

# 2nd Generation Restaurant

851 E SR 434, STE 128, Longwood, FL 32750

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



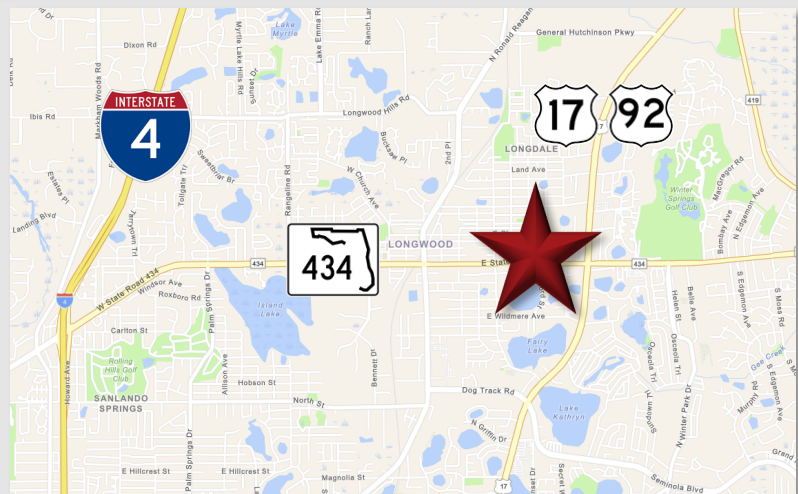
**Lease Rate: \$22 NNN**

## LOCATION DETAILS

Located on SR 434 with a traffic count of +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.

## LISTING HIGHLIGHTS

- **±1,800 SF** 2nd Gen Restaurant **Available Now**
- Located in a ±61,200 SF Retail plaza with **local and national tenants** including O'Reilly Auto Parts, Wireless by Verizon, and Hero Academy Martial Arts
- **Mostly open layout** featuring:
  - Front counter with a sink, coffee-bar counter space, and room for food display cases
  - Open-counter access to the kitchen, ideal for quick service, customer pickup and to-go orders
  - Kitchen equipped with exhaust hood
  - 2 ADA compliant restrooms
- Monument and storefront signage available
- **246 Shared parking spaces**



### 2025 DEMOGRAPHICS

|                   | 1-MILE   | 3-MILE    | 5-MILE    |
|-------------------|----------|-----------|-----------|
| Population        | 11,133   | 73,085    | 206,908   |
| Average HH Income | \$77,699 | \$102,651 | \$111,256 |
| Median HH Income  | \$63,444 | \$77,036  | \$78,728  |

## CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**

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| STE.       | TENANT                    | SQ.FT.       |
|------------|---------------------------|--------------|
| 100        | O'Reilly Auto Parts       | 9,000        |
| 126        | Path Medical              | 3,600        |
| <b>128</b> | <b>Available Now</b>      | <b>1,800</b> |
| 132        | Euro - Balkan Grocery     | 1,800        |
| 136-138    | TBD                       | 1,800        |
| 142        | TBD                       | 5,400        |
| 152-164    | TBD                       | 7,200        |
| 168        | Allegro Music Center      | 1,800        |
| 176        | Solshine Events           | 2,700        |
| 178        | Total Wireless by Verizon | 900          |
| 180        | The E Salon and Suites    | 1,800        |
| 184-192    | TBD                       | 4,500        |
| 194        | Hero Academy Martial Arts | 2,700        |
| 200        | Blue Sky Nails & Spa      | 1,800        |
| 204        | Wags to Riches            | 900          |
| 208        | TBD                       | 4,500        |
| 216        | Storage                   | 900          |
| 218        | Continental Cleaners      | 2,700        |
| 226        | Sherwin-Williams          | 5,400        |

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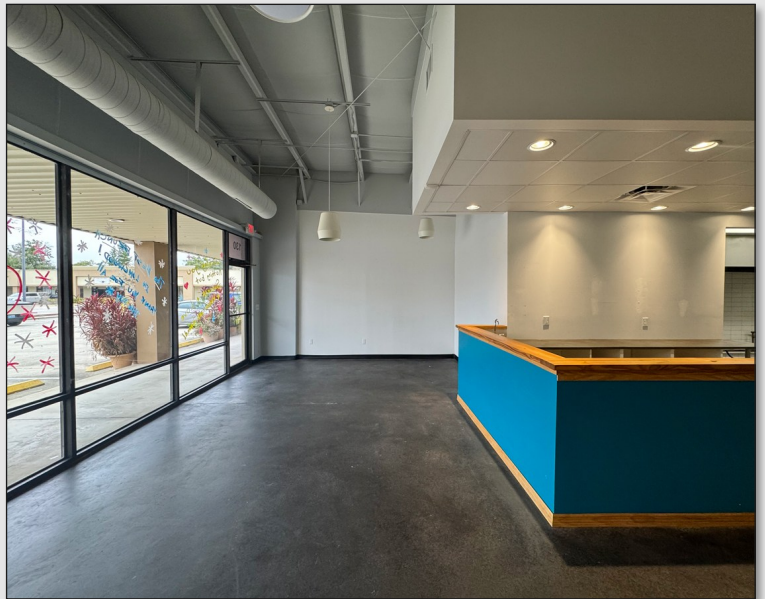
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