

2nd Gen Gym Space

851 E SR 434, STE 208, Longwood, FL 32750

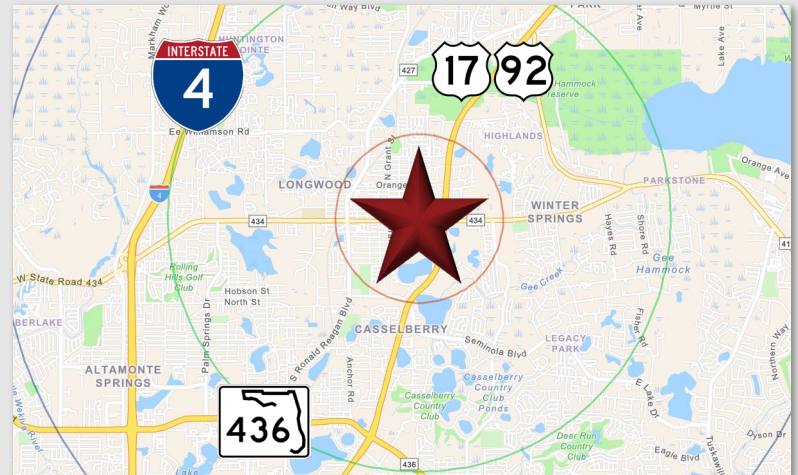


Lease Rate: \$17psf NNN

LOCATION HIGHLIGHTS

Situated on E SR 434 (27,000 AADT), this convenient location is within walking distance of public transport and offers quick access to US 17-92 and Ronald Reagan Blvd. With I-4 less than 4 miles away, the site provides strong regional connectivity across Central

Florida. Nearby established businesses include an adjacent Truist Bank and AutoZone Auto Parts and Fairwinds Credit Union located directly across the street. Additional retail and dining options are available along both US 17-92 and SR 434.



LISTING HIGHLIGHTS

- **±4,500 SF** Gym/Fitness Studio Available Now
- Located in a ±61,200 SF retail plaza with a **mix of local and national tenants** including O'Reilly Auto Parts and Hero Academy Martial Arts
- **Mostly open layout** includes men's and women's restrooms with individual stalls and showers, as well as a bonus room, storage room, and managerial office. **New AC Unit to be installed.**
- Monument and storefront signage available
- **246 shared parking spaces**

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,748	74,359	208,452
Median HH Income	\$70,743	\$82,568	\$84,571
Average HH Income	\$81,024	\$101,909	\$111,169

Contact For More Information:

Brooklynn Rogers

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Marie Shorey, CCIM

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STE.	TENANT	SQ.FT.
100	O'Reilly Auto Parts	9,000
126	Path Medical	3,600
128	Restaurant Coming Soon	1,800
132	Euro - Balkan Grocery	1,800
136-138	TBD	1,800
142	TBD	5,400
164	TBD	7,200
168	TBD	1,800
176	Solshine Events	2,700
178	TBD	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	AVAILABLE NOW	4,500
216	Storage	900
218	Continental Cleaners	2,700
226	Sherwin-Williams Paint Store	5,400

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SUITE 208 HIGHLIGHTS

- **Ideal for:** CrossFit, personal training, boxing, yoga, Pilates, and similar concepts
- **Ceiling height:** 14.15 ft max at the front, sloping to 11.77 ft towards the back
- **Interior Features:**
 - Mostly open layout
 - Urban minimalist design elements
 - Black exposed ceilings and concrete flooring
 - Tall storefront windows for abundant natural light
 - New AC Unit to be installed
- **Facilities Includes:**
 - Men's and women's restrooms with individual stalls and showers
 - Office space for management
 - Bonus room and storage space
 - Outdoor seating area shaded by trees



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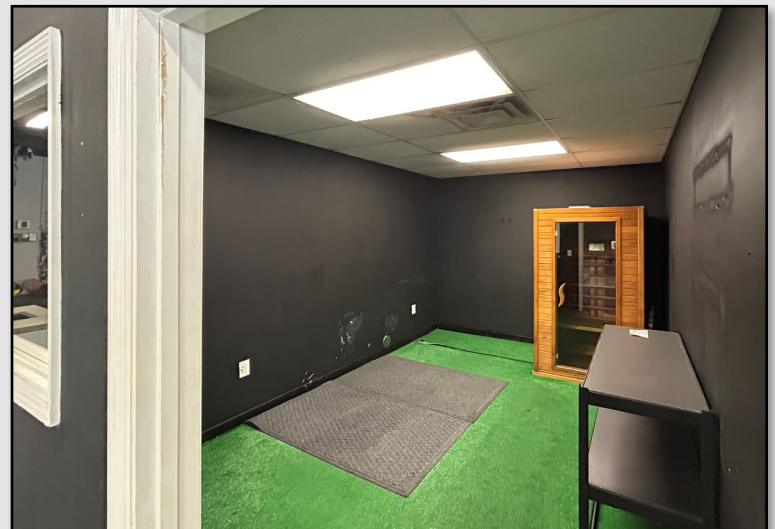
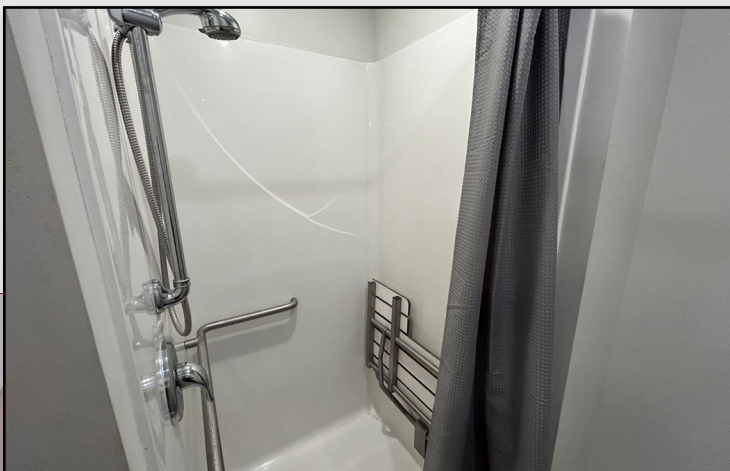
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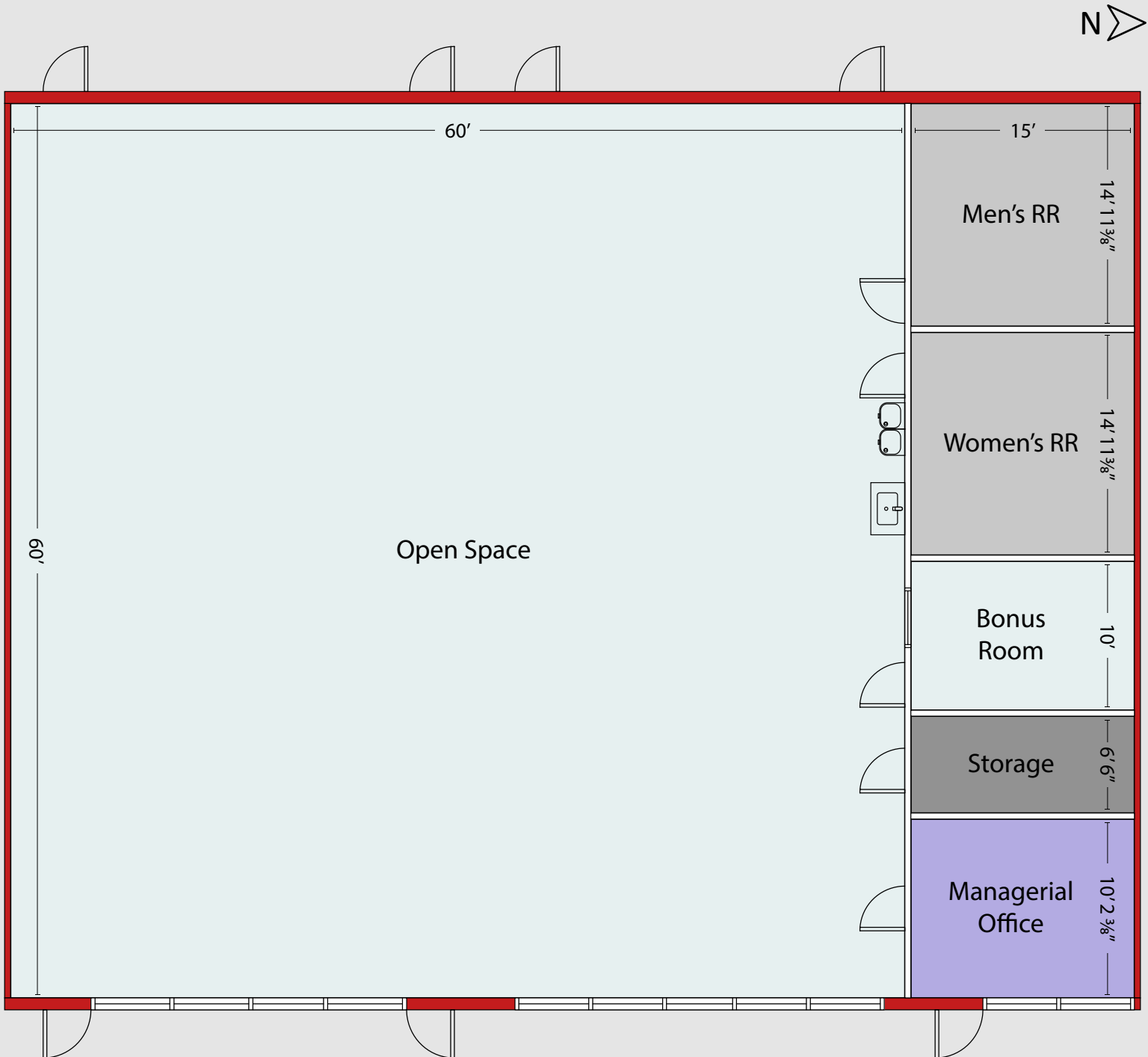
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NOT TO SCALE.

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate.
Layout and furnishes shown may vary. Subject to continued revisions.

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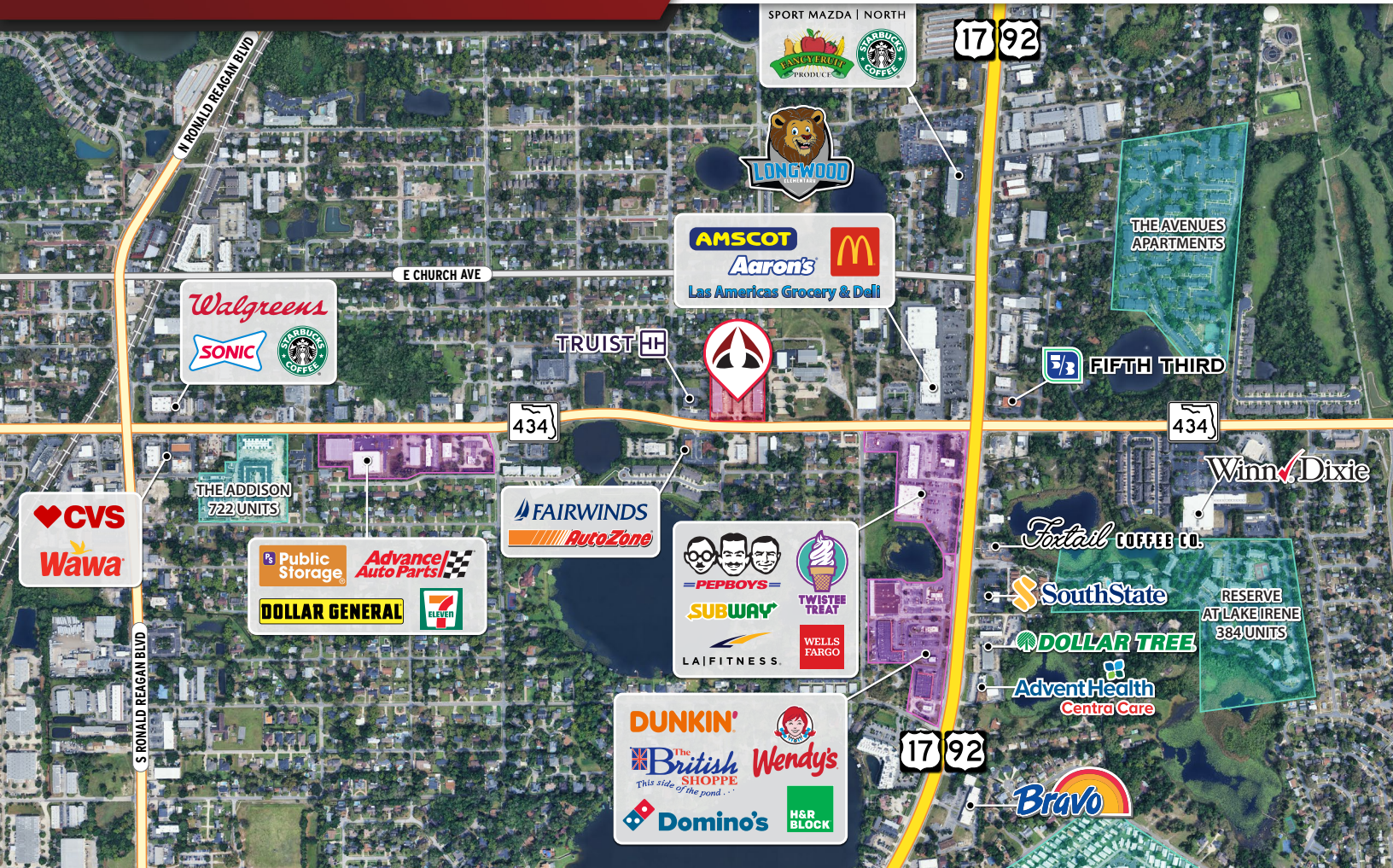
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