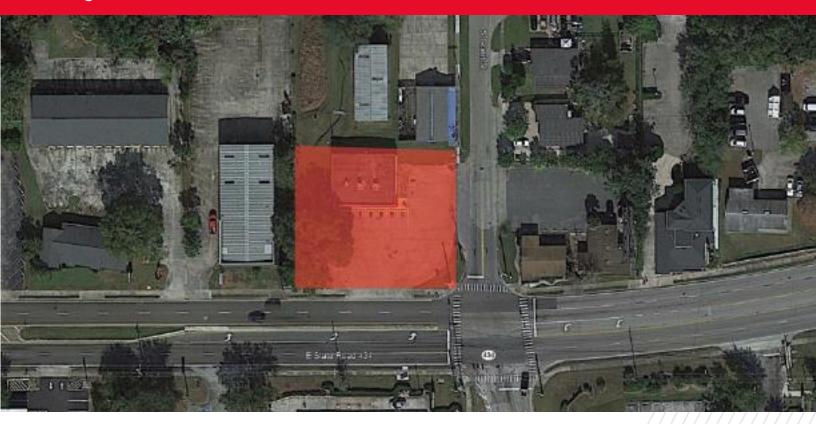


FOR SALE 499 E STATE ROAD 434 Longwood, FL 32750

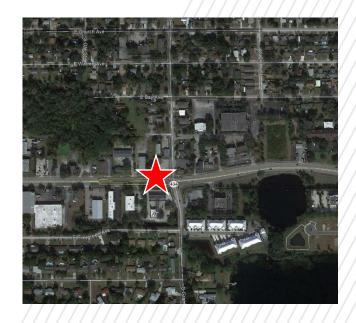


PROPERTY HIGHLIGHTS

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.

BUILDING SF	2,880 SF
LAND SF	0.47 AC
YEAR BUILT	1973
PARKING	XX Spaces
TRAFFIC COUNTS	26,500 VPD

SIGNAGE TYPE	Monument
2-MILE (POP.)	33,788
5-MILE (POP.)	207,443
MED. INCOME	\$87,137
SPACE USE	TBD



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Surround area is seeing an influx of residential growth and there are numerous projects being redeveloped.



LEGAL INFORMATION

TAX PARCEL ID	3120305AU00008660
2020 RE TAXES	\$5,462.32
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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