For Lease

# Flex / Office / Warehouse Space

3,850 SF | $16 / SF



## 976 Florida Central Parkway

Longwood, Florida 32750

### Property Highlights

- 19,950± SF multi-tenant flex building
- Prime location in Florida Central Commerce Park
- Situated on 2.3± acres
- Flexible office, showroom & warehouse layouts
- Grade-level loading with 10' x 10' roll-up doors
- Ample parking (2.8/1,000 SF ratio)
- Concrete block construction
- Front and rear suite access
- Zoning: Industrial (City of Longwood)
- Easy access to I-4, SR 434, US Hwy 17-92 & Ronald Reagan Blvd

**Lease Rate: $16 / SF NNN**
**(Op Ex: $3.87/SF)**

### AVAILABLE SPACES

| Space | Lease Rate | Size (SF) |
|---|---|---|
| Suite 136 | $16.00 SF/yr | 3,850 |





For more information

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NAI Realvest

10.22.26


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



1800 Pembrook Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

nairealvest.com

# Property Photos











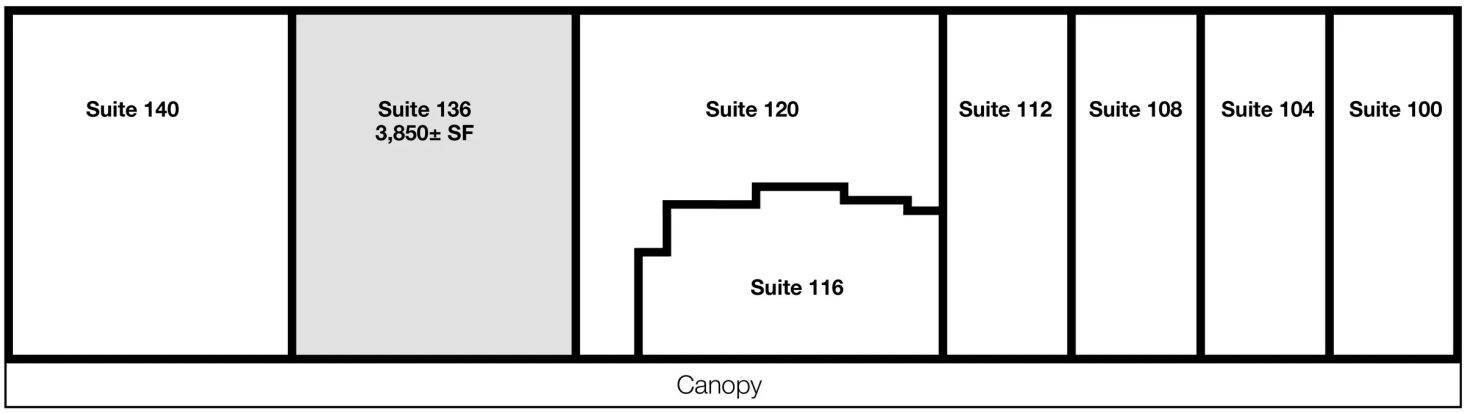


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# Available Spaces



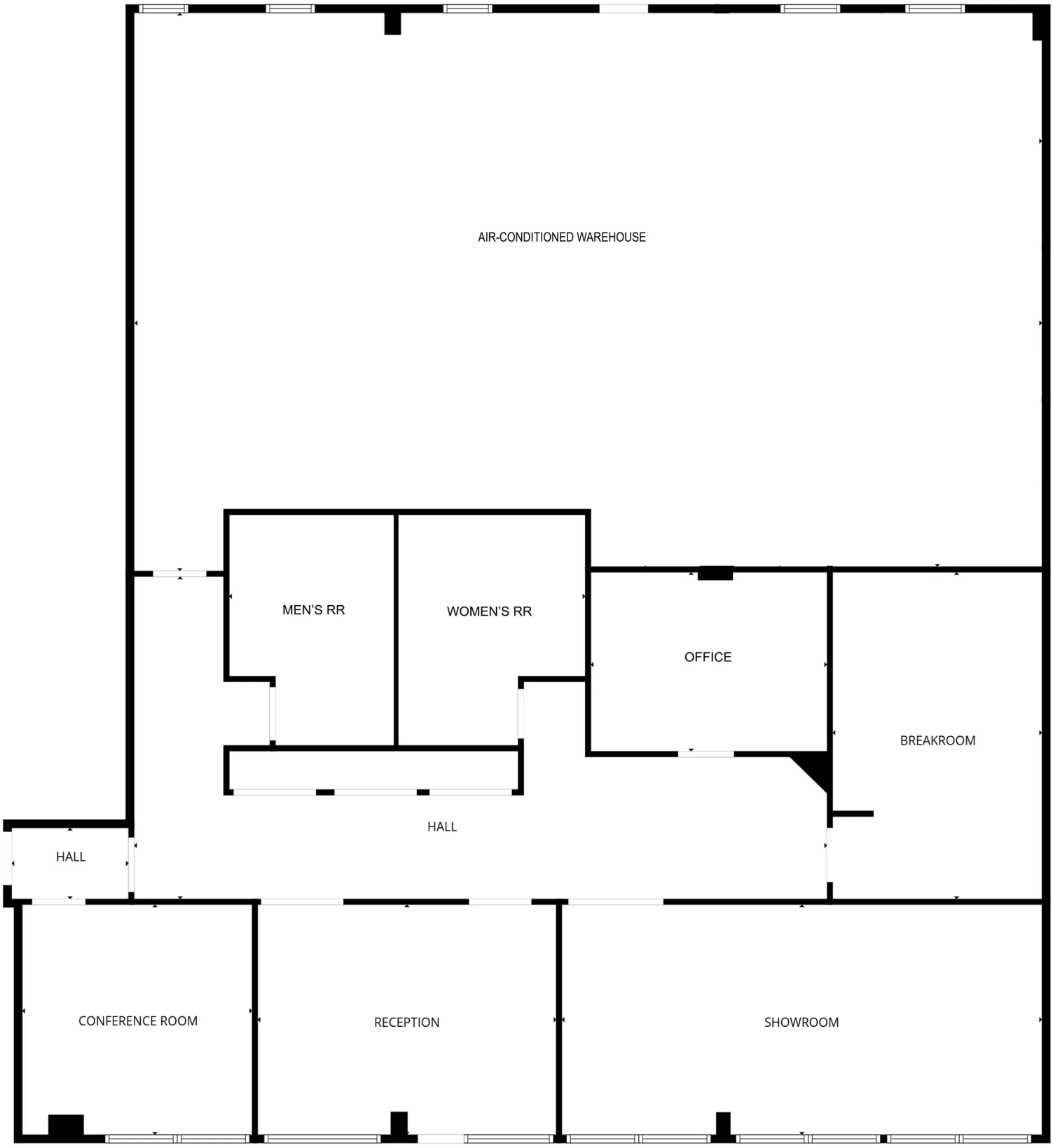

## AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|
| Suite 136 | 3,850 SF | NNN | $16.00 SF/yr | Available Now \| 100% air-conditioned \| One grade-level rollup door (10' W x 10' H) |

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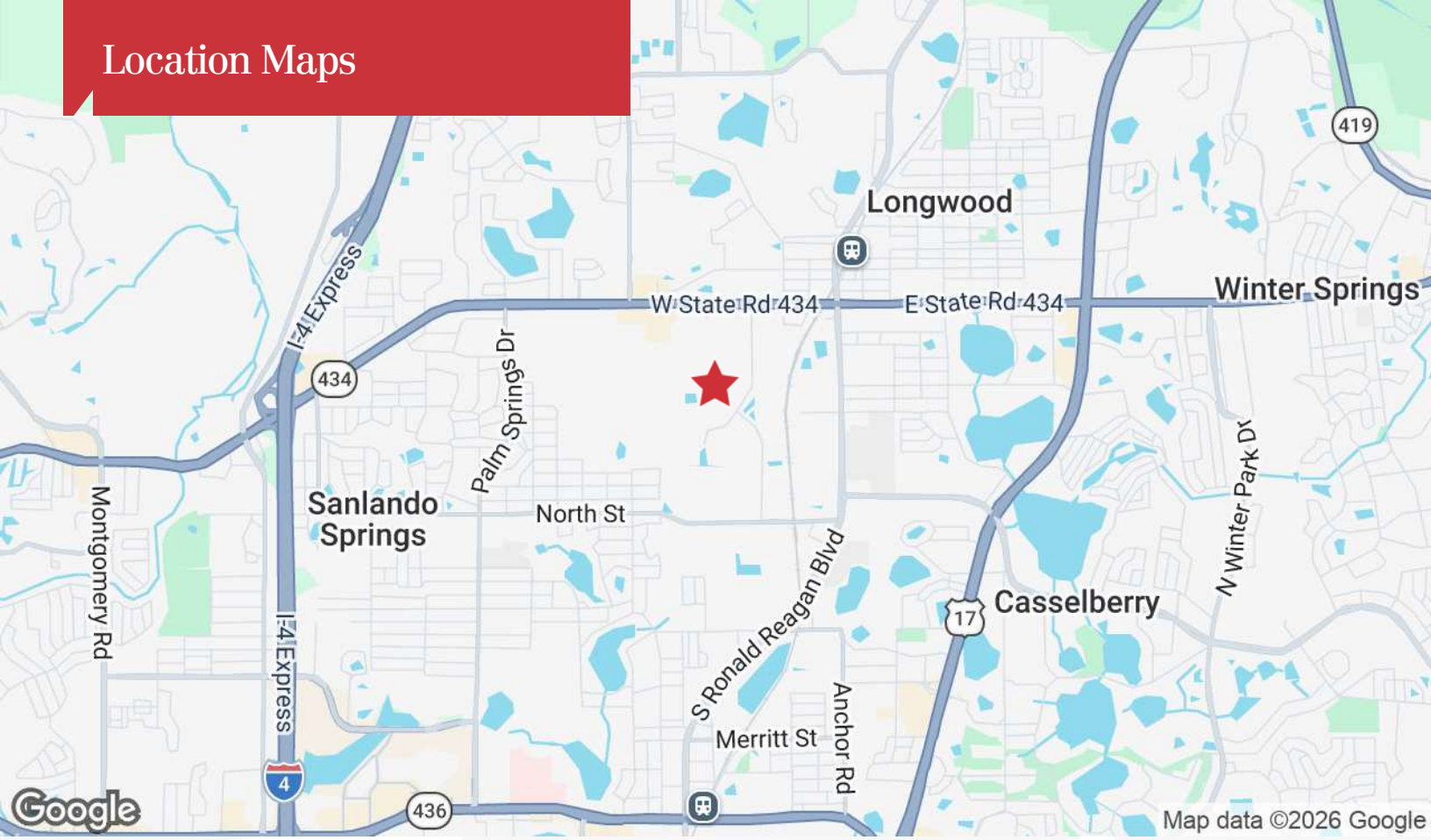
# Suite 136 - 3,850± SF

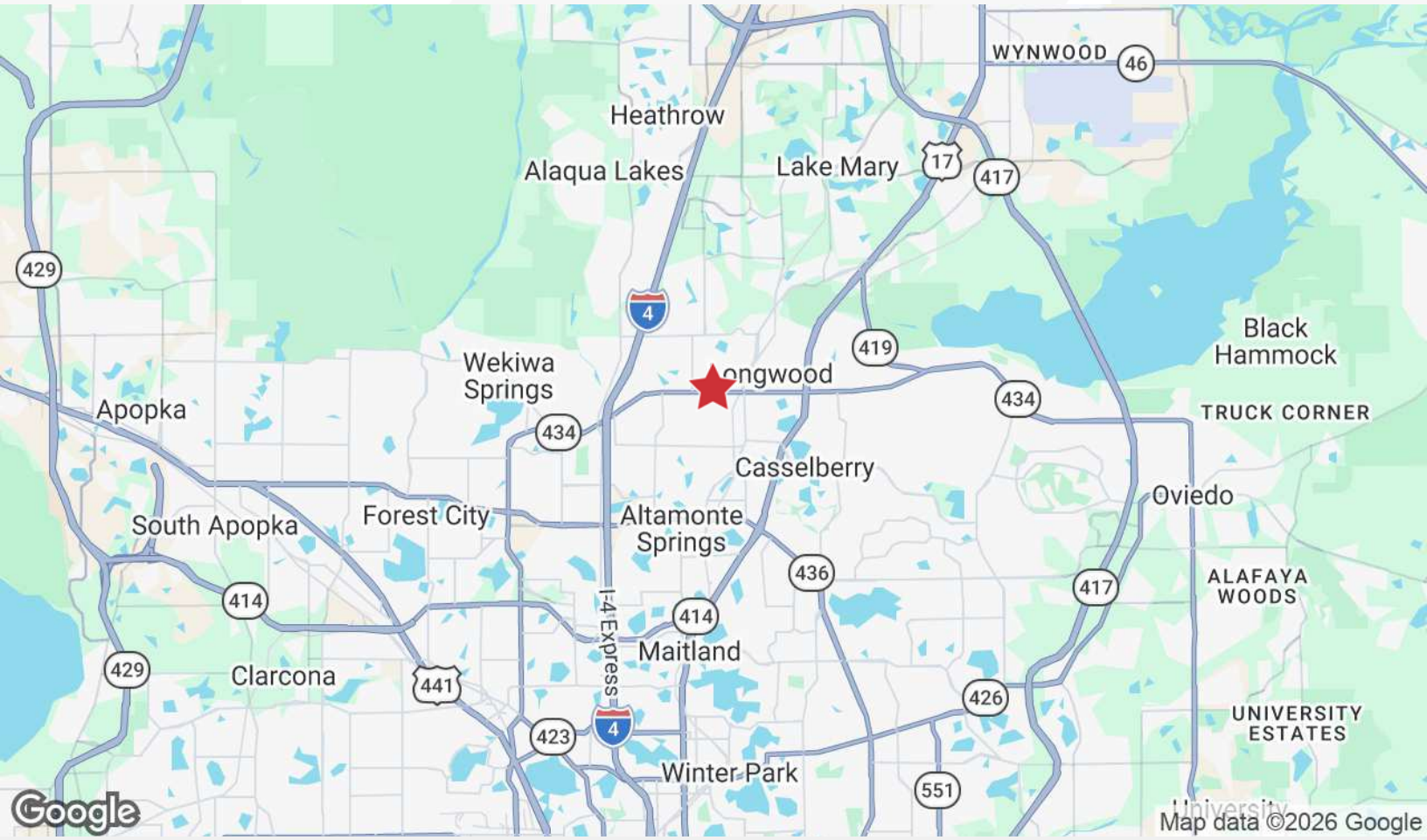



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# Location Maps

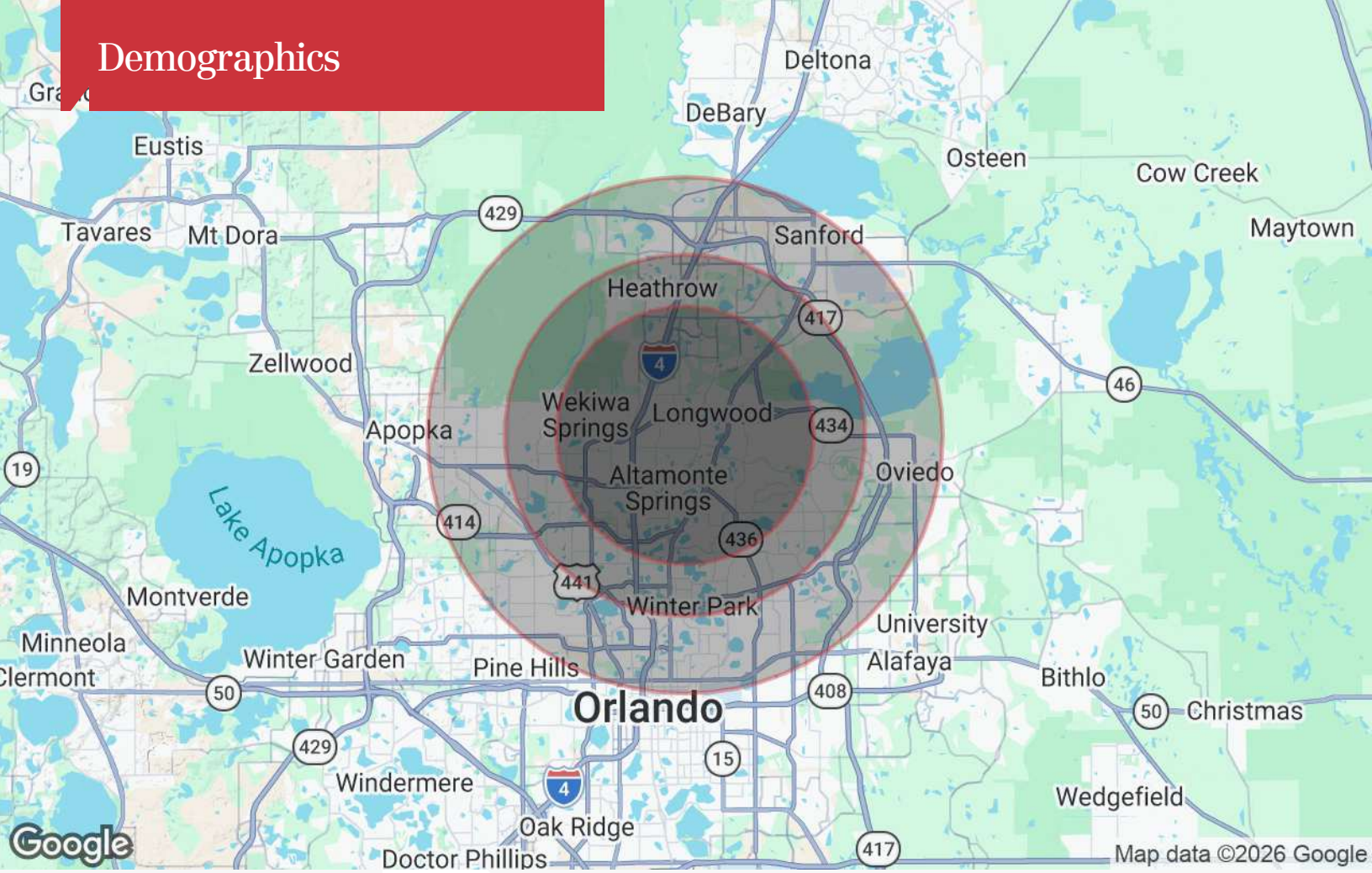



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# Demographics




| Population | 5 Miles | 7 Miles | 10 Miles |
|---|---|---|---|
| TOTAL POPULATION | 213,129 | 386,727 | 714,207 |
| MEDIAN AGE | 41.0 | 41.2 | 39.3 |
| MEDIAN AGE (MALE) | 40.0 | 40.2 | 38.2 |
| MEDIAN AGE (FEMALE) | 42.0 | 42.1 | 40.5 |

| Households & Income | 5 Miles | 7 Miles | 10 Miles |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 88,690 | 157,823 | 281,182 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.5 |
| AVERAGE HH INCOME | $104,033 | $110,327 | $110,173 |
| AVERAGE HOUSE VALUE | $365,484 | $409,702 | $411,942 |

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

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