2nd Gen Gym Space

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

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

Lease Rate: $17 NNN

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.
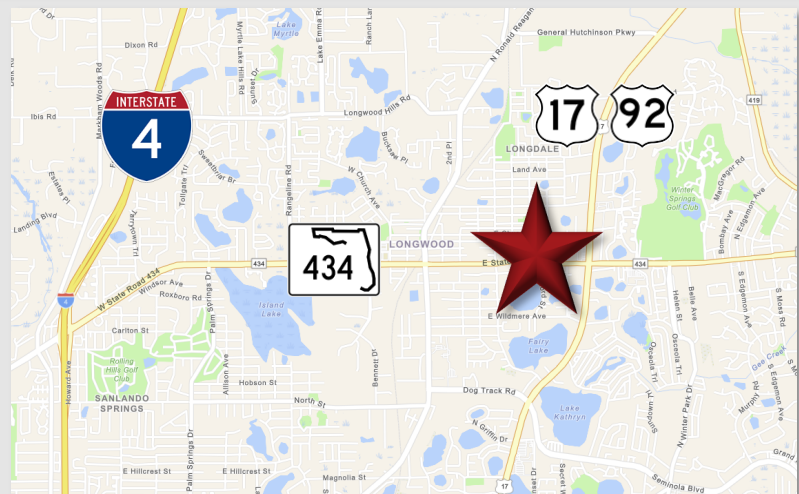
LISTING HIGHLIGHTS

- **±4,500 SF** 2nd Generation Gym **Available Now**
- Located in a ±61,200 SF retail plaza with national brands and local businesses like O'Reilly Auto Parts, and Hero Academy Martial Arts.
- **Mostly open layout** includes:
  - Men's and women's restrooms with individual stalls and showers
  - Managerial office
  - Bonus room and storage room
- 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

Marie Shorey, CCIM

(407) 383-8142

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14' 11⅜"	14' 11⅜"	10'	6' 6"	10' 2 ⅜"
Men's RR	Women's RR	Bonus Room	Storage	Managerial Office

15'

Open Space
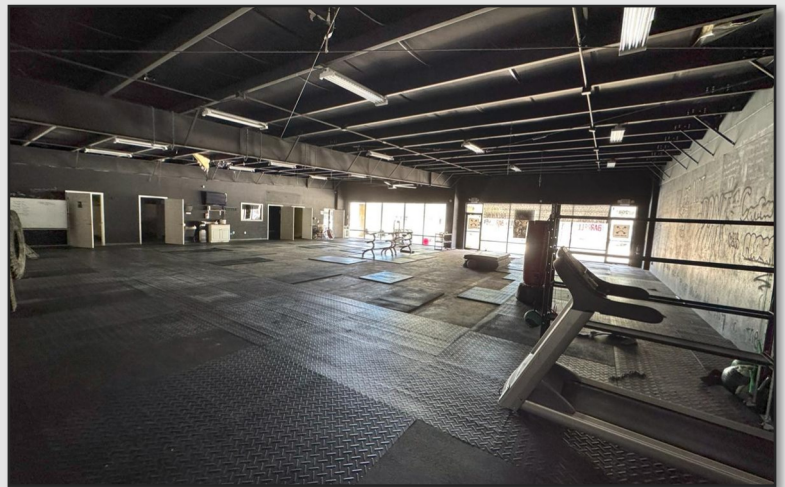
60'

60'

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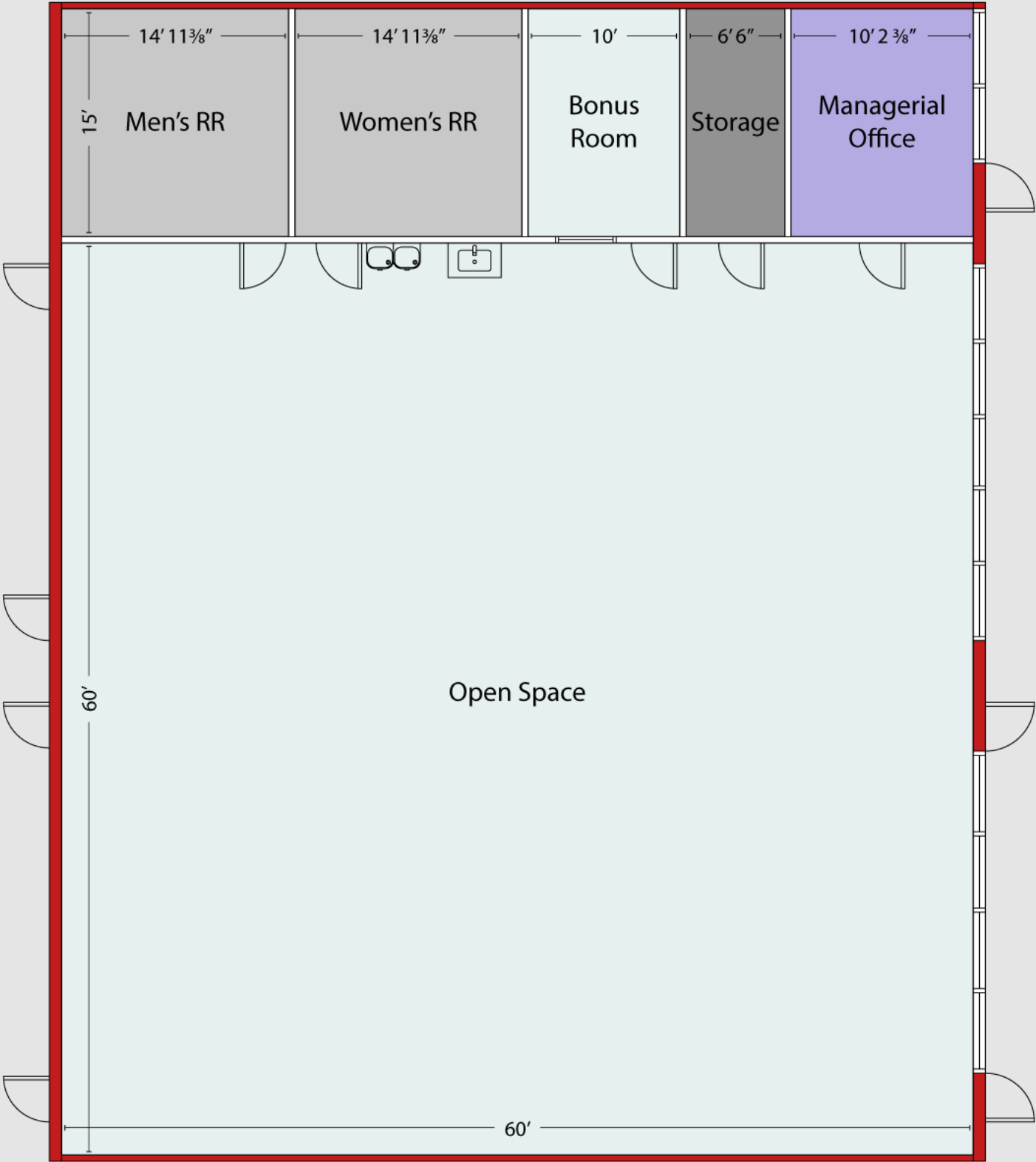
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SUITE 208

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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	TBD	1,800
142	TBD	5,400
152-164	TBD	7,200
168	Allegro Music Center	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	5,400

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