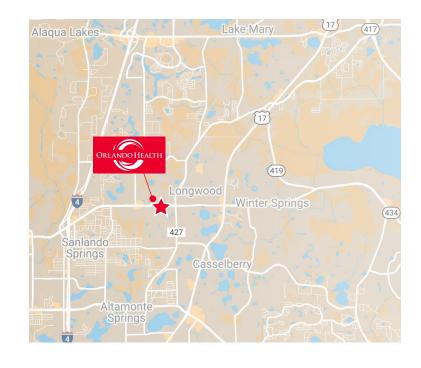


15,300 SF FREESTANDING 2-STORY OFFICE OR MEDICAL - EXCELLENT LOCATION!

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



ANNE SPENCER

Healthcare Practice Group +1 407 541 4434 +1 407 461 0825

anne.spencer@cushwake.cor

GLEN JAFFEE

Healthcare Practice Group +1 407 541 4408 glen.jaffee@cushwake.com 20 N Orange Ave. Suite 300 Orlando, FL 32801 Main +1 407 841 8000 cushmanwakefield.com

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FREE STANDING HERE OFFICE OR MEDICAL

390 W State Rd 434 Longwood, FL 32750



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





ANNE SPENCER

Healthcare Practice Group +1 407 541 4434 +1 407 461 0825

GLEN JAFFEE

Healthcare Practice Group +1 407 541 4408 glen.jaffee@cushwake.com

Suite 300 Orlando, FL 32801 Main +1 407 841 8000 cushmanwakefield.com