For Lease

Move-In Ready Office Space

1,575 SF | $16.00/SF NNN



Just Reduced!

1404-1436 North Ronald Reagan Blvd

Longwood, Florida 32750

Property Highlights

- Single story, four building office park with strong curb appeal
- Frontage and visibility on Ronald Reagan Blvd / SR 427
- Flexible office layouts with move in ready options
- Ideal for medical and professional office users
- Convenient access to SR 434, US Hwy 17-92, I-4, Lake Mary, Longwood, and Altamonte Springs
- Dense surrounding residential and daytime population
- Parking ratio of approximately 4/1,000 SF
- Professionally managed and locally owned
- Monument and building signage available

Lease Rate: $16/SF NNN
(Op Exp: $7.56/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1414 N Ronald Reagan, Ste 1220	$16.00 SF/yr	1,575
1424 N Ronald Reagan, Ste 1320	$16.00 SF/yr	1,575



For more information

Stian Funk
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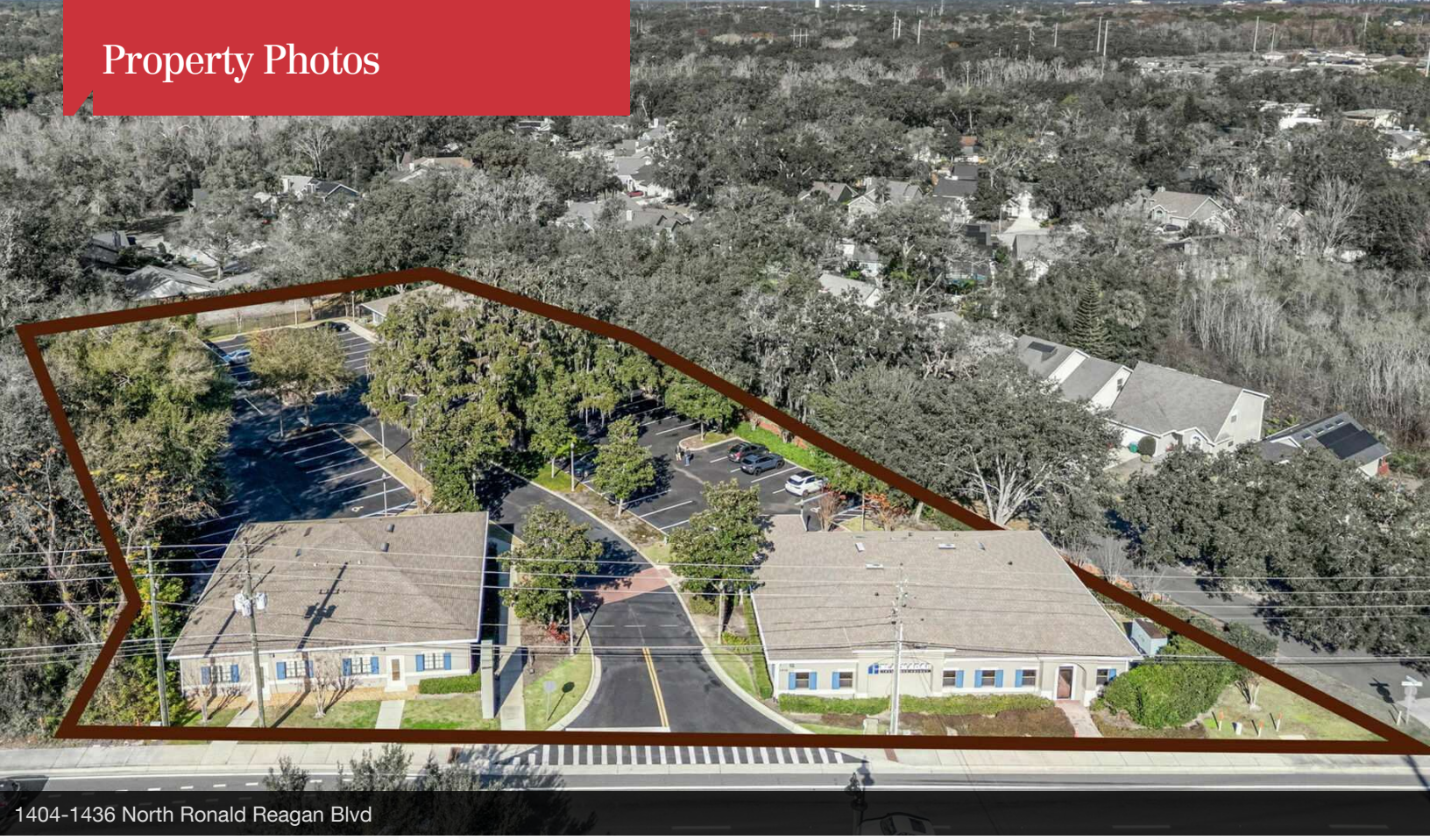
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1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Property Photos



1404-1436 North Ronald Reagan Blvd



1404 North Ronald Reagan Blvd



1414 North Ronald Reagan Blvd



1424 North Ronald Reagan Blvd



1436 North Ronald Reagan Blvd

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Available Spaces



AVAILABLE SPACES

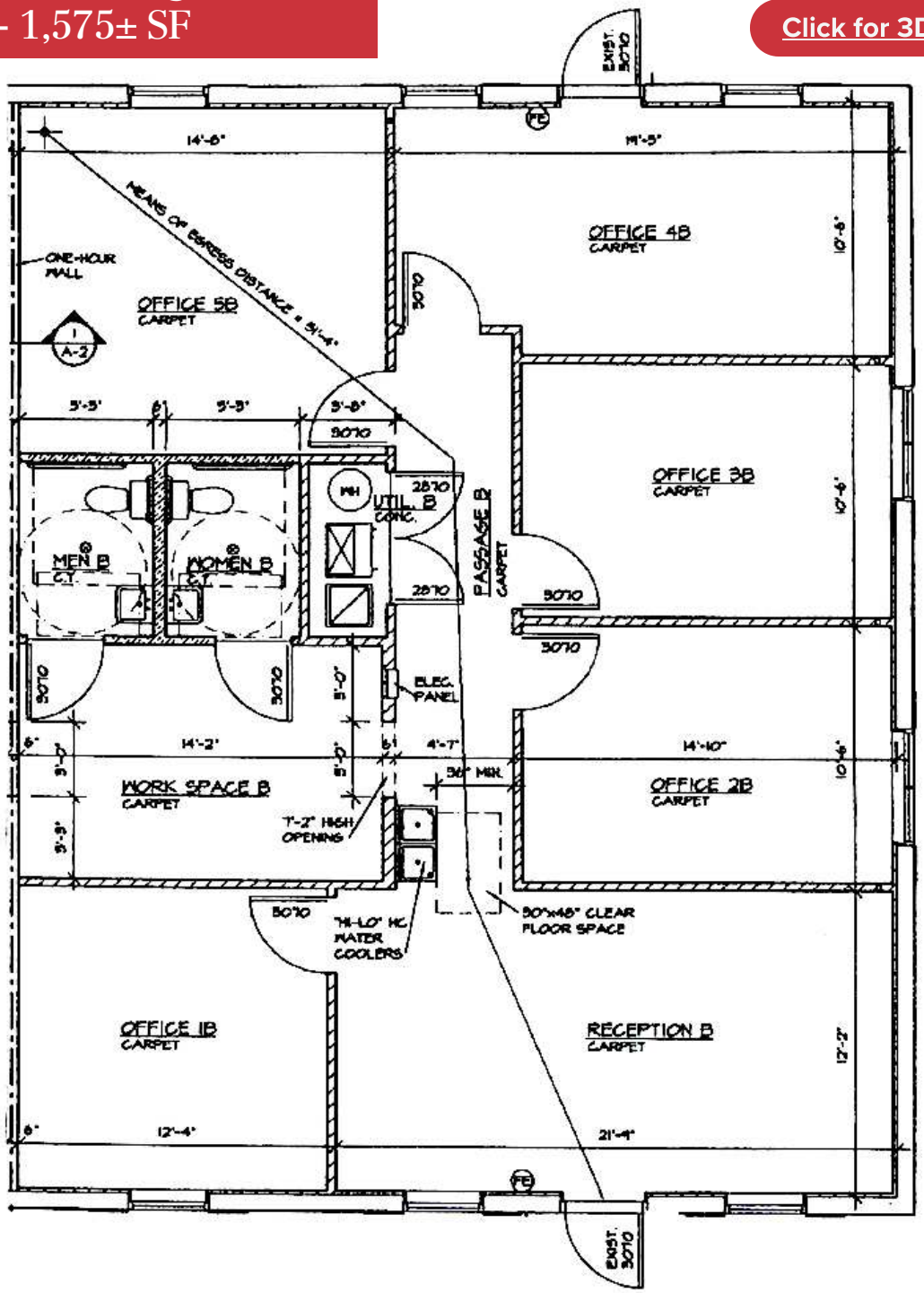
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1414 North Ronald Reagan Blvd, Ste 1220	1,575 SF	NNN	$16.00 SF/yr	Available Now
1424 North Ronald Reagan Blvd, Ste 1320	1,575 SF	NNN	$16.00 SF/yr	Available Now

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1414 N Ronald Reagan Blvd - Ste 1220 - 1,575± SF

Click for 3D Virtual Tour









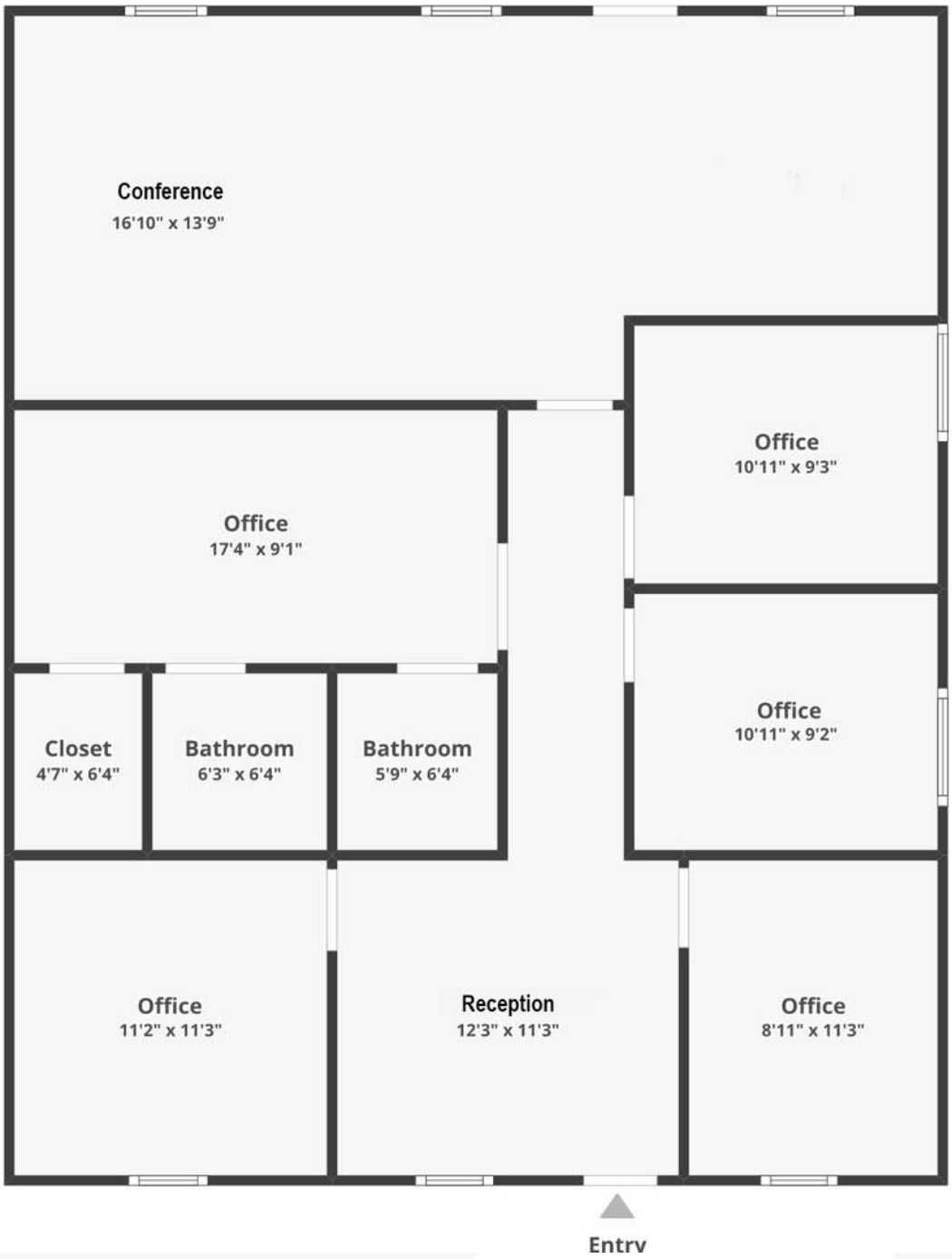
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1424 N Ronald Reagan Blvd - Ste 1320 - 1,575± SF

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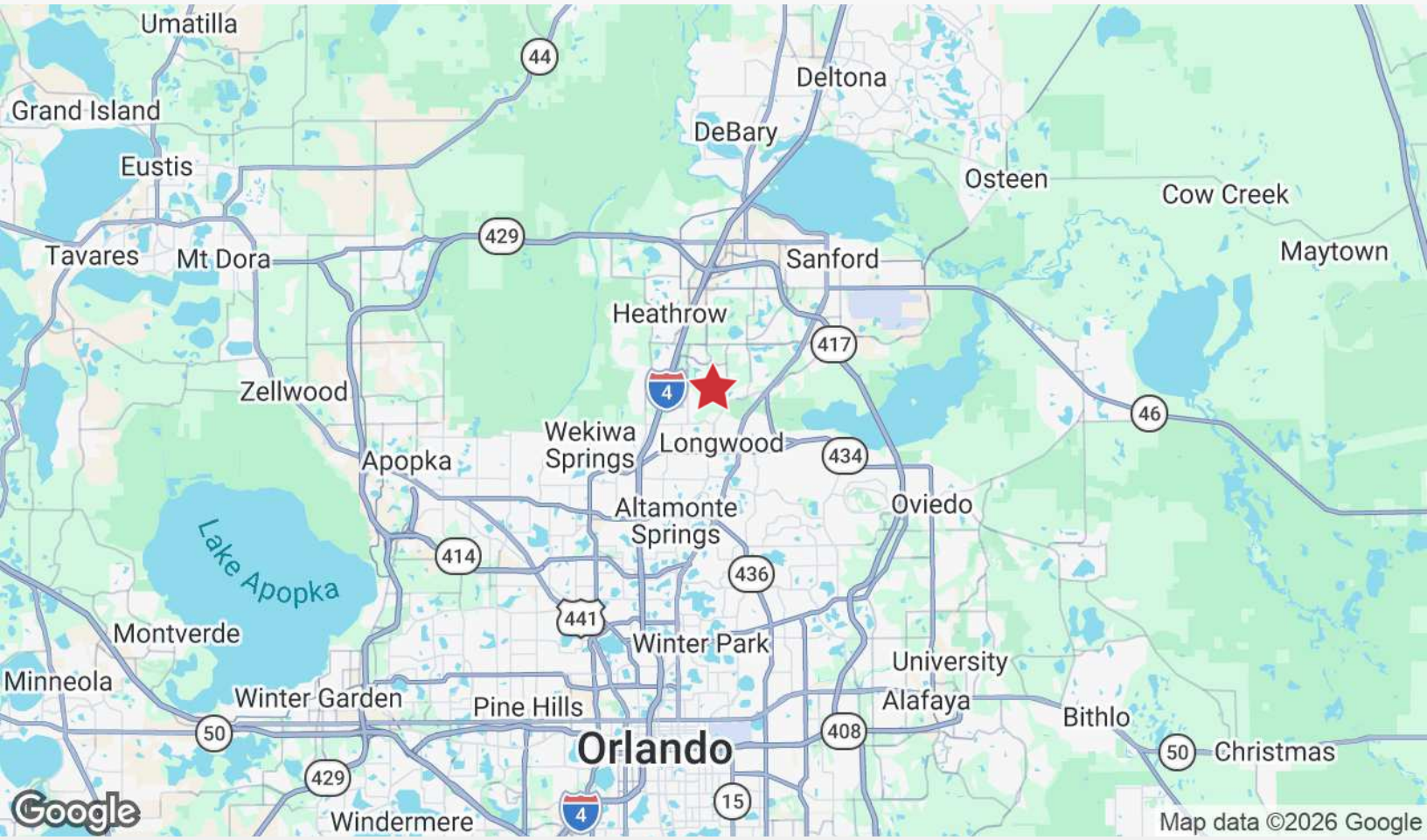
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Location Maps

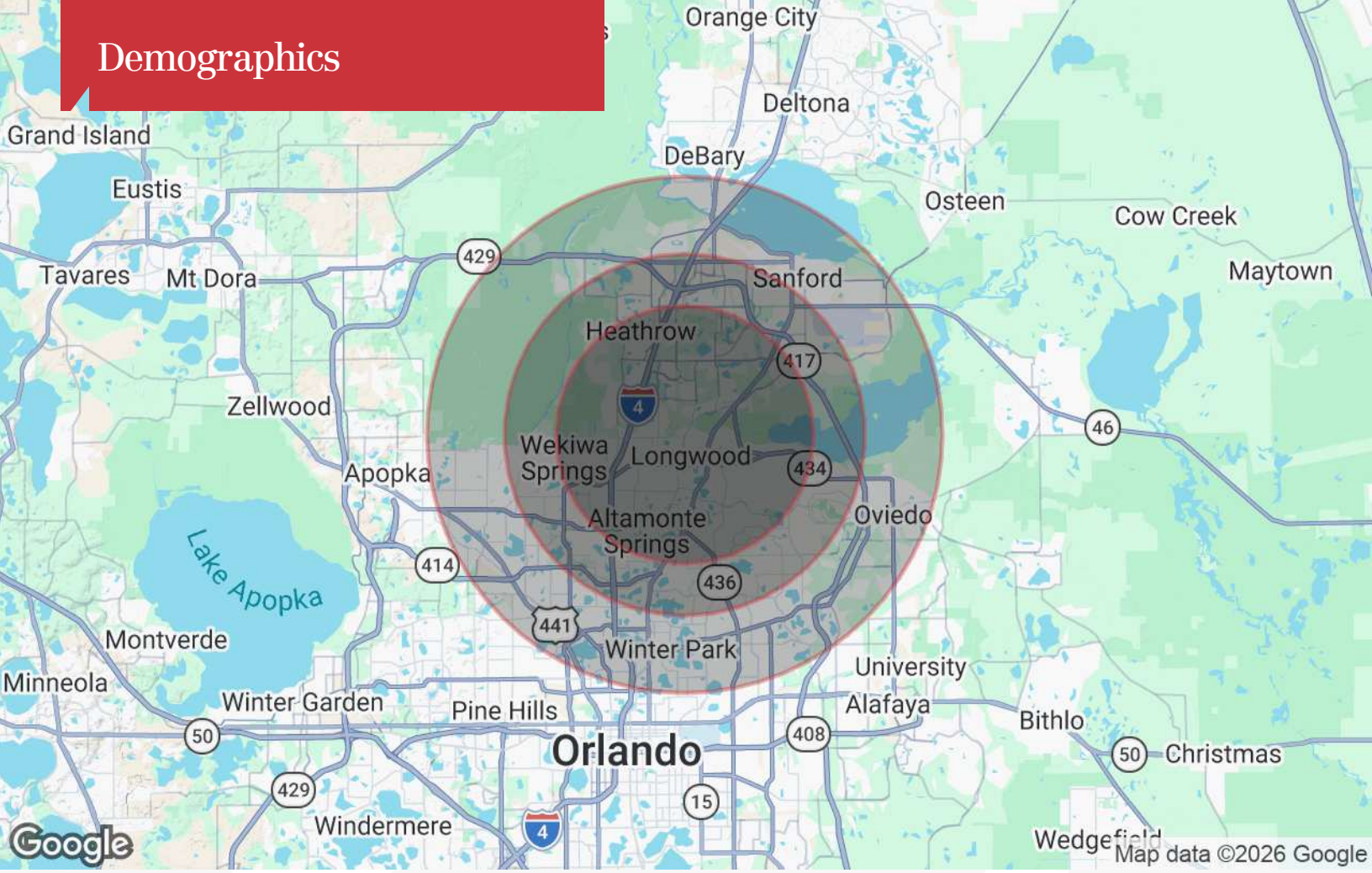




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Demographics



Population	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	186,229	346,773	607,817
MEDIAN AGE	41.5	41.1	40.2
MEDIAN AGE (MALE)	40.6	40.1	39.0
MEDIAN AGE (FEMALE)	42.4	42.1	41.3

Households & Income	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	76,394	141,752	241,903
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	$103,982	$109,882	$110,619
AVERAGE HOUSE VALUE	$370,224	$391,784	$410,205

** Demographic data derived from 2020 ACS - US Census*

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