

# Longwood Flex Space

2350 S US Hwy 17-92, STE 1006, Longwood, FL 32750

**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker

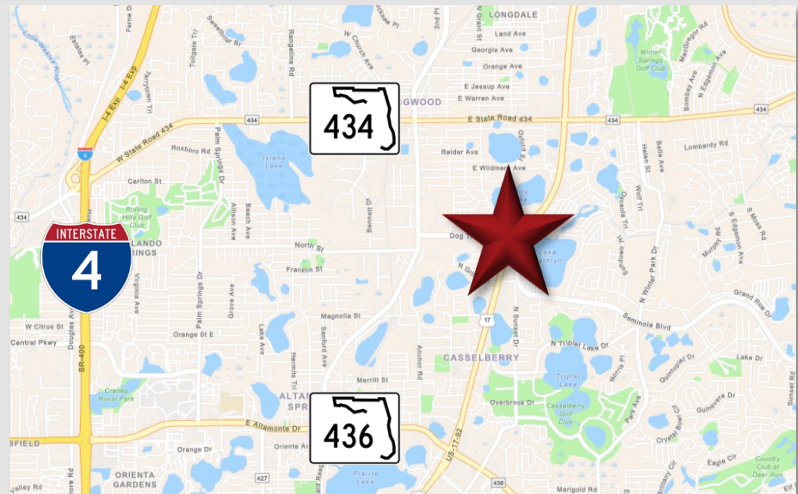


## LOCATION DETAILS

This building is highly visible on US Hwy 17-92, with a high traffic count of 55,500 cars per day. Just north of Dog Track Rd/Seminola Blvd with nearby access to SR 434. Surrounded by various retailers and services.

## PROPERTY DETAILS

- **±2,750 SF** Flex space available
- Warehouse / showroom with **1 Grade level roll-up door**
- ±500 SF of **office space with A/C**
- Bathroom includes shower
- Currently used for auto detailing
- Monument signage available



### 2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	4,699	68,291	176,056
Average HH Income	\$97,965	\$95,220	\$101,536
Median HH Income	\$68,926	\$67,454	\$70,770

## CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
[marie@palkiper.com](mailto:marie@palkiper.com)

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**EURO**  
*Specialists*

**NOT TO SCALE**

Illustrated for marketing purposes only. Actual dimensions, layout, and furnishings may vary.



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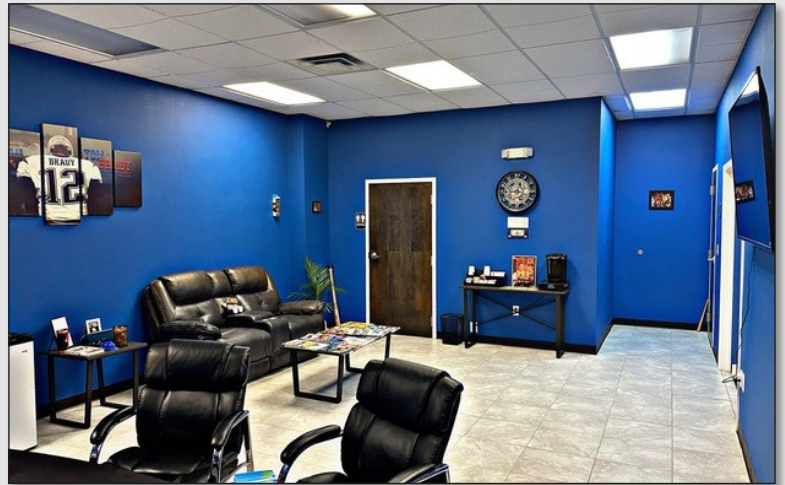
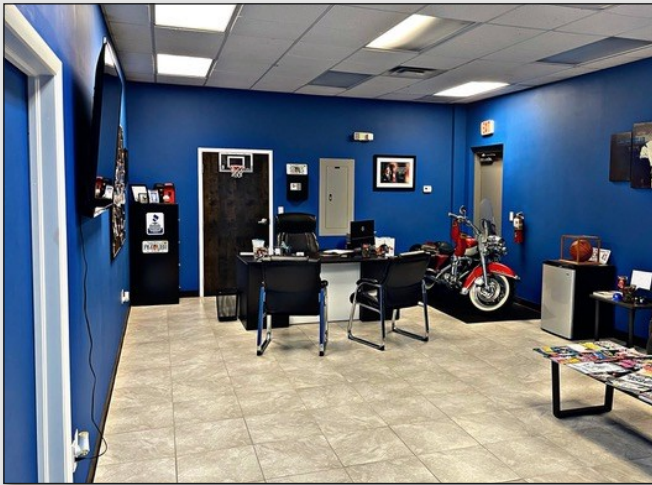
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