

FREE STANDING OFFICE OR MEDICAL

**390 W State Rd 434
Longwood, FL 32750**



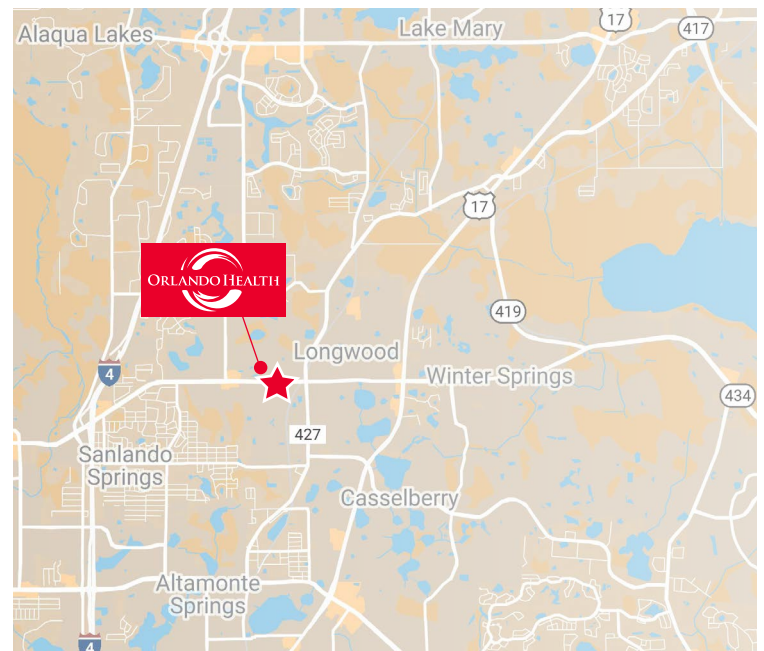
YOUR BUSINESS HERE

FOR SALE

15,300 SF FREESTANDING 2-STORY OFFICE OR MEDICAL - EXCELLENT LOCATION!

Redevelopment opportunity in the rapidly growing submarket of Longwood.

- Plans and permitting in place for high-end Medical Office
- Directly across from Orlando Health's South Seminole
- Signalized intersection- easy ingress and egress
- **No deed restrictions - any type of medical use allowed!**
- General Commercial zoning allows for a variety of uses - building can be professional office or retail
- Building also available for lease
- **Own for less than the cost of leasing!**
- \$2,250,000



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DEMOGRAPHICS

Population

1 MILE	3 MILES	5 MILES
6,372	72,339	194,489

Age

	1 MILE	3 MILES	5 MILES
Age 85+	5.7%	2.8%	2.5%
Median Age	45.8	41.7	41.2

Household Income

	1 MILE	3 MILES	5 MILES
Average HH Income	\$78,646	\$75,691	\$84,325
Median HH Income	\$64,212	\$56,972	\$60,842

PHOTO RENDERINGS



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