

WaterVue at Longwood Apartments Out Parcel

1046 Highway 17-92 S Longwood, FL 32750

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



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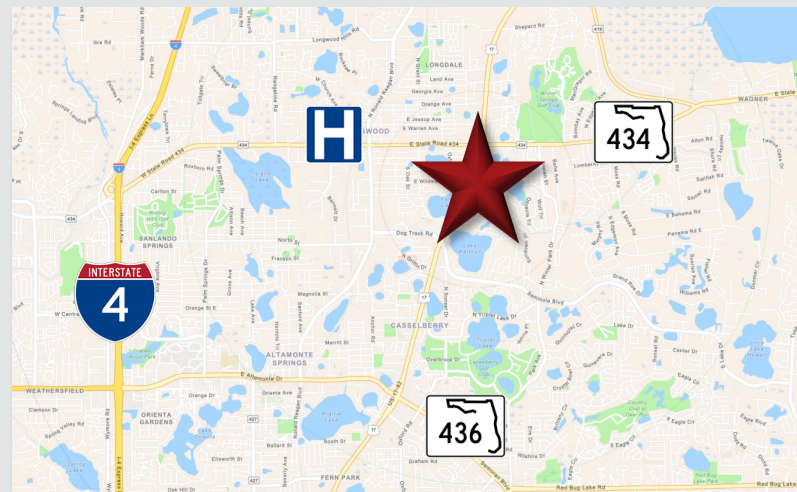


55,500 AADT

Sale Price: \$500,000

LOCATION DETAILS

Conveniently located on US Highway 17-92, less than a quarter mile south of State Road 434, with an average daily traffic count of 55,500 cars per day. Adjacent to WaterVue at Longwood Apartments featuring 130 units. Surrounded by residential with Lyman High School, Orlando Health South Seminole Hospital, and multiple retailers nearby. Less than 4 miles from I-4 and State Road 436.



PROPERTY DETAILS

- **±0.56 Acre** out parcel - additional half acre at corner is also available
- **±150' Frontage** on S US Hwy 17-92 with high visibility and traffic counts
- Commercial zoning and FLU with the City of Longwood allows for many uses
- **Leveled and mostly cleared** with shared entrance and retention improvements in place

2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	10,440	75,318	212,383
Average HH Income	\$69,917	\$87,836	\$99,440
Median HH Income	\$54,238	\$63,567	\$68,192

CONTACT FOR MORE INFORMATION

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