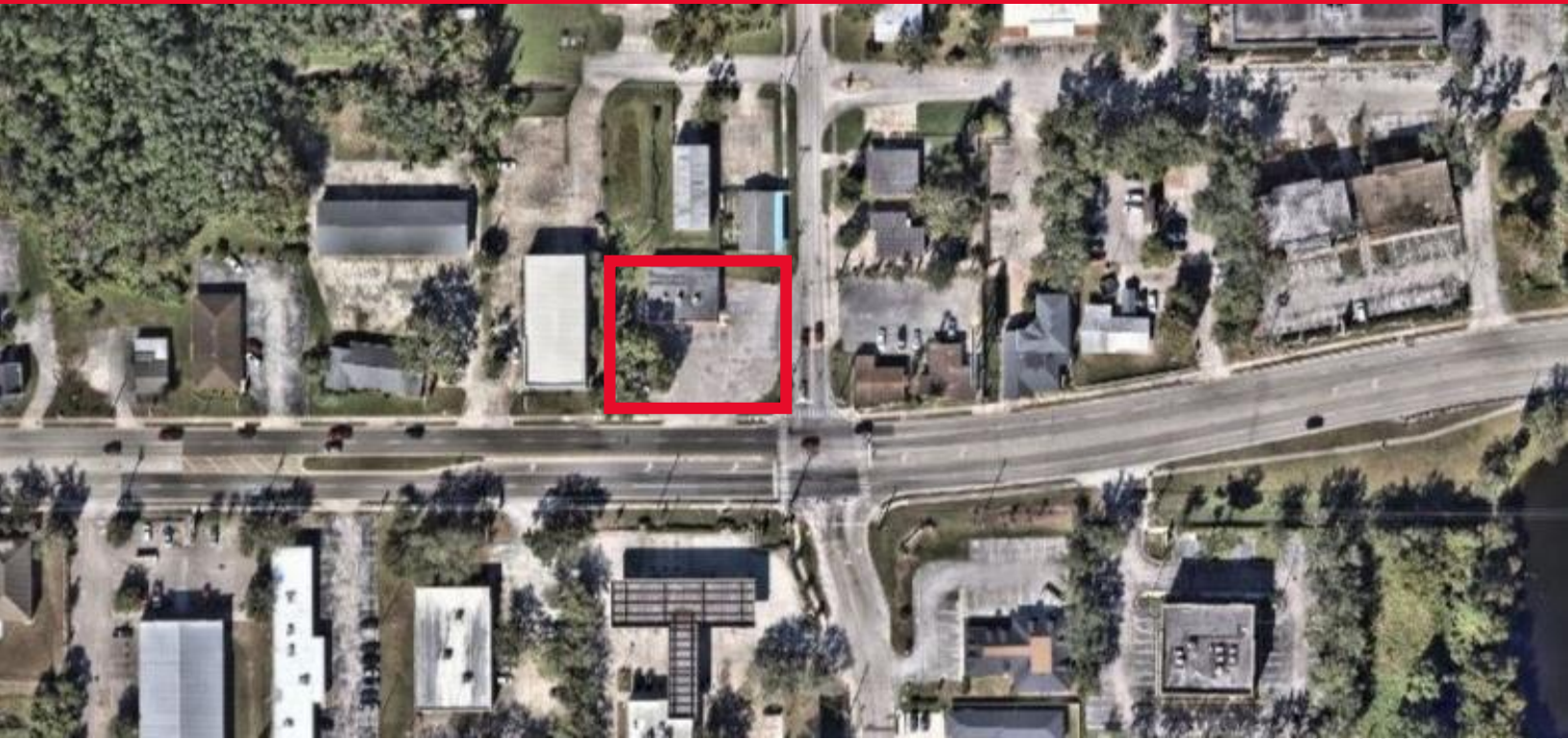


FOR SALE

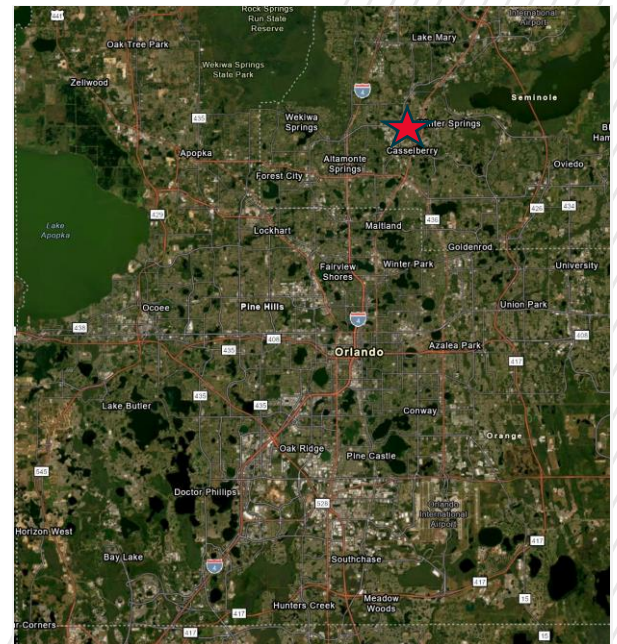
**499 East State Road 434
Longwood, FL 32751**



PROPERTY HIGHLIGHTS

Site is located less than one mile to Orlando Avenue and four miles to Interstate-4 and has great visibility on SR 434. Due to the property’s positioning on a hard corner of a lighted intersection the property is easily accessible.

BUILDING SF	2,880 SF	SIGNAGE TYPE	Monument
LAND SF	0.47 AC	3-MILE (POP.)	73,331
YEAR BUILT	1973	5-MILE (POP.)	208,762
PARKING	9 Spaces	MED. INCOME	\$67,627
TRAFFIC COUNTS	22,000 VPD	SPACE USE	QSR allowed



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FOR SALE

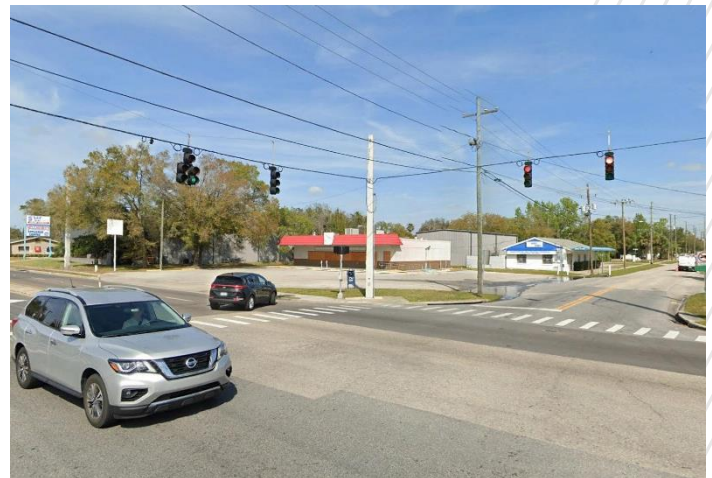
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The City of Longwood is working with Orlando Health to create a new healthcare hub in downtown Longwood which will be anchored by a free-standing Emergency Department. This new development is only one mile from this site.



LEGAL INFORMATION

TAX PARCEL ID	3120305AU00008660
2024 RE TAXES	\$6,492.94
ZONING	Commercial - IMU



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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