



Longwood Hills Road (11,423 CPD)



Ronald Reagan Blvd (31,344 CPD)



2.03 Acres

Ronald Reagan Blvd & Longwood Hills Rd
 1290 N County Road 427
 Longwood, FL 32750
 Lat 28.256, Long -81.486

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	9,332	68,314	186,921
2023 Population	10,028	72,588	199,015
2018 Average HH Income	\$72,646	\$76,158	\$82,392
2018 Median HH Income	\$61,790	\$56,680	\$58,648

PROPERTY HIGHLIGHTS

- Investment/Build-To-Suit Opportunity
- 2.03 Acres
- \$1,850,000 Asking Price
- Zoned InFill and Mixed Use
- Combined Traffic Count: 42,767 CPD
- Over 500 residential units are planned in the immediate area.

SURROUNDING RETAIL



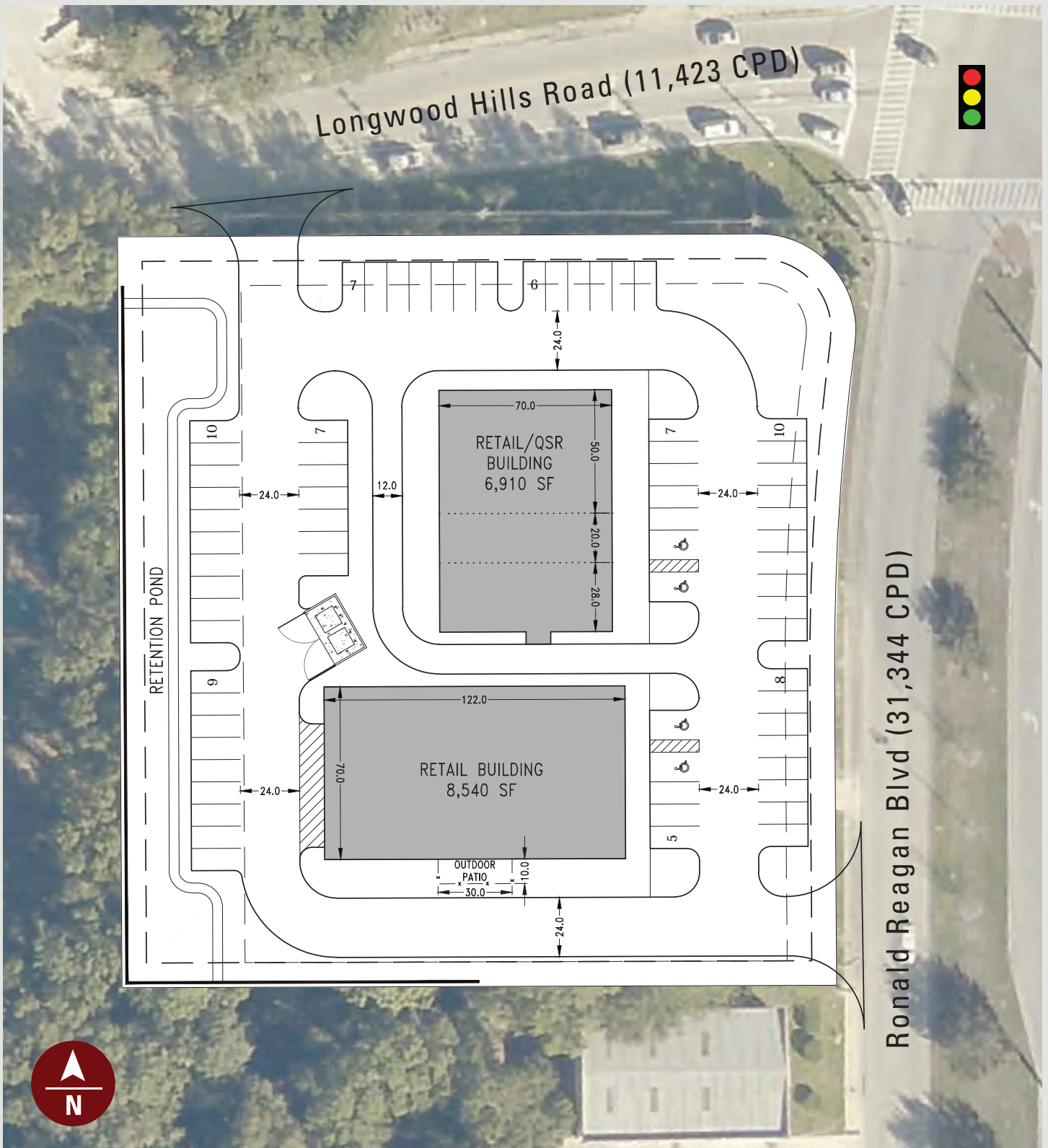
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Investment Sales Contact:
Brian Carolan
 Managing Director of Investment Sales
 407.581.6242
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PROPOSED SITE PLAN



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AREA OVERVIEW



The City of Longwood is located in Central Florida's Seminole County, just north of Orlando. Great schools, the ease of commuting to Orlando, the selection of real estate and a rich history has made this award winning City the choice of business and residents alike. Longwood is also the site to 1 of the 13 stations along the 61 mile SunRail commuter rail line which provides regional transit from DeBary to Sand Lake Road in Orlando.

This property features 2 acres at the signalized intersection of Ronald Reagan Blvd. and Longwood Hills Road. Property is close to several new residential communities. It is within 1.5 miles of downtown Longwood and has convenient access to I-4.



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