

# Freestanding Building for Sale

1140 W State Road 434, Longwood, FL 32750



## DESCRIPTION:

- Beautiful 4,250 SF Building
- 100 SF of Frontage on W SR 434
- Close proximity with Interstate I-4, within 1 mile
- Perfect for Retail or Business Owner
- Ability to easily subdivide
- Retail Showroom with Offices and Work Shop in Back

## DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Total Population	6,430	63,067	187,607
Total Households	2,350	24,928	71,853
Average HH Income	\$81,499	\$71,860	\$74,984

## AVAILABLE:

4,250 SF Building  
on 21,340 SF Lot

## PRICE:

\$785,995

## TRAFFIC COUNTS:

W SR 434: 41,489 VPD  
(FLDOT 2018)

**Michael Curtin | 203.240.4121 | [Mcurtin@realtimetre.com](mailto:Mcurtin@realtimetre.com)**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$785,995
Lot Size:	0.49 Acres
Building Size:	4,250 SF
Market:	Orlando
Submarket:	Longwood
Price / SF:	\$213.10

### PROPERTY OVERVIEW

For Sale. 4,250 SF. Ready to move in Retail Building, for 1 or 2 Tenants or great for Owner / User

### PROPERTY HIGHLIGHTS

- Beautiful 4,250 SF Building
- 100 SF of Frontage on W SR 434
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## AERIAL PHOTO



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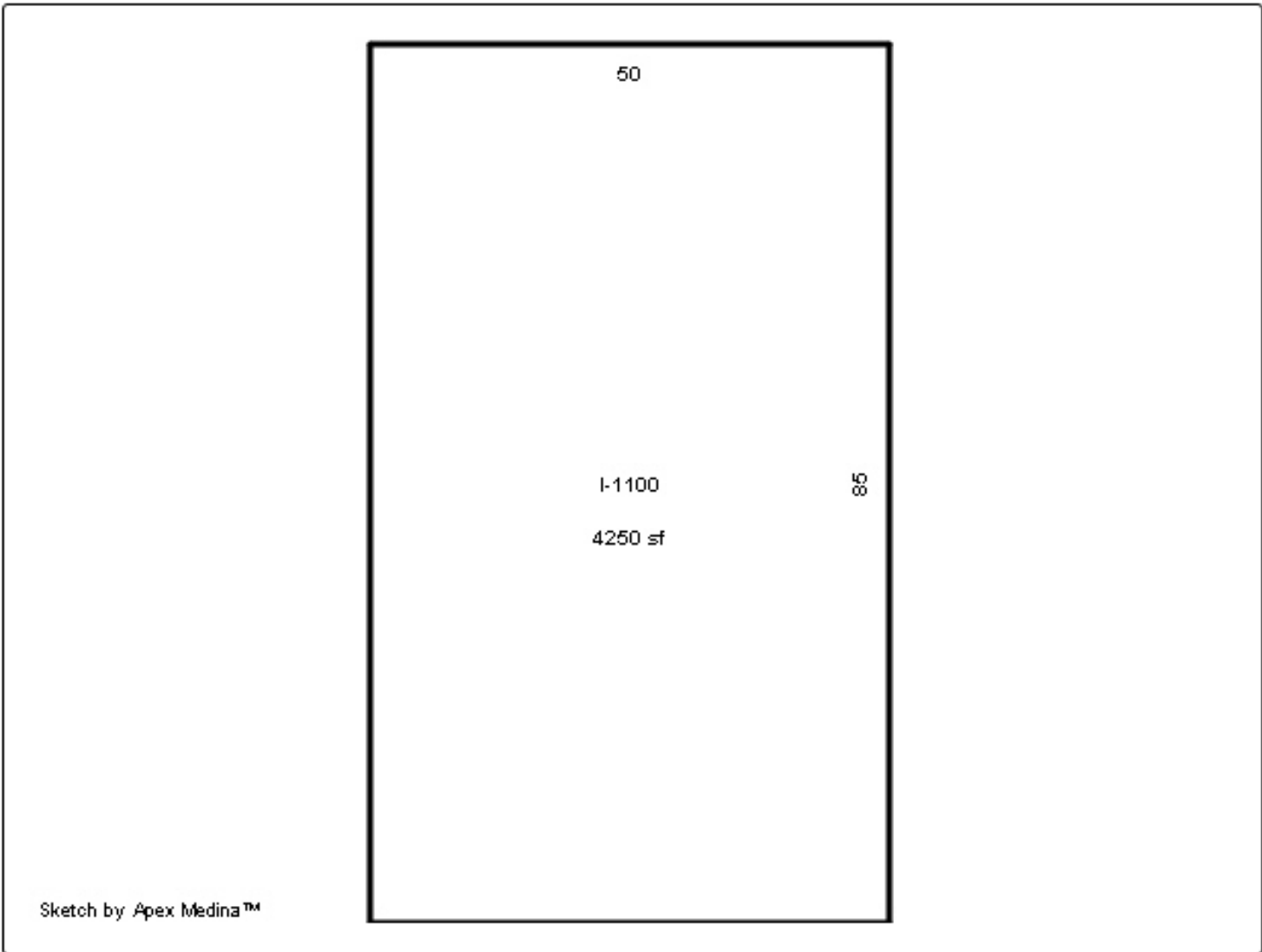
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## BUILDING DIMENSIONS

Parcel: 01-21-29-5CK-0200-0020	Building No.: 1	Page No: 1
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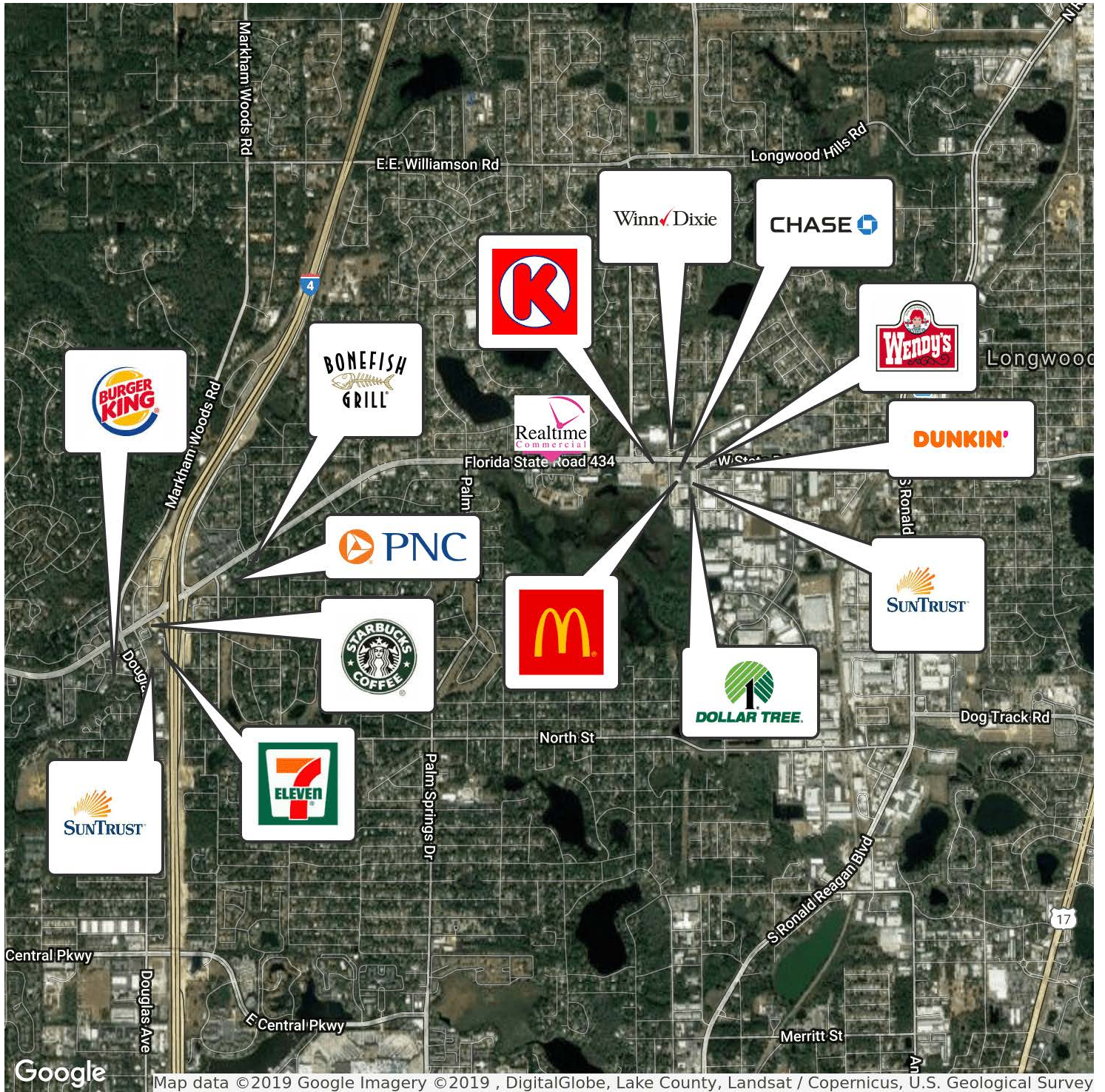
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## RETAILER MAP



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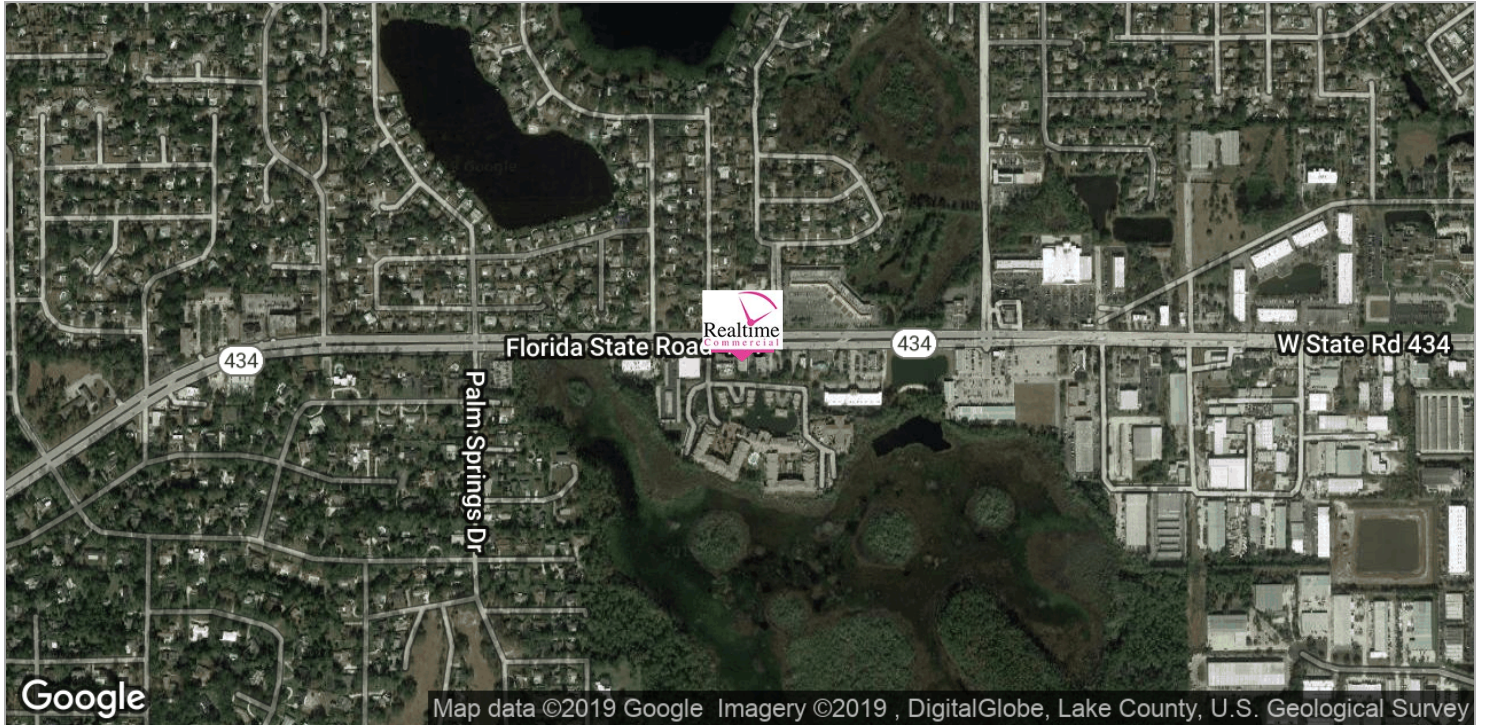
All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.

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## LOCATION MAPS



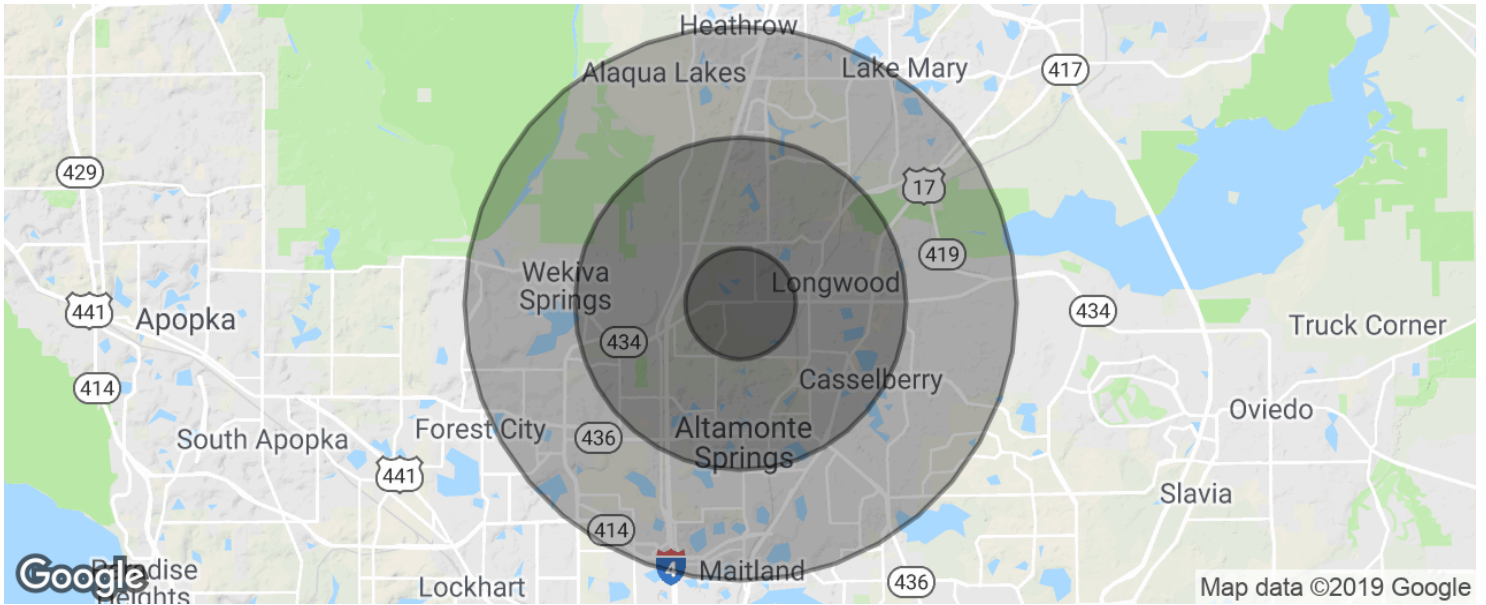
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,430	63,067	187,607
Median age	45.2	40.3	39.0
Median age (Male)	43.5	38.3	37.6
Median age (Female)	48.3	42.7	40.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,350	24,928	71,853
# of persons per HH	2.7	2.5	2.6
Average HH income	\$81,499	\$71,860	\$74,984
Average house value	\$257,995	\$303,516	\$319,963

\* Demographic data derived from 2010 US Census

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## MICHAEL CURTIN

### MICHAEL CURTIN

Broker Associate



T 203.240.4121

#SL3345613

### PROFESSIONAL BACKGROUND

With over 30 years' experience as a sales and marketing professional and business owner, Michael has an extensive customer and contact base within a variety of industries including retail, business development, and target marketing, providing a unique perspective to the commercial real estate business.

He approaches every customer experience with honesty and diligence, always treating others as he would like to be treated. Michael also believes in the importance of teamwork, acknowledging that when he does his job to the best of his abilities, it makes it possible for you to do the best of yours.

Michael is a board member for NextStep Orlando, an organization that provides those living with a spinal cord injury the opportunity to achieve their greatest recovery potential and an overall increased quality of life.

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