2nd Gen Retail Space

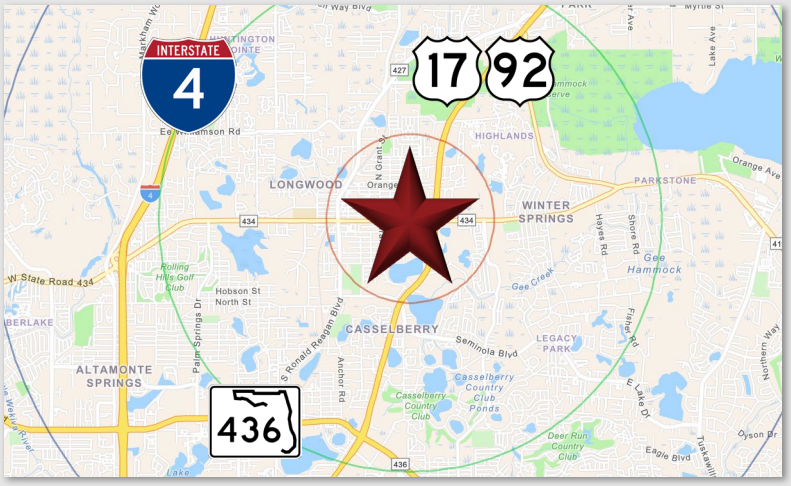
851 E SR 434, STE 142, Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

Lease Rate: $17psf 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

- **±5,400 SF** Retail Space Available Now
- 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
- Large open layout with 6 ADA restrooms
- **City approved for childcare services**
- 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:

Brooklynn Rogers
(407) 680-8886
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Marie Shorey, CCIM
(407) 383-8142
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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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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	TBD	1,800
142	**AVAILABLE NOW**	**5,400**
164	TBD	7,200
168	TBD	1,800
176	Solshine Events	2,700
178	TBD	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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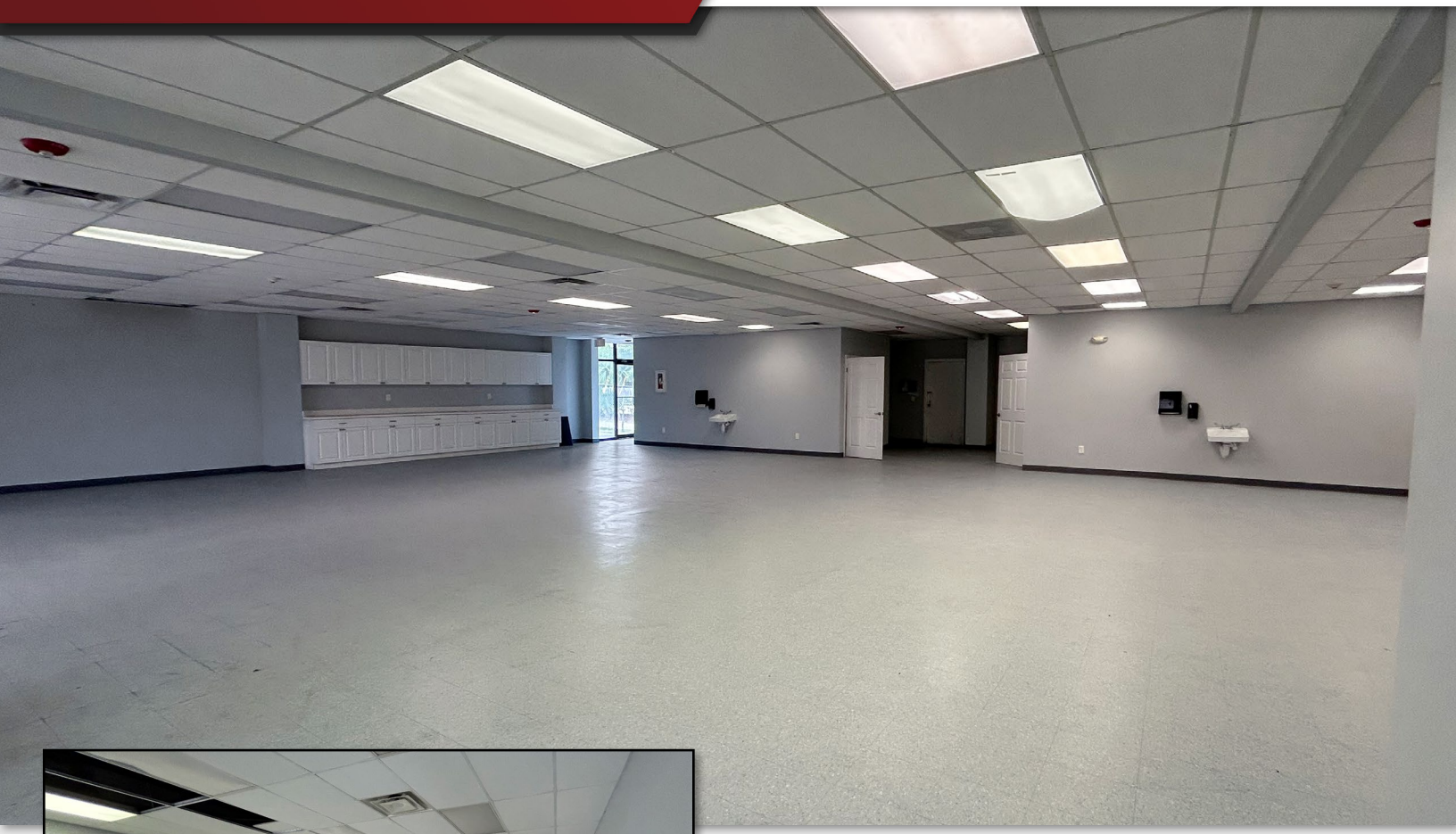

SUITE 142 HIGHLIGHTS

- **Childcare uses approved by city of Longwood**
- Build-out features a **large open layout** with a reception area, 3 extra rooms, and 6 ADA-compliant restrooms
- Equipped with a Fire Alarm Control Panel (FACP) and Digital Alarm Communicator/Transmitter (DACT) **verified for childcare fire safety**
- Access to a gated backyard

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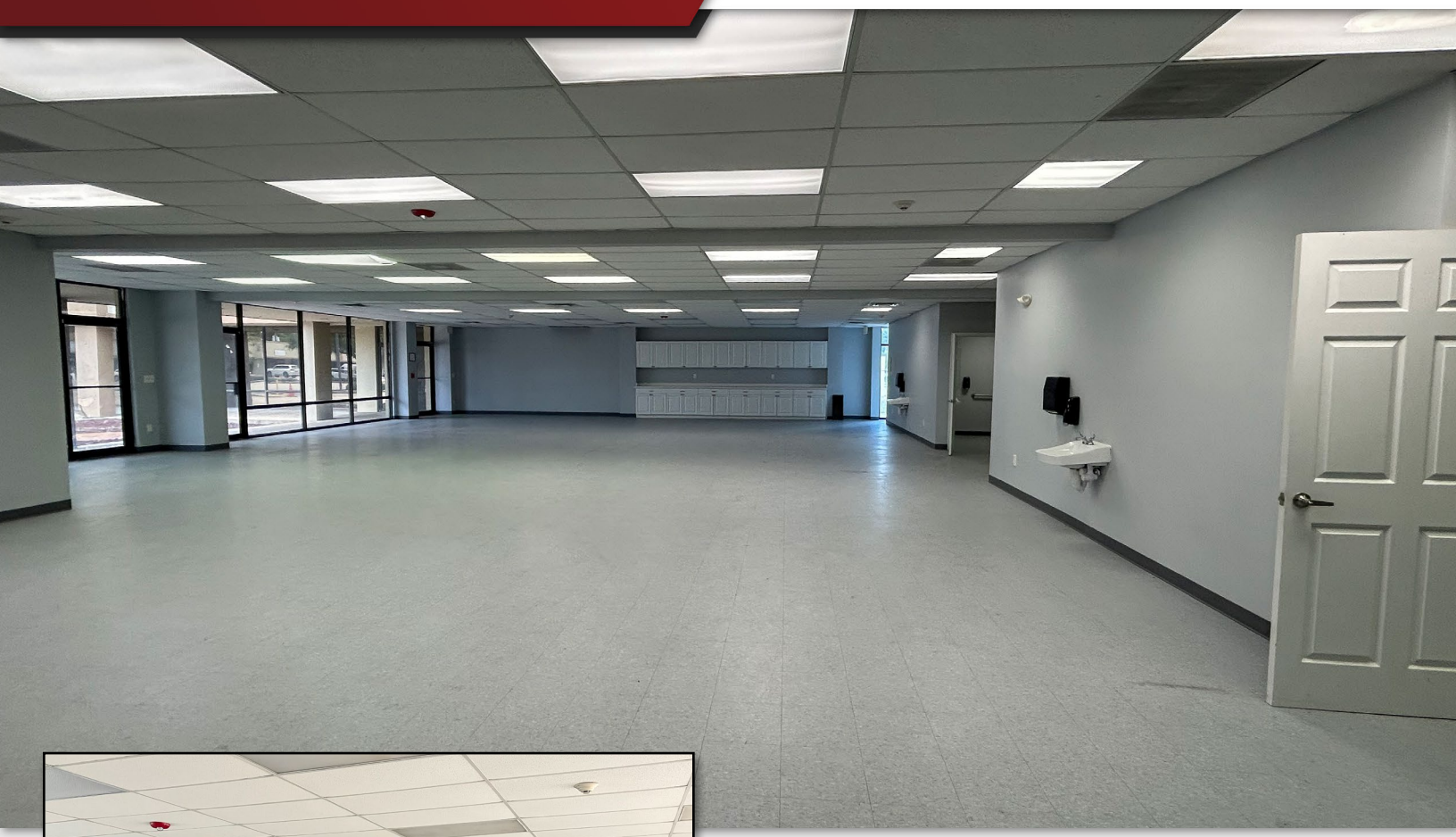

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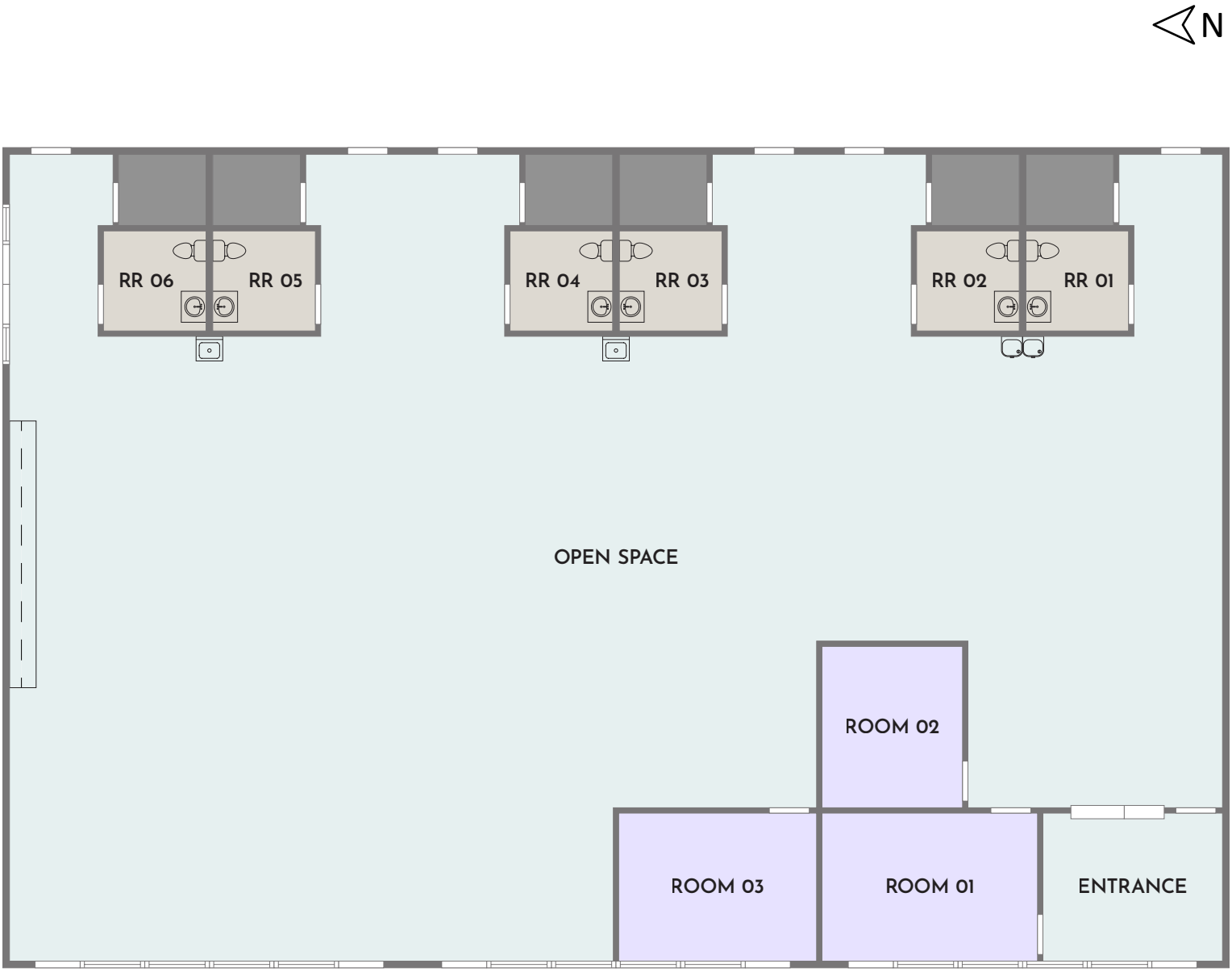

NOT TO SCALE

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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