



PROPERTY DESCRIPTION

6,000 SF +/- two-story professional office building is available For Sale in Longwood. The first floor offers 3,000 SF +/- with a reception area, 4 exam rooms, 2 large offices, a kitchen, and restrooms, and works well for a single tenant. The second floor adds another 3,000 SF +/- of office space, so an owner user can occupy the full building or occupy one floor and lease the other for additional income. Built in 1983 and zoned General Commercial, the building sits on 0.07 AC +/-, and the seller is motivated. This property is perfect for a medical or professional owner user, such as a practice that wants patient care on the first floor and billing, scheduling, and administrative staff upstairs.

The building is surrounded by medical users, with AR Health Clinics, Orlando Health Physician Associates, and Joseph F. Ragno, MD all within 0.1 miles +/-, Orlando Health South Seminole Hospital is less than 1 mile away, and AdventHealth Altamonte Springs is 3.0 miles +/-, Historic downtown Longwood, Longwood City Hall, and the Longwood SunRail station are all within 0.7 miles +/-, The property fronts E State Rd 434 (27,000 Annual Average Daily Traffic), with US 17-92 0.5 miles +/- away and I-4 about 3 miles +/- for regional access.

PROPERTY HIGHLIGHTS

- 6,000 SF +/- Professional Office Building For Sale
- 3,000 SF +/- SF Available For an Owner User
- Vacant Suite Includes Reception, 4 Exam Rooms, 2 Large Offices, Kitchen & Restrooms
- Motivated Seller!
- Less Than 1 Mile to Orlando Health South Seminole Hospital
- Perfect for a Medical or Professional Owner User

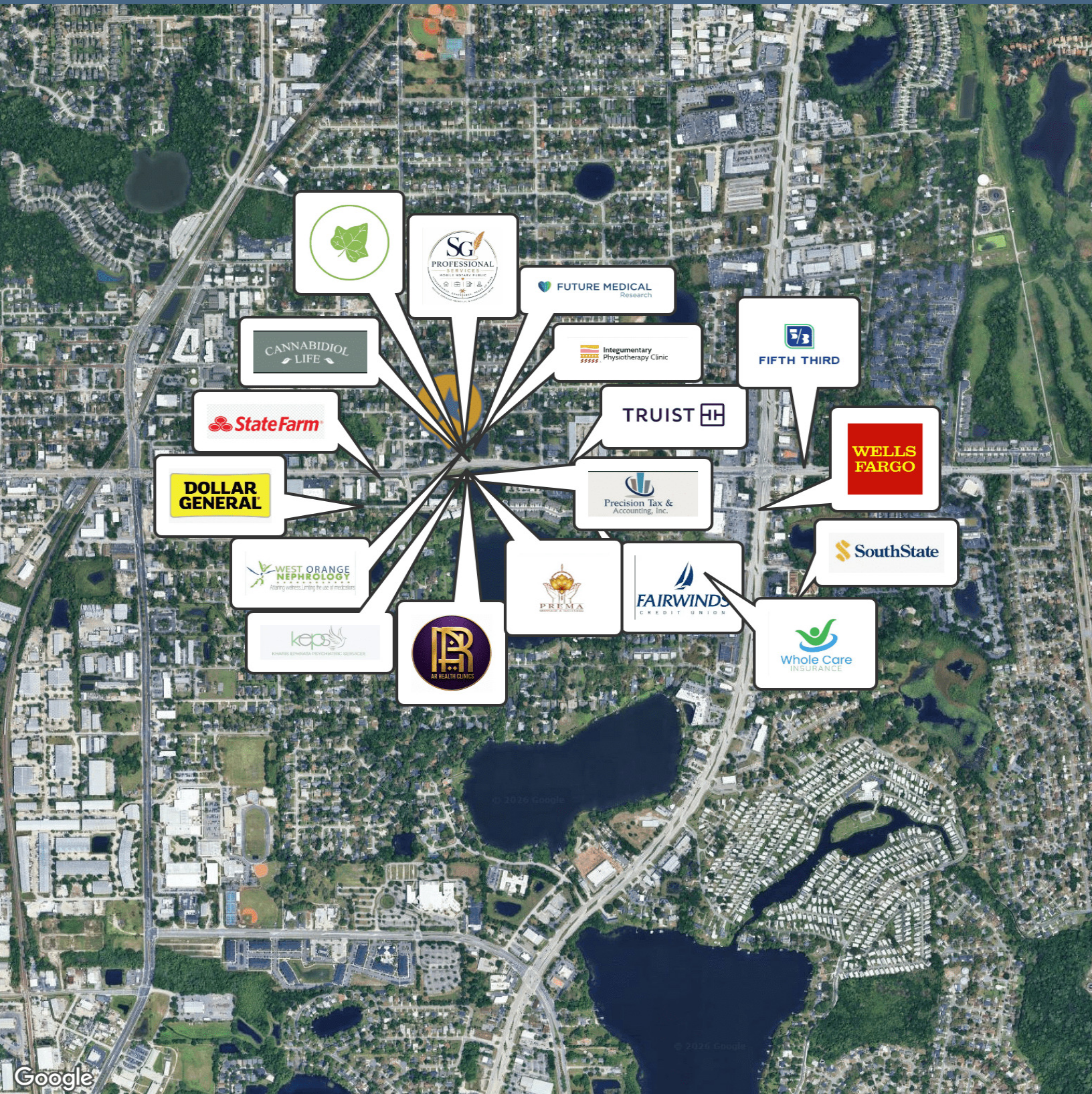
OFFERING SUMMARY

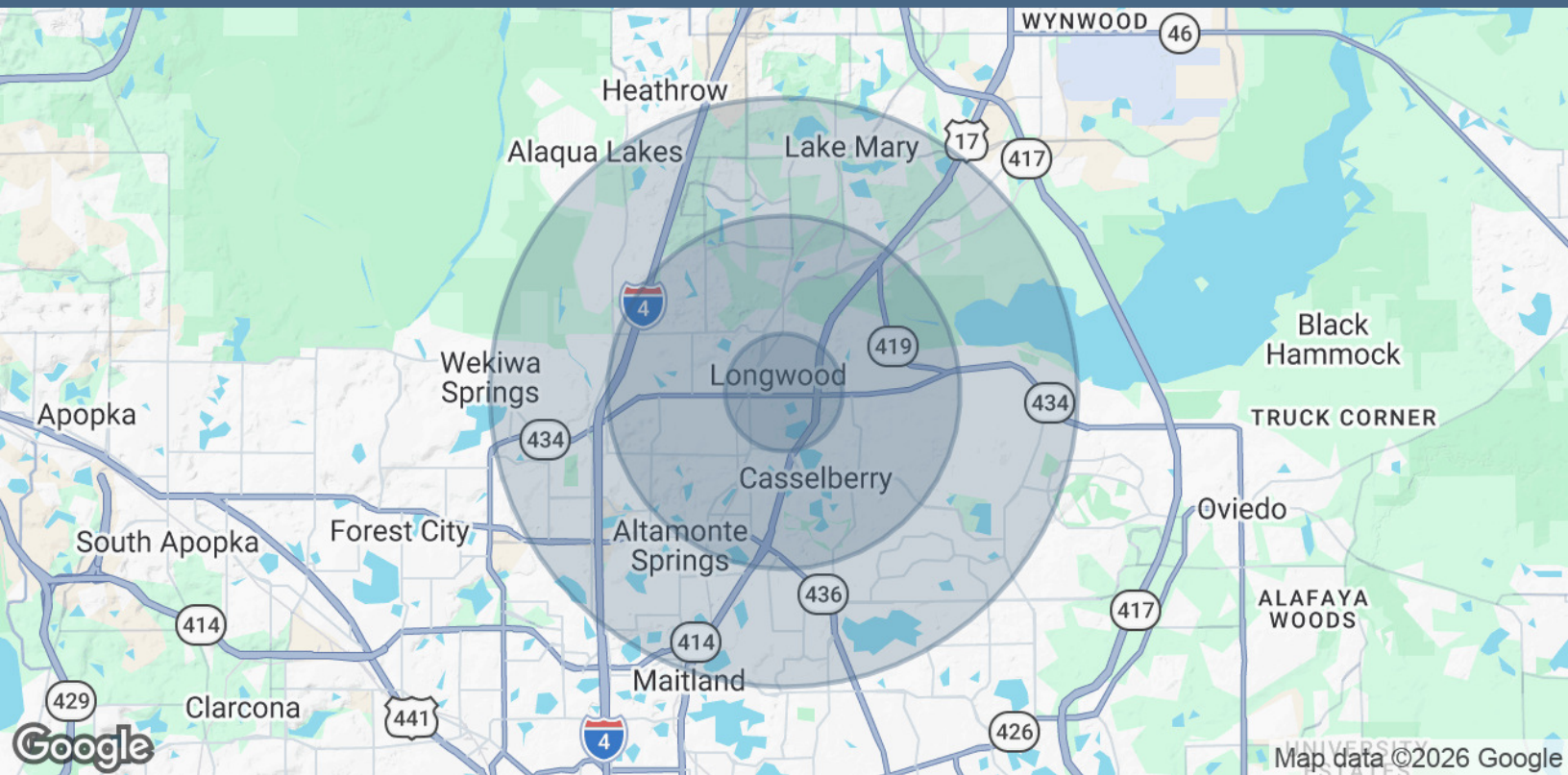
Sale Price:	\$897,000
Number of Units:	2
Lot Size:	0.07 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,935	30,347	84,596
Total Population	9,781	76,318	205,244
Average HH Income	\$78,720	\$93,844	\$101,744









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,781	76,318	205,244
Average Age	41.1	40.6	41.2
Average Age (Male)	41.3	39.5	40.0
Average Age (Female)	42.5	42.0	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,935	30,347	84,596
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,720	\$93,844	\$101,744
Average House Value	\$299,267	\$315,042	\$363,605

2023 American Community Survey (ACS)