

Restaurant Build-Out

851 E SR 434, STE 136-138, Longwood, FL 32750

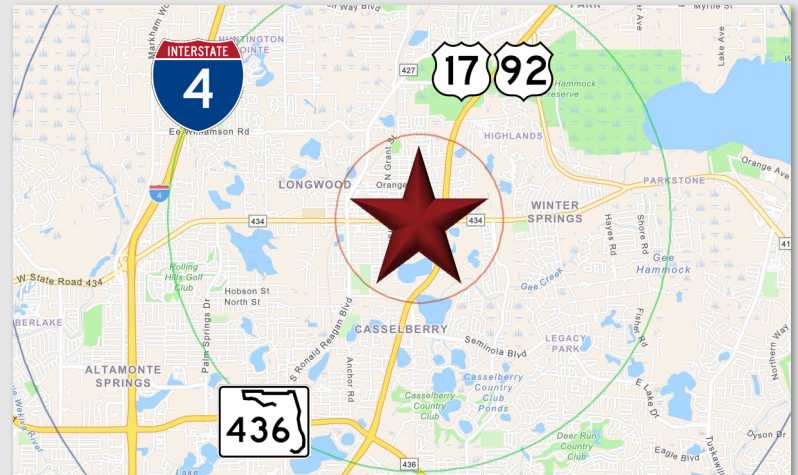


Lease Rate: \$24 NNN

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

- **±1,800 SF** combined space
- 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
- **Ideal for restaurant use** - Tenant build-out is required to combine kitchen with open space
- Includes **existing kitchen** infrastructure, two restrooms, open space, and equipment
- Monument and storefront signage available
- **246 shared parking spaces**

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,748	74,359	208,452
Median HH Income	\$70,743	\$82,568	\$84,571
Average HH Income	\$81,024	\$101,909	\$111,169

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

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Marie@palkiper.com

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STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	Restaurant Coming Soon	1,800
132	Euro - Balkan Grocery	1,800
136-138	AVAILABLE	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	TBD	4,500
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams Paint Store	5,400

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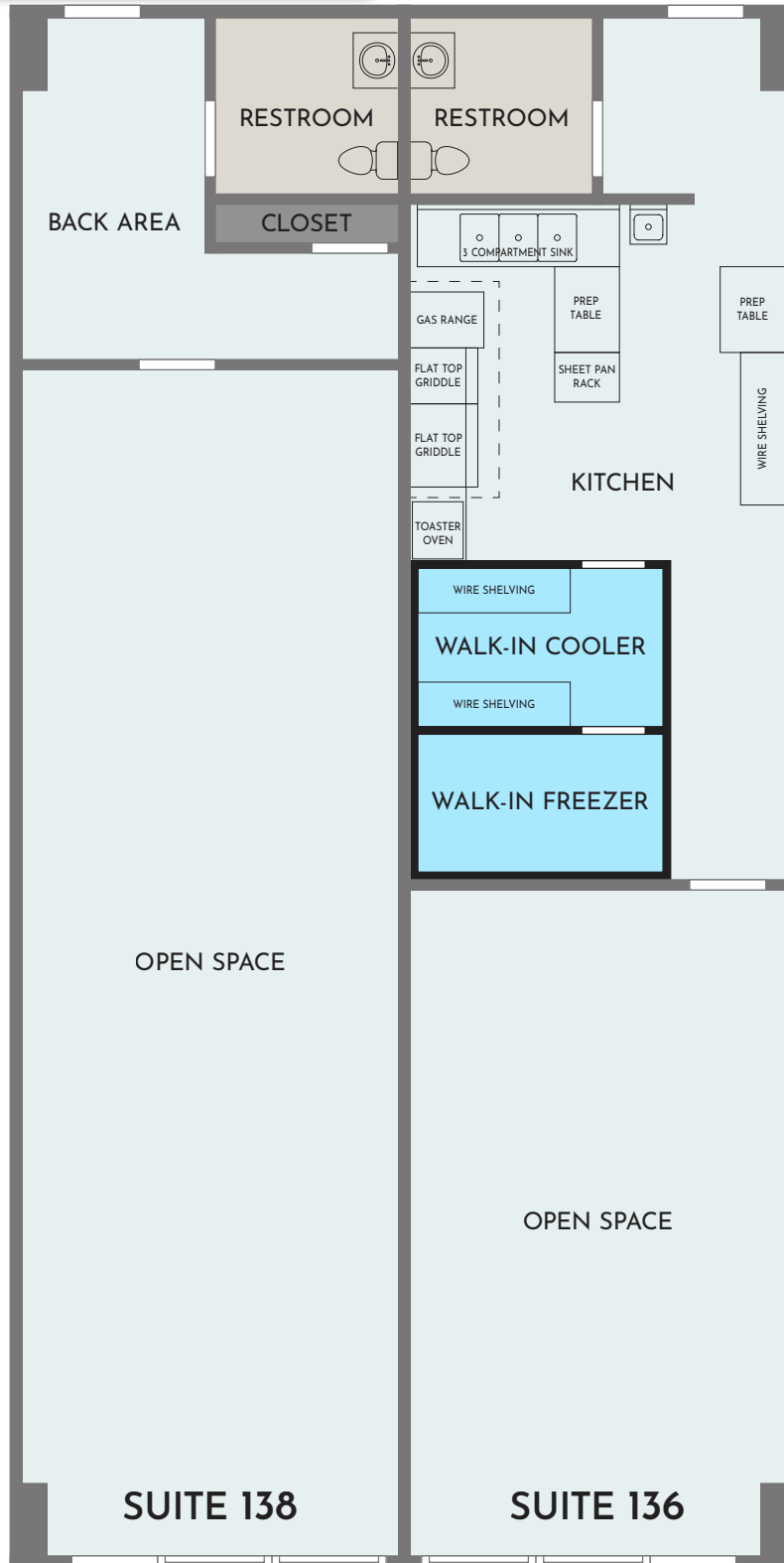
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NOT TO SCALE

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

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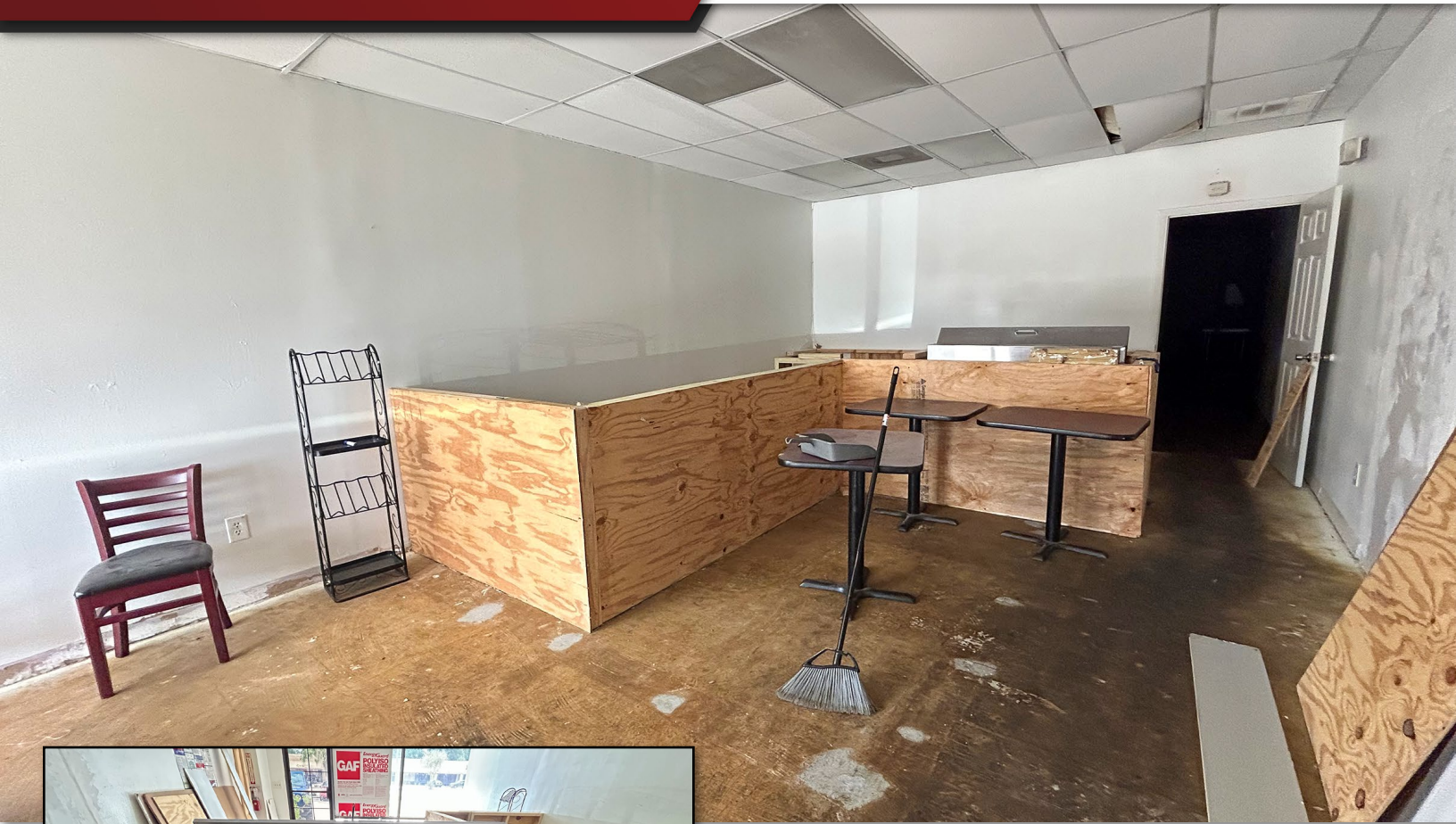
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SUITE 136-138 HIGHLIGHTS

- **Current build-out includes:** an exhaust hood, gas hook-ups, walk-in fridge and freezer, 3 compartment sink, hand washing station, 2 restrooms, and adjacent open space for dining
- **Additional kitchen equipment included:** 2 flat top griddles, gas range, commercial mixer, toaster oven, sheet pan rack, 2 prep tables, and a refrigerated prep table / topping storage unit



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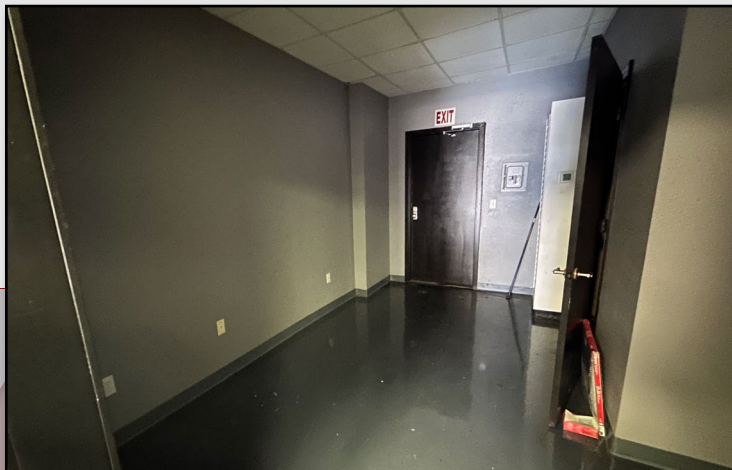
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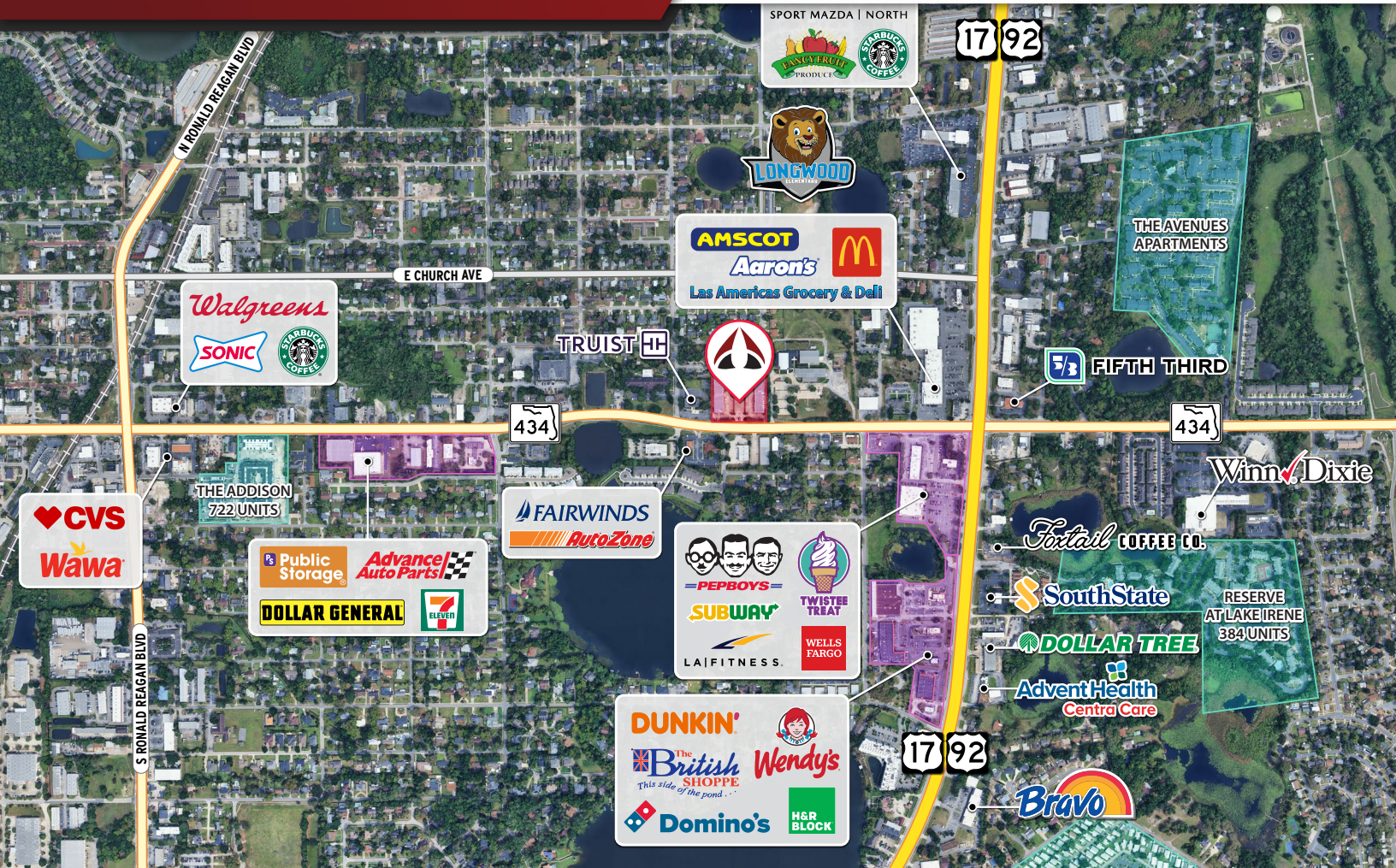
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