

**FOR
LEASE**

RETAIL/SHOWROOM/WAREHOUSE

(INDOOR AUTOMOTIVE DEALER APPROVED)

458 W. SR 434 LONGWOOD, FL 32750



PROPERTY FEATURES

- 5,402 SF Retail/Showroom Building on Busy SR 434
- Building repainted inside and out in February 2025
- 2,230 SF Showroom, 672 SF Office Area, and 2,500 SF Warehouse
- .35 Acre Site zoned General Commercial with 18 parking spaces
- 12' clear height, 2 overhead doors, fenced in rear area
- Owner will modify for a credit tenant and amortize improvements over the term of the lease (10 year minimum)
- (2) Pylon Signs, and Building Signage
- City of Longwood will allow indoor vehicle sales as a permitted use.
- Easy access to 1-4 on SR 434 close to Ronald Reagan (427), Hwy 17-92, and Directly Across the Street from S. Seminole Hospital (Orlando Health) and surrounded by National Retailers

Demographics	Population	Income
2 Mile:	32,501	\$89,621
5 Mile:	205,372	\$92,361
Traffic Count:	42K VPD (2023)	

Absolute Lease Rate: \$24.00 NNN (\$10,804 NNN)

Available 2/26/2025 (10 Year Minimum Term)

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

CONTACT

David Brim
412-445-8960 *mobile*
david@resultsREpartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

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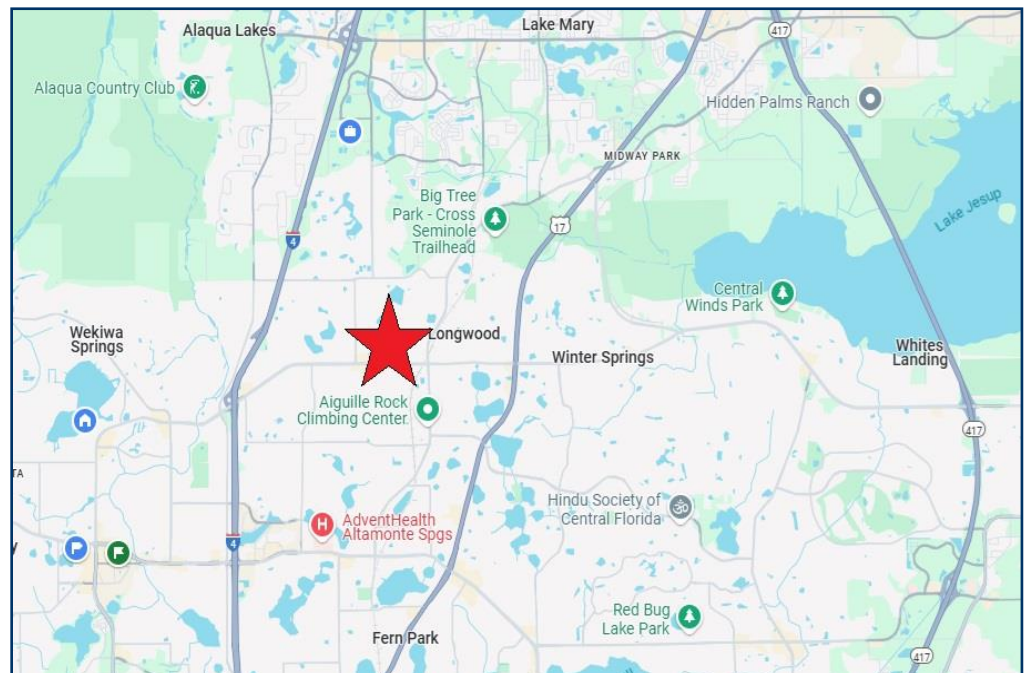
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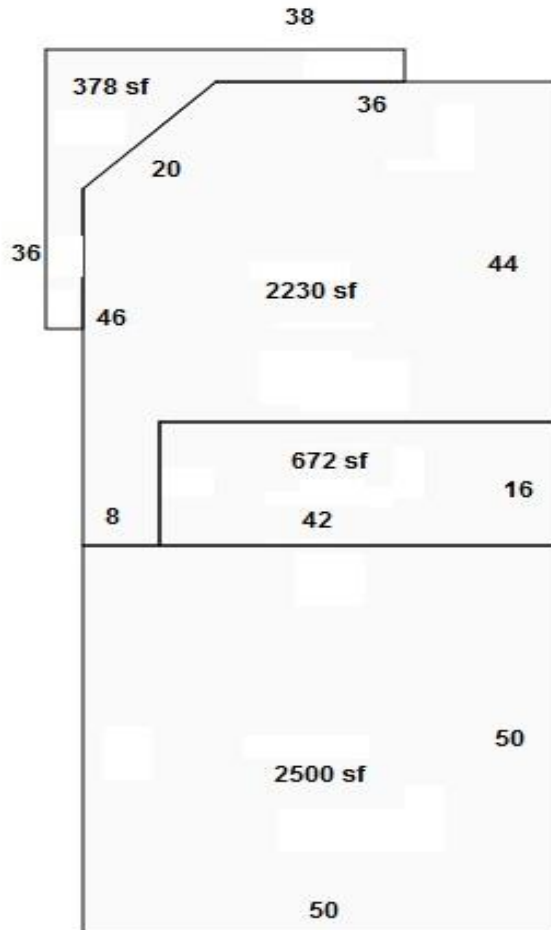
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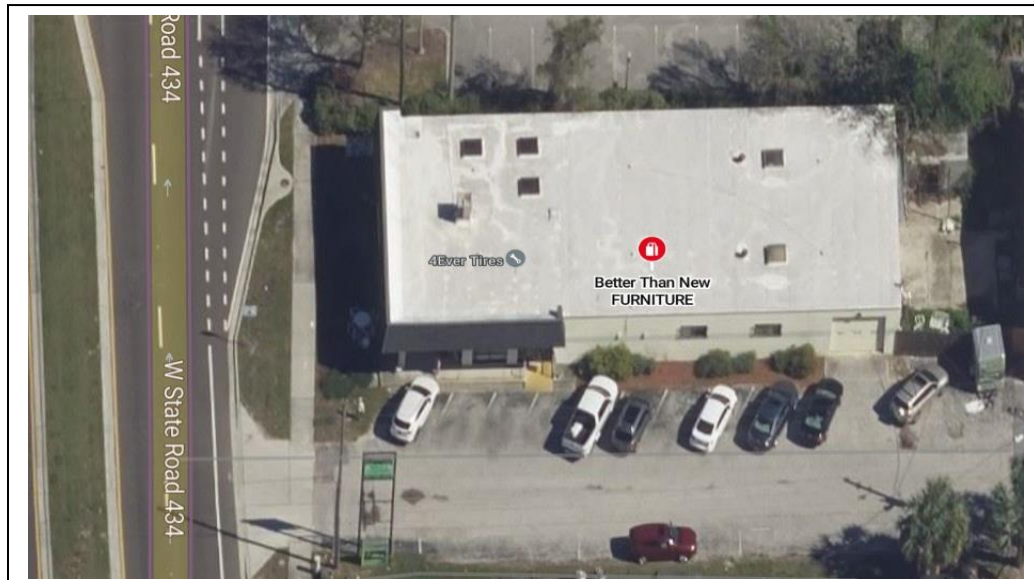
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