

FOR SALE > BANK OWNED PROPERTY

# TUNNEL CAR WASH OR POSSIBLE REDEVELOPMENT OPPORTUNITY



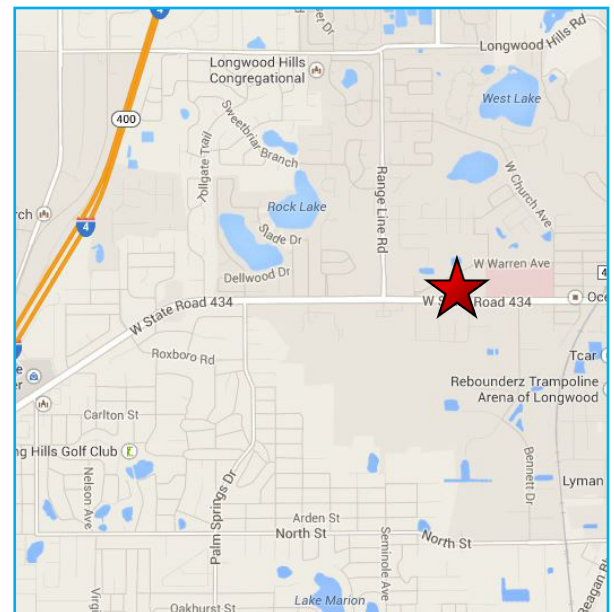
Central Florida

796 WEST SR 434, LONGWOOD, FL



## THE PROPERTY

- > 1/2 ± acres
- > Lot is rectangular with following dimensions
  - 200± feet frontage
  - 105± feet depth
- > Zoning and Future Land Use:  
Infill Mixed Use, City of Longwood, FL  
(Numerous office and commercial uses permitted)
- > Access: Right in, right out
- > Building (1985)
  - 1,839 sf enclosed
  - 4,000 sf total under roof
- > Demographics (see back)
- > Includes large pylon sign with changeable message space
- > Daily 24 hour traffic: **41,735 AADT**



**\$380,000**

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# PROPERTY DEMOGRAPHICS (1,3,5 MILE RADIUS)

## 795 W STATE ROAD 434, LONGWOOD, FL 32750

	1 Miles:	3 Miles:	5 Miles:
<b>POPULATION &amp; GROWTH:</b>			
Total Population	6,554	65,840	186,230
Daytime Population	6,909	46,101	104,673
Population Growth, 05-10	68	1,731	5,059
Population Growth %, 05-10	1.0%	2.6%	2.7%
<b>INCOME:</b>			
Average Household Income	\$77,252	\$71,233	\$77,561
Median Household Income	\$65,141	\$52,435	\$55,328
<b>OTHER DEMOGRAPHICS:</b>			
Total Households	2,518	27,227	76,344
Households w/ Income \$50k+	1,719	14,257	41,833
Average Household Size	2.6	2.4	2.4
Median Age	45.4	41.6	40.7
Female Population %	51.7%	52.0%	51.9%
Population Density	2,309.4	2,524.0	2,518.4
Business Establishments	884	5,799	13,597
<b>RACE &amp; ETHNICITY:</b>			
White Population %	88.9%	80.6%	80.8%
Black Population %	3.6%	9.4%	8.8%
Hispanic Population %	12.4%	17.7%	19.1%
Asian Population %	3.6%	3.5%	3.4%
<b>EDUCATION, POPULATION AGED 25+:</b>			
Population Age 25+	4,737	47,046	131,313
High School Graduate	1,140	11,920	31,288
Some College	1,074	11,247	30,852
Bachelor's Degree	1,110	9,668	29,241
Graduate Degree	588	4,892	15,746
<b>HOUSING:</b>			
Housing Units	2,633	29,755	83,406
Owner Occupied Units %	78.9%	64.5%	64.7%

## Contact Us

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