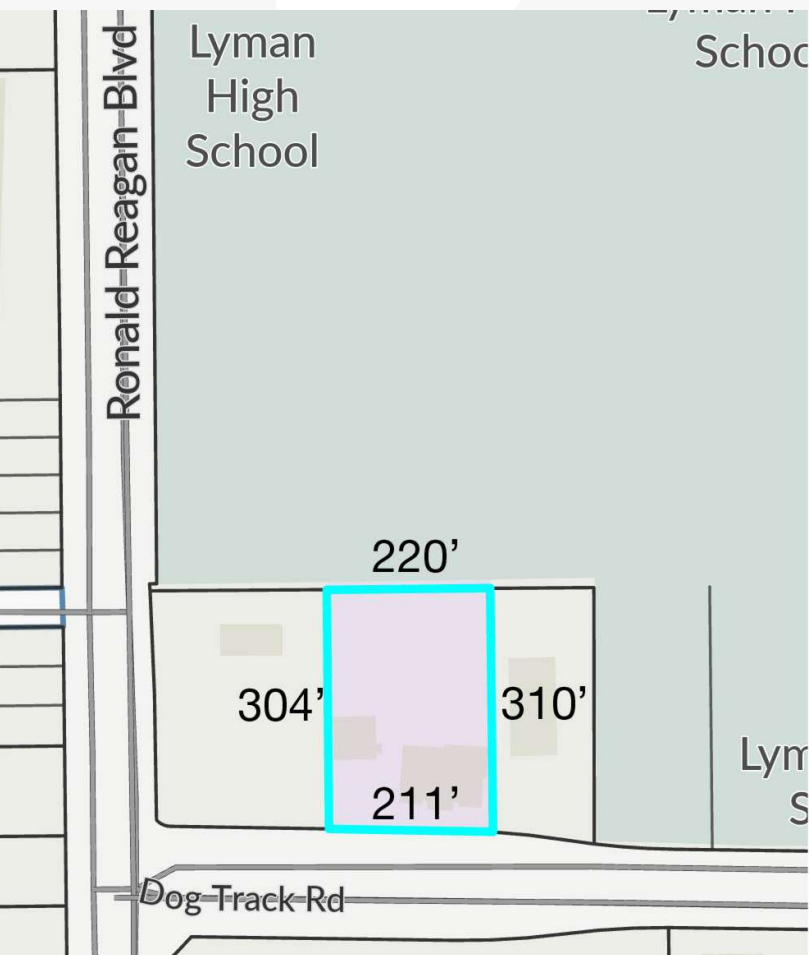
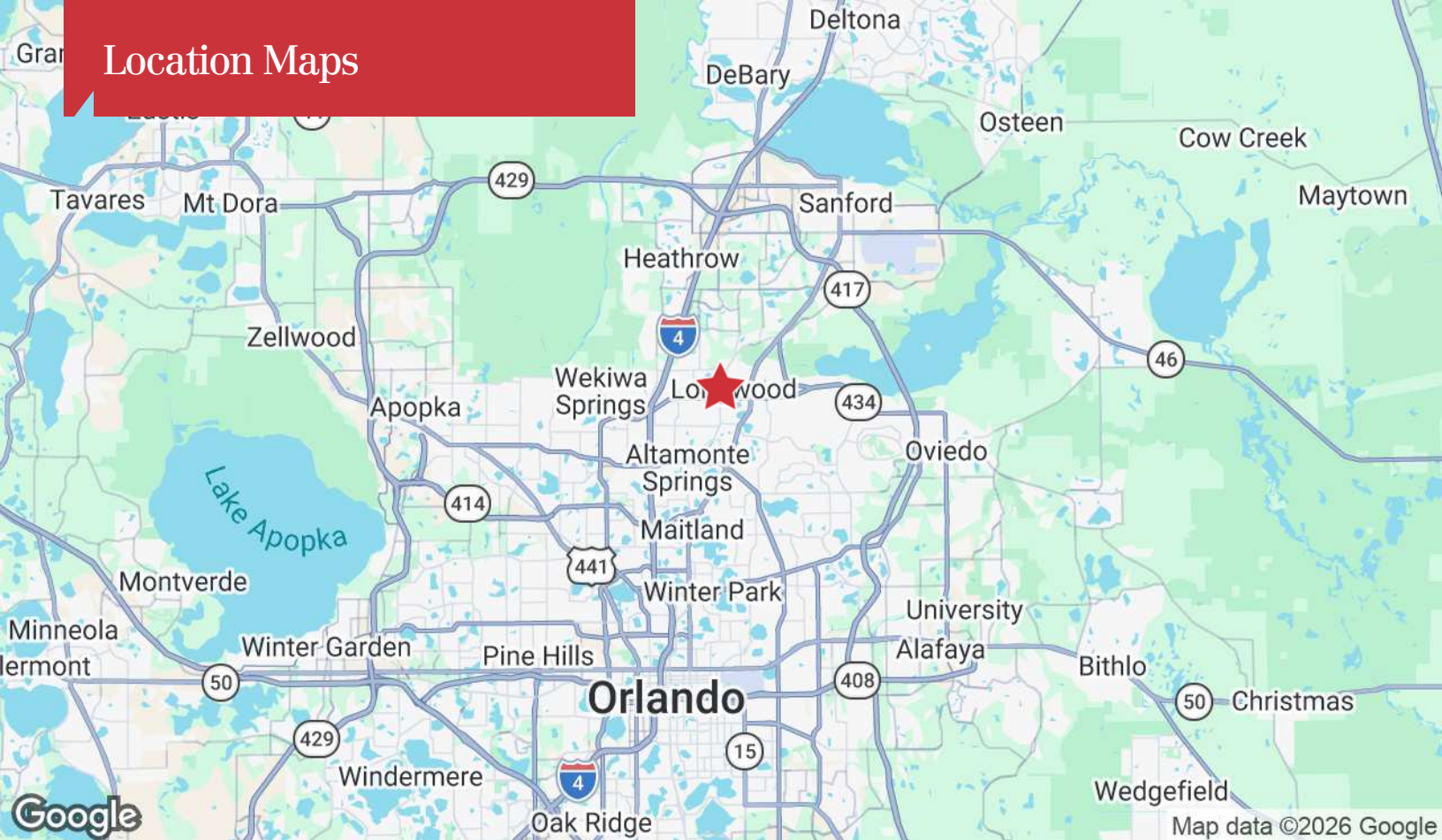


Break Room

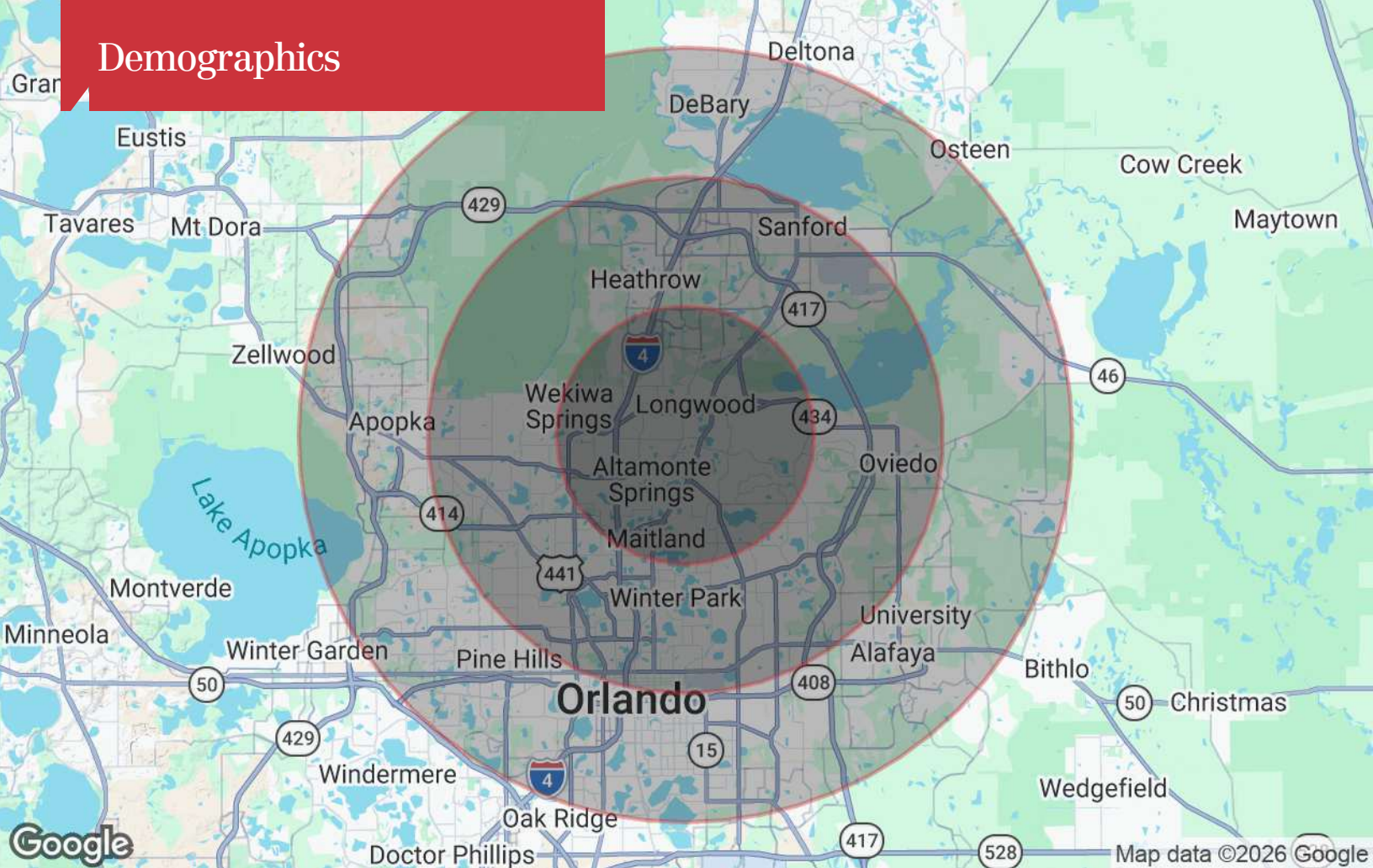


Building 2

Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	217,771	729,526	1,435,472
MEDIAN AGE	41.0	39.2	38.3
MEDIAN AGE (MALE)	39.9	38.1	37.2
MEDIAN AGE (FEMALE)	42.0	40.3	39.3

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	90,694	287,567	533,363
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$103,769	\$110,158	\$101,847
AVERAGE HOUSE VALUE	\$365,720	\$410,440	\$374,663

* Demographic data derived from 2020 ACS - US Census