

RETAIL SPACE FOR LEASE

LONGWOOD LAKES SOUTH

U.S. Hwy Frontage w-High Traffic Count

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



Units #660—#708

\$12/SF, NNN

- Easy access to 48,396 SF complex directly on US highway that offers a **53,525 traffic count**
- Double-digit growth within 3 miles
- Units range in size from 1,366 to 1,800 SF
- **Multiple signage opportunities**
- Major **24-hour fitness center** on North side of center & **luxury apartment complex** on South side serve as additional traffic generators, as do Wendy's and Baskin Robbins outparcels.



For more information, contact:
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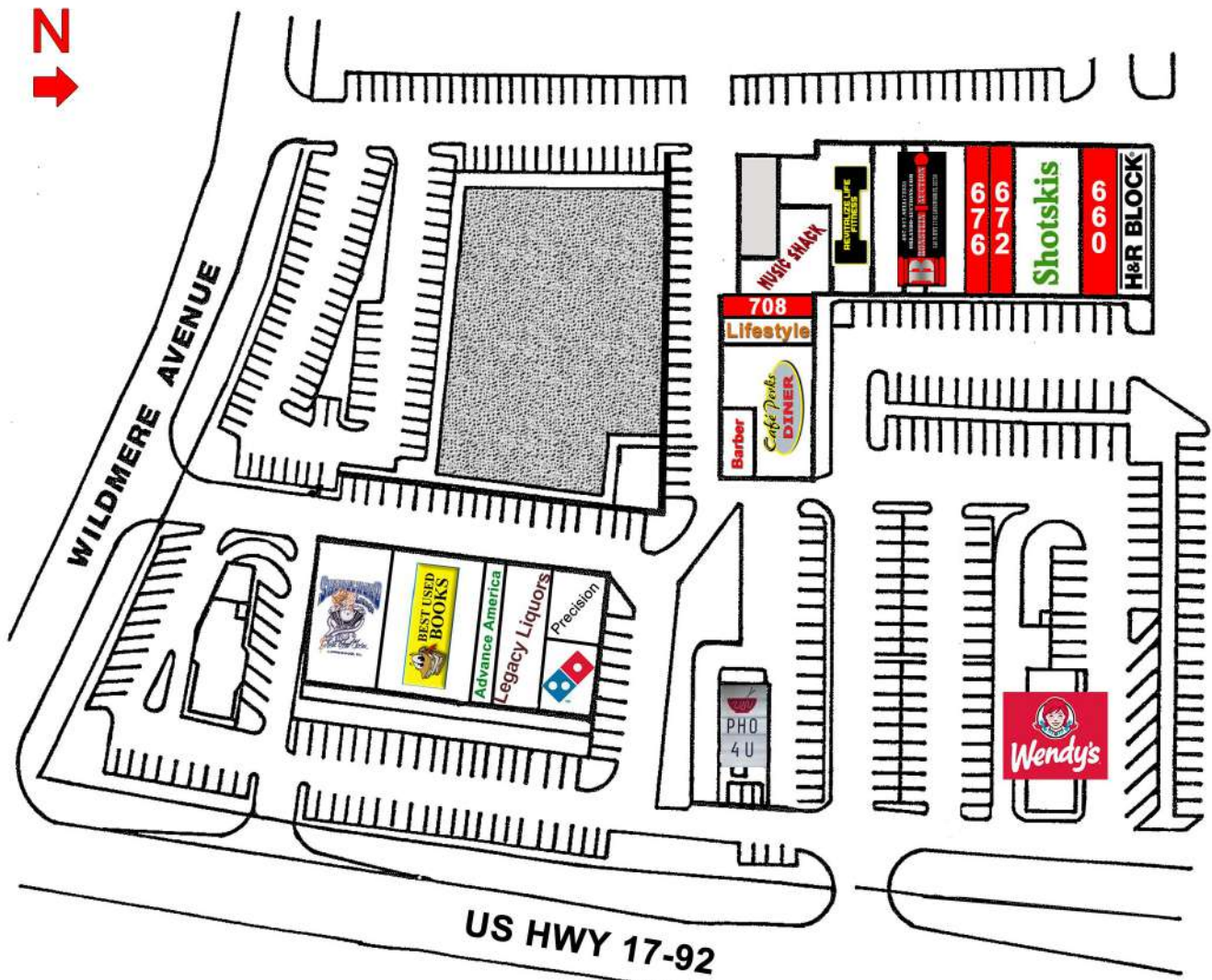


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Longwood Lakes South



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

	<u>3-Miles</u>	<u>5-Miles</u>
Population:	77,791	208,173
Average Income:	\$67,080	\$79,112
2010-'20 Growth:	13.29%	10.88%

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	AVAILABLE	1,366
676	AVAILABLE	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	AVAILABLE	943
712	Lifestyle Smoke Shop	900
724	Café Perks	4,148
728	Who's Next Barber Shop	422

Longwood Lakes South

