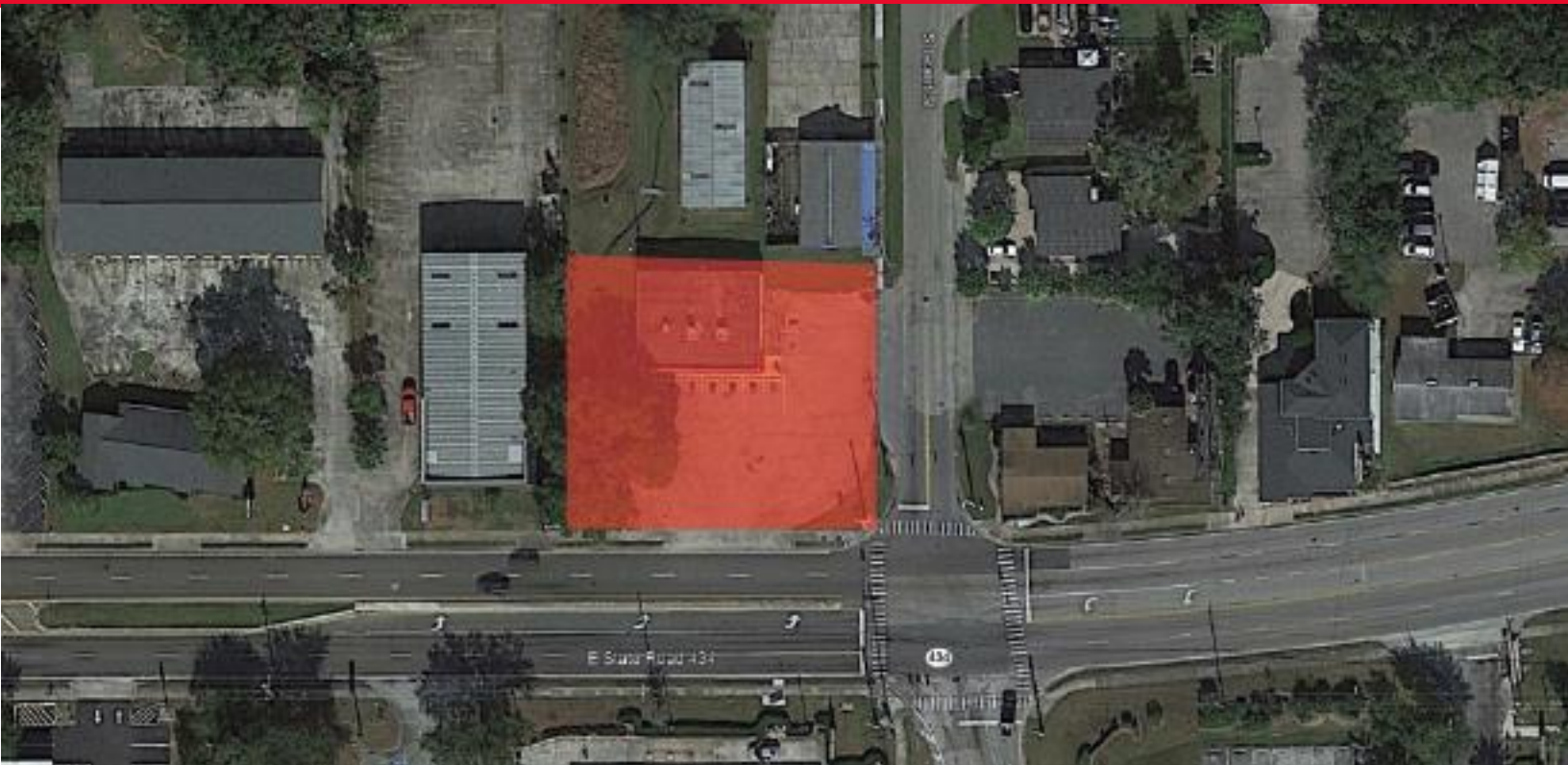


**FOR SALE**

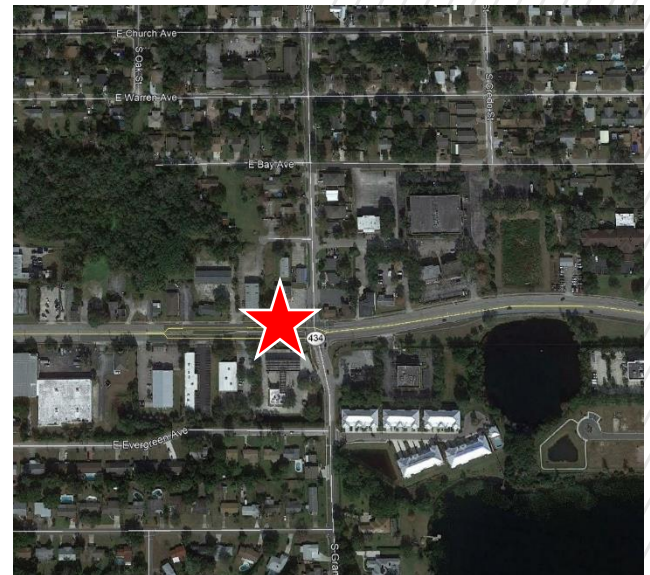
**499 E STATE ROAD 434**  
Longwood, FL 32750



**PROPERTY HIGHLIGHTS**

Site has great visibility and exposure on a major market thoroughfare. Due to the properties positioning on a hard corker of a lighted intersection the property is easily accessible.

<b>BUILDING SF</b>	2,880 SF	<b>SIGNAGE TYPE</b>	Monument
<b>LAND SF</b>	0.47 AC	<b>2-MILE (POP.)</b>	33,788
<b>YEAR BUILT</b>	1973	<b>5-MILE (POP.)</b>	207,443
<b>PARKING</b>	XX Spaces	<b>MED. INCOME</b>	\$87,137
<b>TRAFFIC COUNTS</b>	26,500 VPD	<b>SPACE USE</b>	TBD



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**FOR SALE**

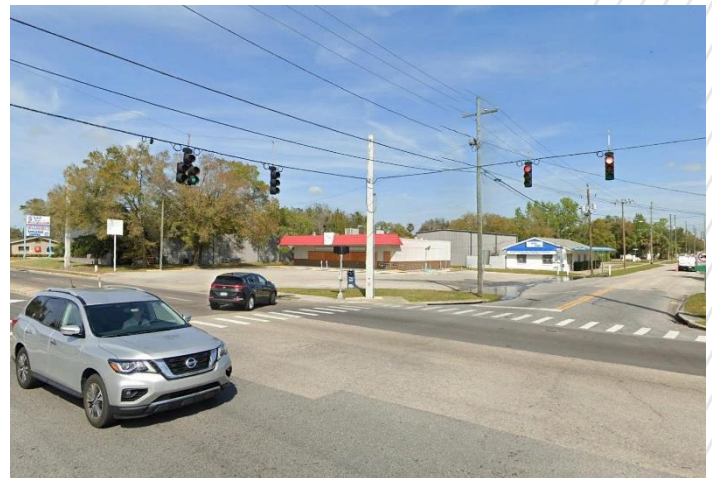
**499 E STATE ROAD 434**  
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Surround area is seeing an influx of residential growth and there are numerous projects being redeveloped.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	3120305AU00008660
<b>2020 RE TAXES</b>	\$5,462.32
<b>ZONING</b>	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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