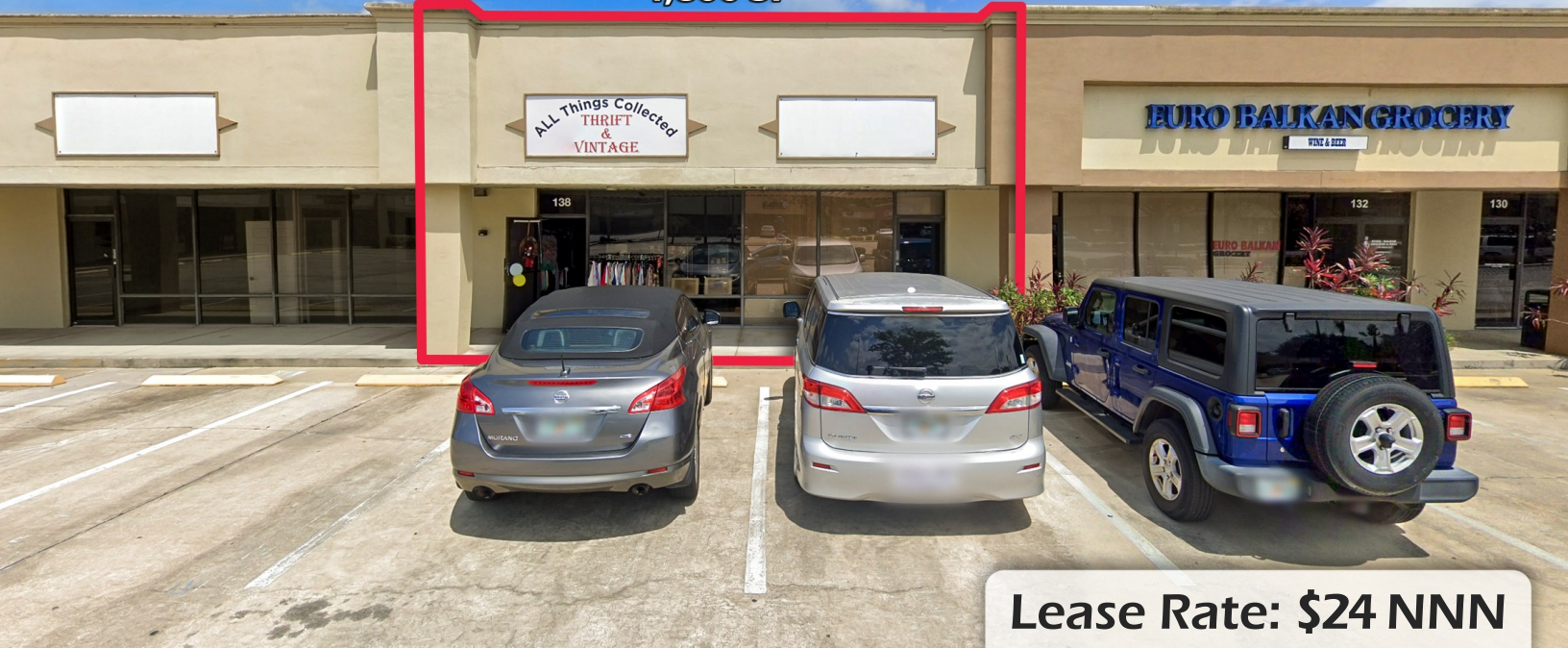


Restaurant Build-Out

851 E SR 434, STE 136-138, Longwood, FL 32750

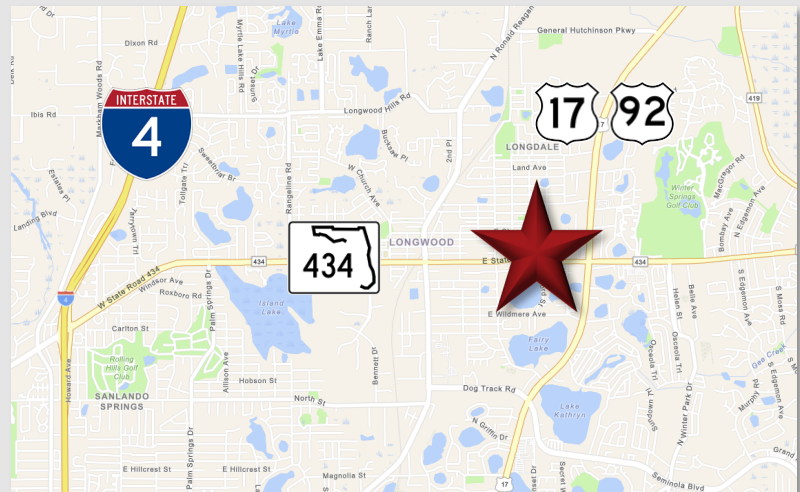
UNIT 136-138
1,800 SF



Lease Rate: \$24 NNN

LOCATION DETAILS

Located on E SR 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.



LISTING HIGHLIGHTS

- **±1,800 SF** combined space
- Located in a ±61,200 SF Retail plaza with a mix of local and national tenants including O'Reilly Auto Parts, Total Wireless by Verizon, and Hero Academy Martial Arts.
- **Ideal for restaurant use** — tenant build-out required
- Includes two ADA compliant restrooms and **existing kitchen** infrastructure in place
- Monument and storefront signage available
- **246 shared parking 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	TBD	1,800
132	Euro - Balkan Grocery	1,800
136-138	Available	1,800
142	TBD	5,400
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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