

LONGWOOD LAKES SOUTH

U.S. Hwy Frontage w-High Traffic Count

648—900 S. Highway 17-92, Longwood, FL 32750

1,800 RSF

\$14/SF
NNN



- 1,800 SF Unit #660 is **newly renovated** with **new HVAC and restrooms** & offers a **break area and high ceilings**. Tenant will receive an **allowance towards new flooring!**
- This 48,396 SF complex is positioned on busy US Hwy 17-92, with a 2020 **traffic count of 53,525**.
- End-cap restaurant Cafe Perks' **large, customer following** patronize its restaurant multiple times/wk.
- A luxury apartment community that opened nearby to the South, and a major 24-hr fitness center that opened on the North side of center, as well as the **popular outparcels**, serve as **additional traffic generators**.
- **Ample parking** throughout the site.
- **Double-digit growth** within a 3-mile radius.

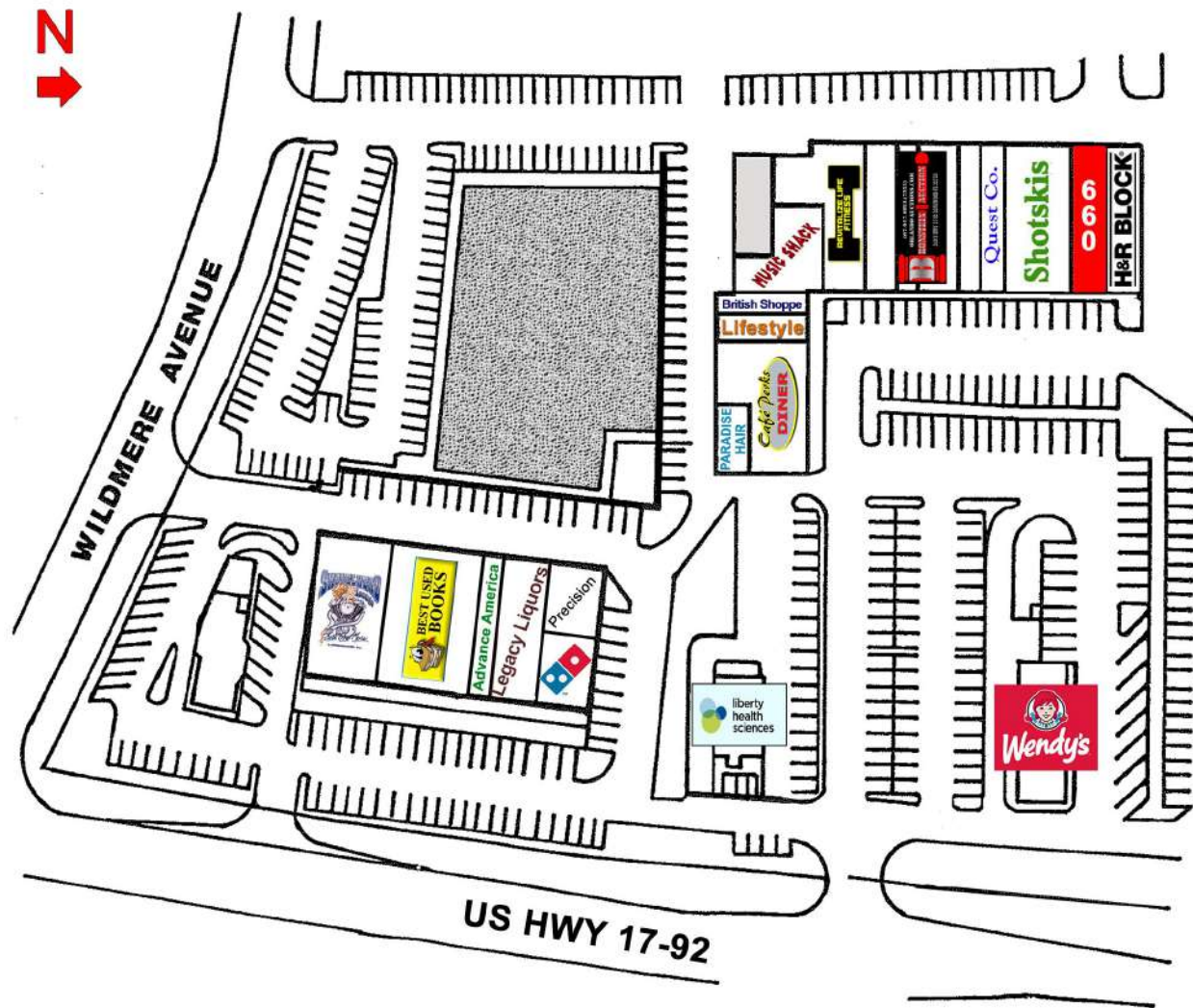


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Longwood Lakes South



LONGWOOD LAKES TENANT LIST

UNIT	TENANT	SQ. FT.
854	Precision Productions	1,650
860	Domino's	1,500
868	Legacy Liquors	3,150
870	Advance America	1,440
880	Best Used Books	6,060
900	Shovelhead Lounge	4,782

2021 Estimated Demographics

	3-Miles	5-Miles
Population:	72,464	208,783
Average Income:	\$78,142	\$89,575
2010-'21 Growth:	10.38%	11.73%

LONGWOOD LAKES TENANT LIST

UNIT	TENANT	SQ. FT.
648	H&R Block Eastern Tax Service	2,250
660	AVAILABLE	1,800
664	Shotski's Food & Drink, Inc.	4,050
672	Quest Company	1,366
676	Bronstein Auction Co.	1,366
684	Bronstein Auction Co.	2,700
688	Bronstein Auction Co.	1,350
692	Bronstein Auction Co.	1,800
700	Revitalize Life Fitness	3,300
702-704	Music Shack	3,419
708	The British Shoppe	943
712	Lifestyle Smoke Shop	900
724	Café Perks	4,148
728	Paradise Hair & Braids	422