

FOR LEASE

Freestanding Retail/Child Care Facility

221 W. SR 434 LONGWOOD, FL 32750



Property Summary

CONTACT

Vincent Wolle



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RESULTS
REAL ESTATE PARTNERS, LLC

LICENSED REAL ESTATE BROKERAGE

- 4,554 SF Freestanding Block Building with a TPO Roof (5 Years Old)
- Zoned Gateway Commercial .63 Acre (110' frontage x 254' Deep)
- Drive Thru Access from SR 434 to West Pine Ave, (2) access points off of SR 434
- 6.15/1000 Parking Ratio with 13 spaces in the front, and the rear can be used for outside playground (historically the site with a day care facility)
- (6) Offices, (2) Large Option Work Areas, 3 Bathrooms, Kitchen, and Open Space
- HVAC units are serviced every quarter, Great Building and Pole Signage
- VPD on SR 434: 42,000 (4 laned highway)
- 3 Mile: 73K Population, \$50-\$75K Average Income, 35-44 Year Average Age
- Located beside Orlando Health and surrounded by retailers and restaurants
- Close to Ronald Regan Blvd, HW 17-92, and within 1 mile from I-4 between Altamonte Springs and Lake Mary.
- Landlord may amortize improvements for a Credit Tenant (10 Year Lease Term)

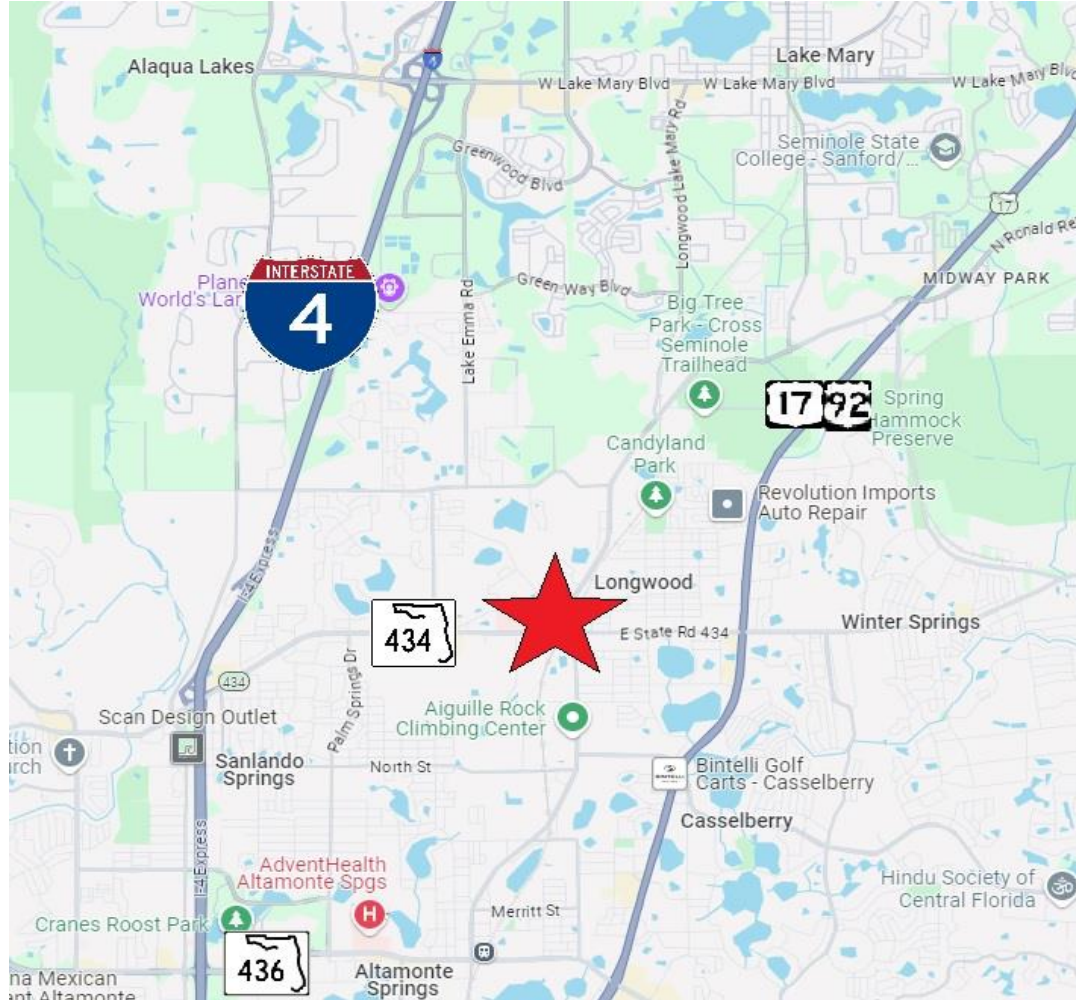
\$10,000 Absolute NNN

5-10 Year Lease Minimum Terms

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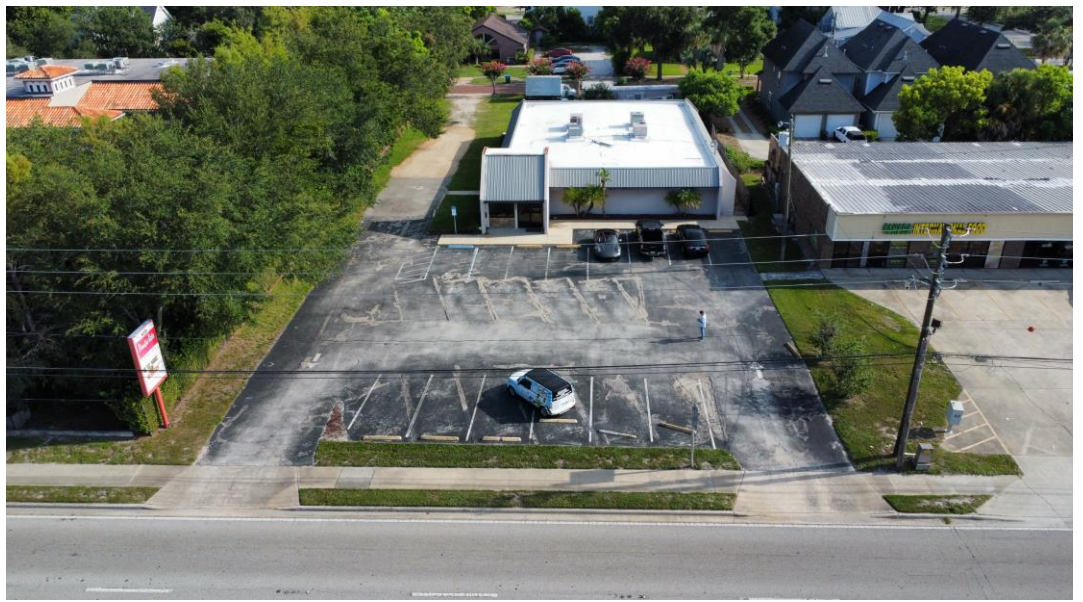
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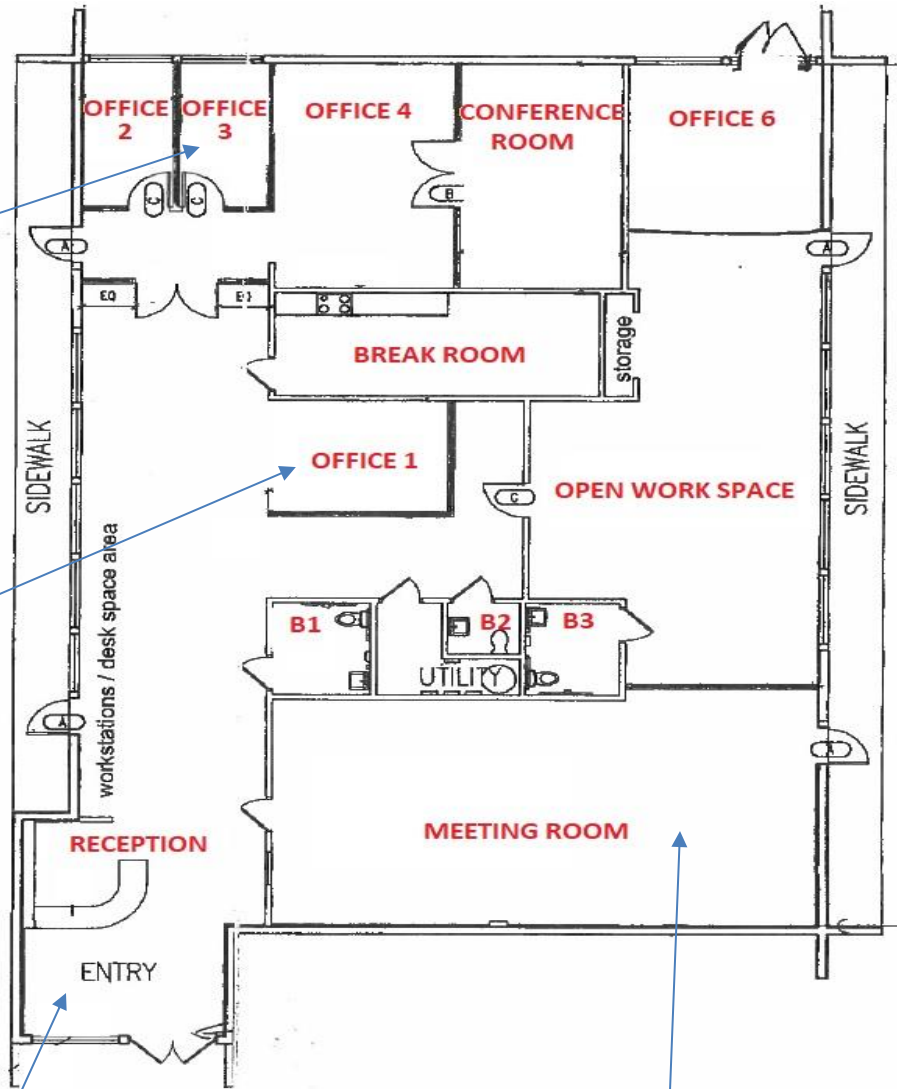


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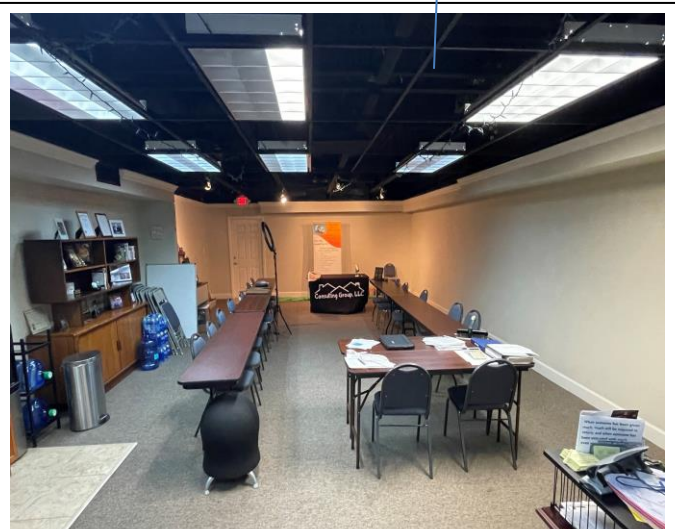
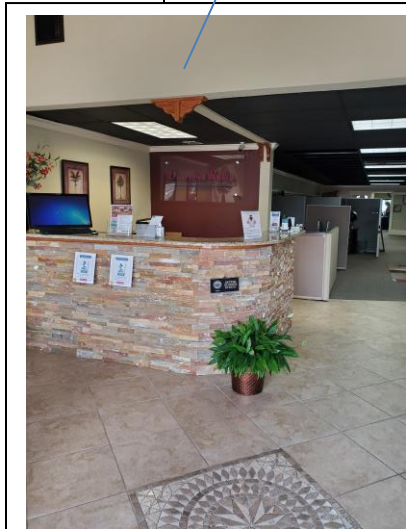
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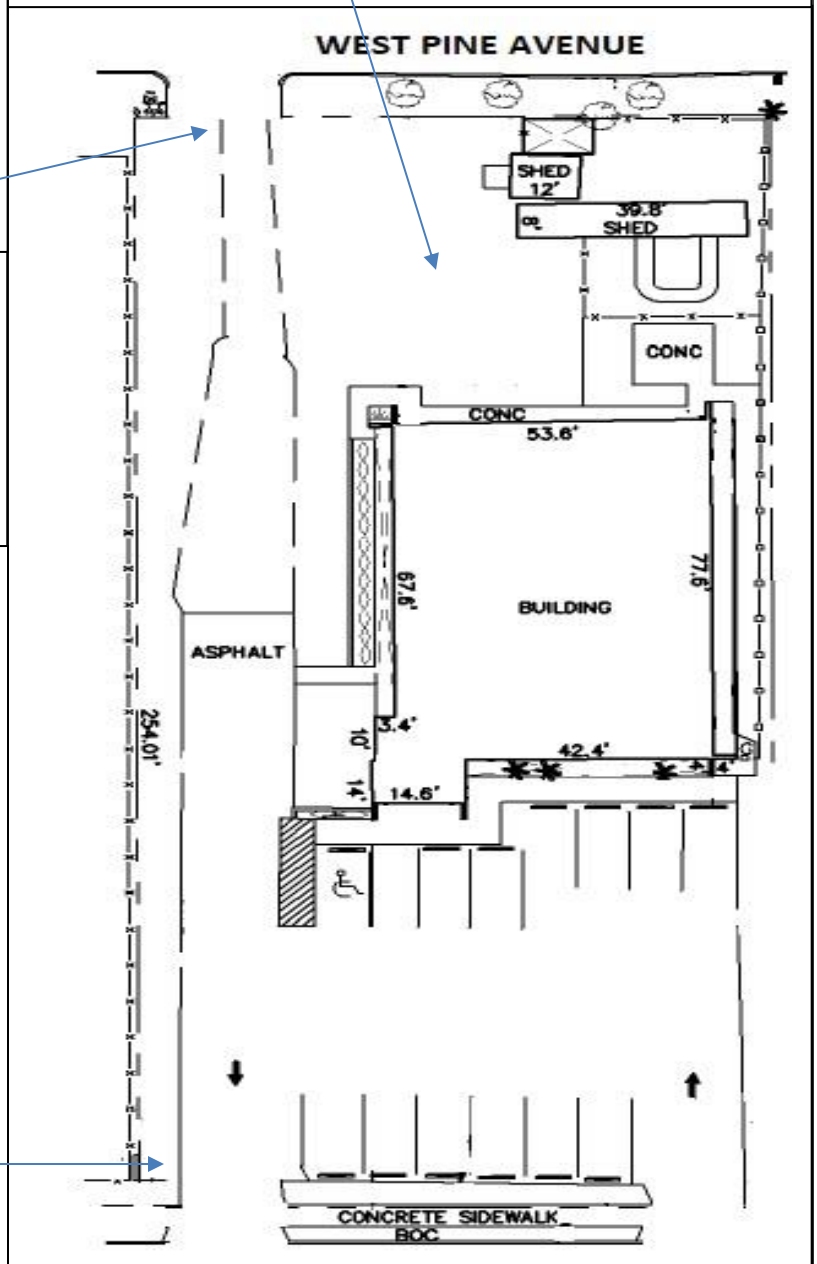


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