

**FOR SALE
OR LEASE**

**RETAIL BUILDING WITH DRIVE THRU
OR
DEVELOPMENT SITE FOR LAND LEASE**

205 S. HW 17-92 LONGWOOD, FL 32750



Property Details

- 4,562 SF Retail Building
- 32,500 SF Site with C-2 Zoning with 200' fronting HW 17-92
- City of Longwood Zoning, Large Pylon Sign
- Located at the Major Intersection of Hwy 17-92 and SR 434 (only 150' away from intersection) with new developments in the area and 60K VPD Traffic Count
- Owner will consider a Built to Suit for a 20 Year National Tenant and or amortize buildout expenses over the term of the lease. Minimum Building Lease Term of 10 Years
- Seller Financing (20% down at 6.5% IO on a 30 Year term)
- **Lease Amount: \$85,000 NNN A Year**
- **Sale Price: \$1,250,000**

**Landlord will consider
a BTS for a Long Term
Credit Tenant**

CONTACT

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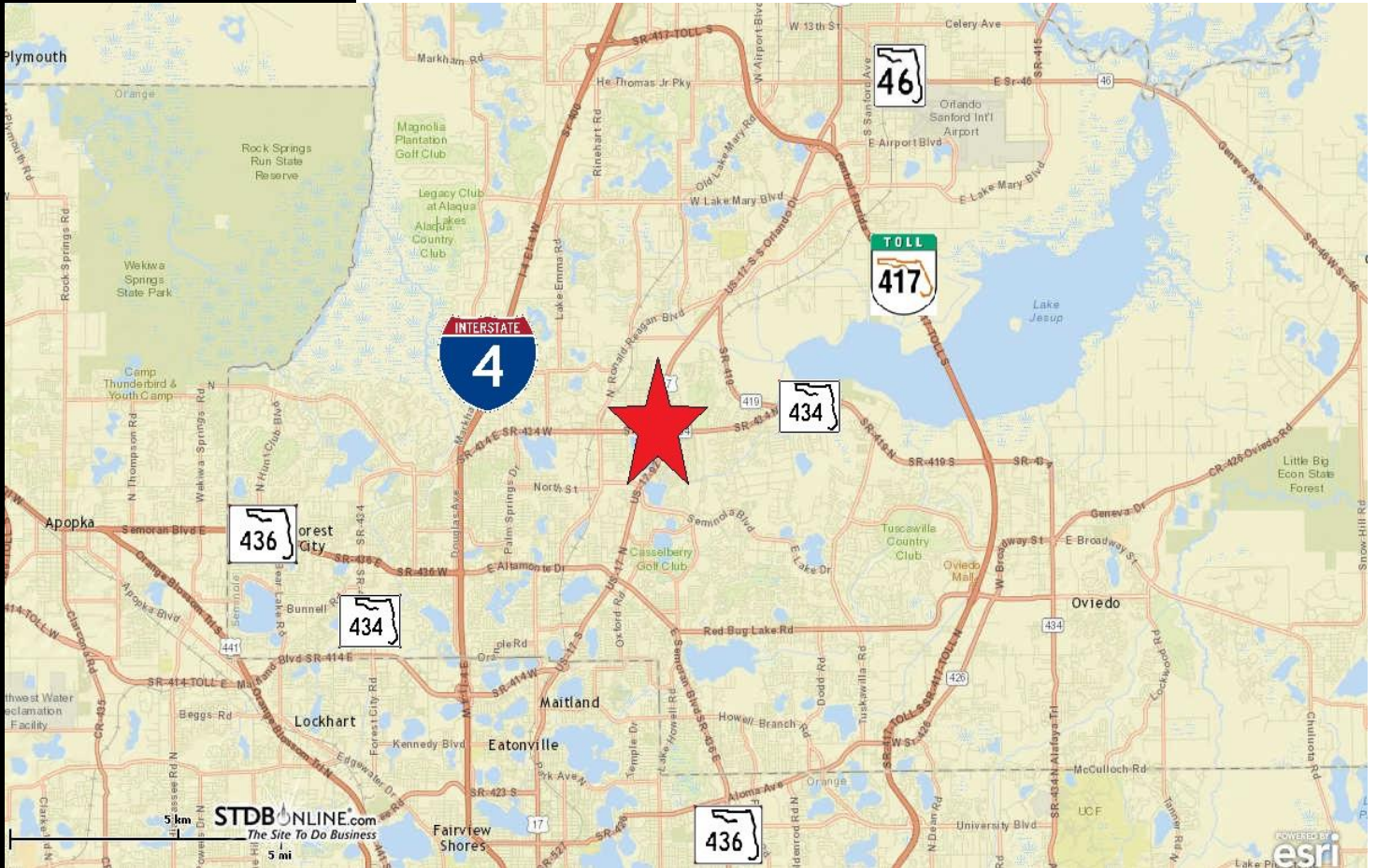
www.ResultsREPartners.com

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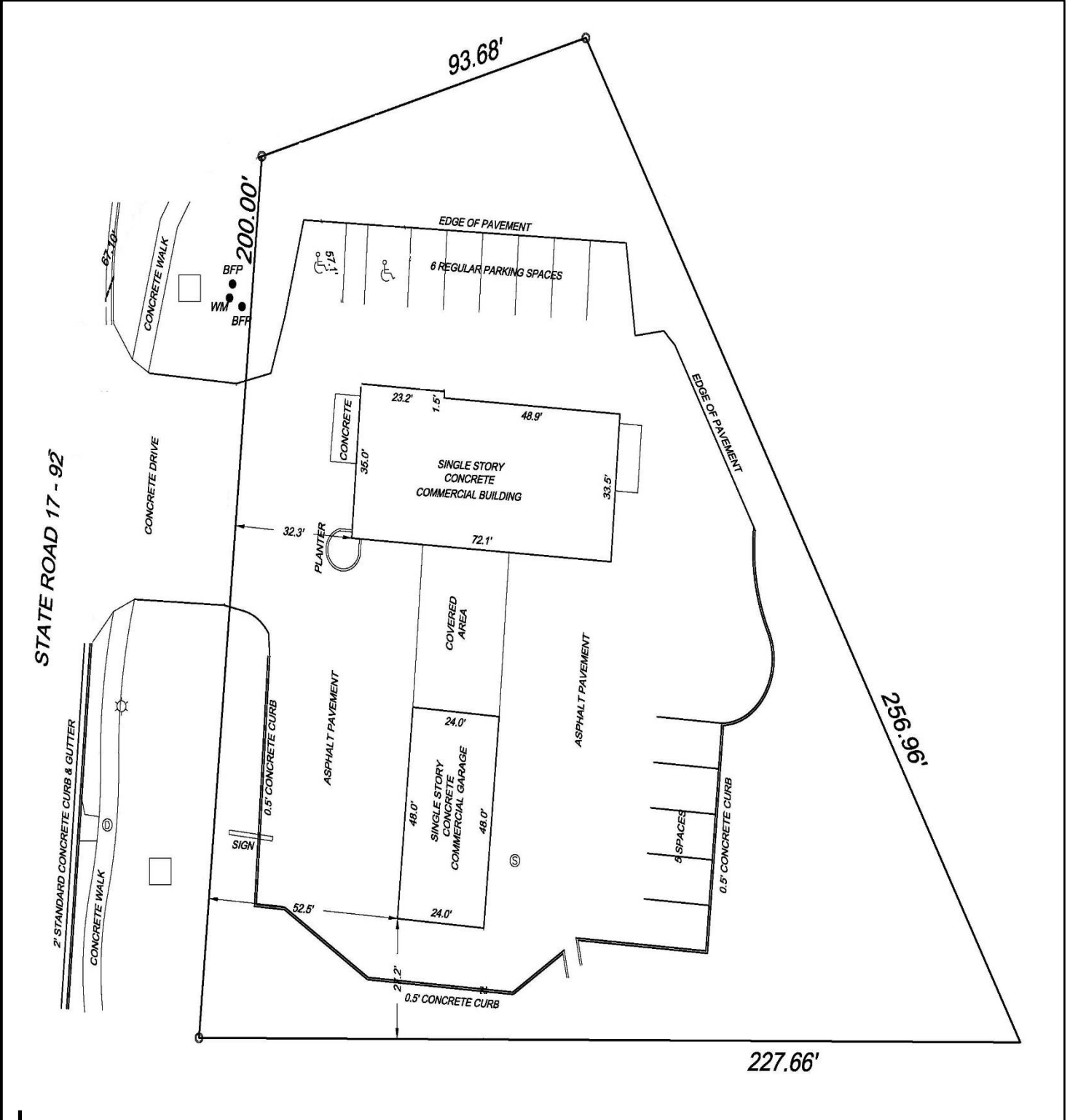
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