851 E SR 434, Longwood, FL 32750





LOCATION DETAILS

Located on East State Road 434 with a traffic count of over 26,000 CPD. Adjacent to Truist Bank and First Baptist Church of Longwood, and directly across from AutoZone Auto Parts. The center is conveniently situated, being less than 4 miles from I-4 and in close proximity to major thoroughfares such as US 17-92 and Ronald Reagan Blvd, offering easy access from all over Central Florida.

PROPERTY HIGHLIGHTS

- ±61,200 SF Retail Plaza
- Major tenants include national and local businesses like O'Reilly Auto Parts, Sherwin -Williams, and Hero Academy Martial Arts
- 246 Shared parking spaces
- Monument and storefront signage
- 2nd Gen Retail Spaces AVAILABLE NOW
 - 1,800± SF Restaurant Build-Out
 - 4,500± SF 2nd Gen Gym / Fitness Studio
 - 900 7,200± SF General Retail Spaces



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,133	73,303	205,925
Average HH Income	\$78,084	\$98,988	\$106,928
Median HH Income	\$64,432	\$77,809	\$80,145

CONTACT FOR MORE INFORMATION

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STE. TENANT SQ.FT. 100 O'Reilly Auto Parts 9,000 126 Path Medical 3,600 128 Lease Pending - Restaurant 1,800 132 Euro - Balkan Grocery 1,800 136- Available - 1,800 1,800 142 Available 5,400 164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900 218 Continental Cleaners 2,700			
126 Path Medical 3,600 128 Lease Pending - Restaurant 1,800 132 Euro - Balkan Grocery 1,800 136- Available - 138 Restaurant Build-Out 1,800 142 Available 5,400 164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	STE.	TENANT	SQ.FT.
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132 Euro - Balkan Grocery 1,800 136- Available - 138 Restaurant Build-Out 1,800 142 Available 5,400 164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	126	Path Medical	3,600
136- Available - Restaurant Build-Out 1,800 142 Available 5,400 164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	128	Lease Pending - Restaurant	1,800
138 Restaurant Build-Out 142 Available 5,400 164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	132	Euro - Balkan Grocery	1,800
164 Available 7,200 168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900			1,800
168 Allegro Music Center 1,800 176 Solshine Events 2,700 178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	142	Available	5,400
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178 Available 900 180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	168	Allegro Music Center	1,800
180 The E Salon and Suites 1,800 184 Available 1,800 188 Available 1,800 192 Available 900 194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	176	Solshine Events	2,700
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194 Hero Academy Martial Arts 2,700 200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	188	Available	1,800
200 Blue Sky Nails & Spa 1,800 204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	192	Available	900
204 Wags to Riches 900 208 Available - 2nd Gen Gym 4,500 216 Storage 900	194	Hero Academy Martial Arts	2,700
208 Available - 2nd Gen Gym 4,500 216 Storage 900	200	Blue Sky Nails & Spa	1,800
216 Storage 900	204	Wags to Riches	900
	208	Available - 2nd Gen Gym	4,500
218 Continental Cleaners 2,700	216	Storage	900
	218	Continental Cleaners	2,700
226 Sherwin-Williams Paint Store 5,400	226	Sherwin-Williams Paint Store	5,400

CONTACT FOR MORE INFORMATION

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Palkiper
Commercial Real Estate Services

Licensed Real Estate Broker







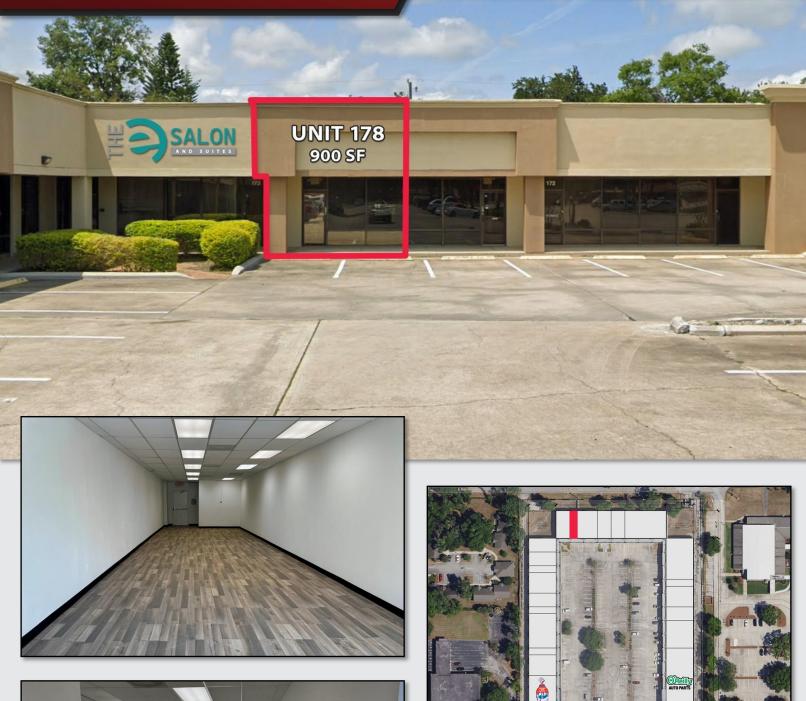




CONTACT FOR MORE INFORMATION

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