

14,668 SF OFFICE INVESTMENT – ALTAMONTE SPRINGS

890 N. SR 434, ALTAMONTE SPRINGS, FL 32714

Value Add Investment!

OFFICE / RETAIL OPTIONS - 1.55 ACRE SITE – SAND LAKE CENTER



KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

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NORTHWEST ORANGE NORTH LAKE GROUP, 112 E. 5TH AVE, MOUNT DORA, FL 32757

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ID: 09-21-29-300-020B-0000

The investment property at 890 S. SR 434 includes a modern office building that is presently leased to a primary anchor tenant utilizing the entire second floor and to a smaller tenant using a smaller first floor suite. The 14,668 SF two story office building is located on a 1.55-acre parcel in a well-known Altamonte Springs, FL location at the corner of SR 434 and Sand Lake Road across SR434 from the Jamestown Shopping Center. The Lake Brantley High School Campus is located directly across Sand Lake Road to the north. Throughout its history the building has housed a number of professional firms and corporate business offices providing services to residents and the business community of the cities of Altamonte Springs and Longwood and nearby established, Seminole County residential neighborhoods.

The attractive office building was constructed in 1983 and has been carefully maintained and updated since. The building has recently undergone substantial improvement, including interior remodeling and the installation of a new roof and HVAC equipment. The elevator and building systems have been professionally serviced. The office property offers tenants a modern décor, secured gated entries, high-end amenities, break and open areas, and a comfortable working environment. The combined parcels in the office and retail site provide ample parking and an attractive, client/customer friendly setting.

The property is within a small commercial development which includes the subject property and an adjacent retail building. Surrounding and nearby properties are commercial. There are no other structures on the subject parcel and there are two entrances to the surrounding parking areas from SR434 and from Sand Lake Road.

The site is approximately one mile north of the high-traffic intersection of SR 434 and SR 436 and approximately two miles west of the interchanges of SR 434, SR 434 and I-4. The site provides easy access to the cities of Longwood, Altamonte Springs, Seminole County and the Greater Orlando Metropolitan area. The property is located within incorporated Altamonte Springs. The modern, professionally maintained facility and creditworthy tenancy of the primary tenant position this asset as an attractive, long-term investment opportunity for private or institutional investors or family offices.

Additionally, an owner-user, utilizing all or portions of the first floor, would find this to be an attractive combination working environment / investment opportunity.

TWO STORY PROFESSIONAL OFFICE / RETAIL BUILDING

Confidential Sale: Please do not visit the building or approach tenants or employees without prior authorization!



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Financial Overview - The primary tenant representing 50% of the building has multiple years remaining on its lease at a market rent of \$18.06 PSF. The second tenant is on a short-term lease. The primary tenant has lease extension options. The leases are full service. Operating expenses, including utilities, repairs, property tax and insurance are moderate and are expected to total \$98,495 for 2026.

Value Add Potential - There is opportunity for value-add in this investment which include but are not limited to; increasing the occupancy of the first floor, improving the rent rates, establishing pass-throughs of a portion of the operating expenses and repositioning all or a portion of the first floor for medical or retail use.

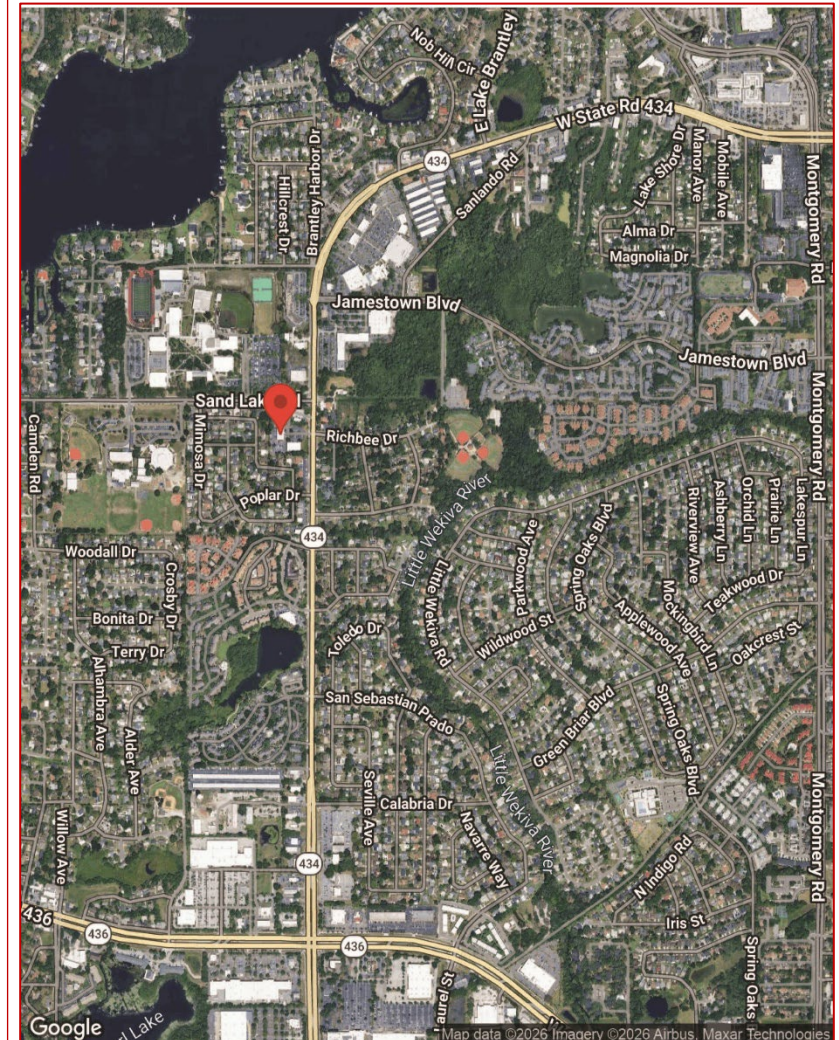
Ideal professional office tenants include institutional and corporate tenants, business professionals, law firms, banking, accounting and financial services, government agencies, and a broad array of primary and specialized medical care and out-patient care, health clinics, surgery centers and related health care services.

The Future Land Use is Commercial/ Office which allows the re-positioning of the 7,472 square foot first floor for retail use. The clear height of the first floor is presently ten feet and can potentially be increased in sections to thirteen feet. The first floor can be divided into multiple retail suites allowing for a wide variety of uses such as retail stores and services, personal services, spas, specialty gyms and athletic services, restaurants, food services, and entertainment.

The combination of a quality anchor tenant, the easily accessible and established location, the general good condition of the building and property, the opportunity for value-add improvements, and the possibility of converting a portion of the building to retail uses present a compelling investment opportunity with considerable upside and potential stability.

Price - \$3,250,000

BUSINESS LOCATION SERVICING ALTAMONTE SPRINGS - LONGWOOD



Well Known Location SR 434 and Sand Lake Road



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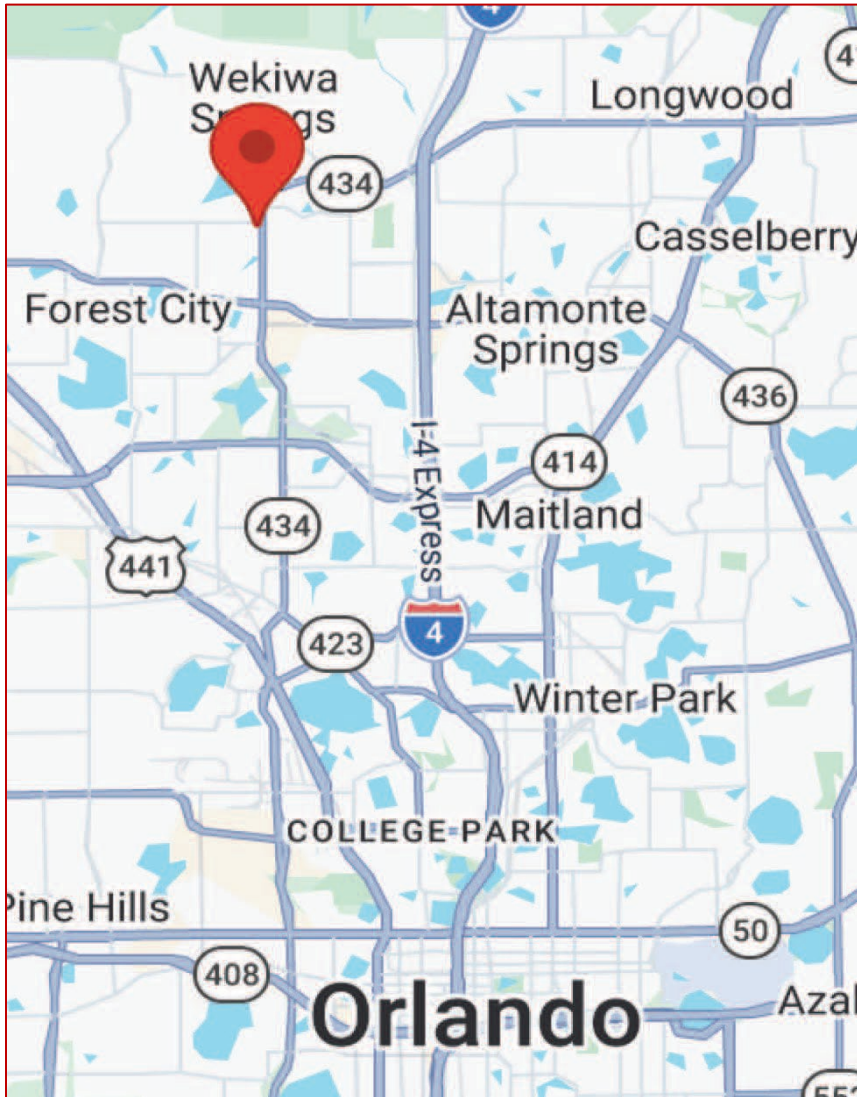
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FEATURES

Sale Price:	\$3,250,000
Price Per SF:	\$221.57
Lot Size:	1.20 Acres
Building Size:	14,924
Leasable Space:	14,668
Floors	2
Building Class	B+
Construction Date:	1983
Building Use:	Office / Retail
Elevators	1
Number of Suites:	1 st Floor - Multiple 2 nd Floor - Single Tenant
Number of Parking Spaces:	91
Recent Upgrades:	Roof / HVAC
Ideal For:	Office / Medical / Retail
Accessibility:	SR 434 or Sand Lake Rd

Predictable Rental Income & Value Add Options



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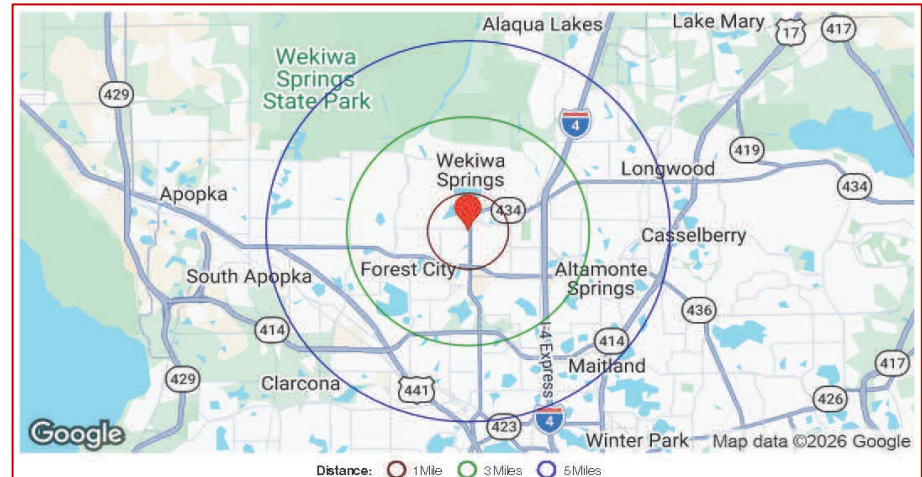
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Potential Uses - Professional office, Institutional and corporate tenants, business professionals, law firms, banking, accounting and financial services, government agencies, specialized medical care, out-patient care, health clinics, surgery centers, health care services, retail stores and services, personal services, spas, specialty gyms and athletic services, restaurants, food services, and entertainment.



DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,969	44,237	95,861
	Female	6,566	48,069	101,932
	Total Population	12,535	92,306	197,793
Race / Ethnicity	White	6,125	49,024	96,424
	Black	1,760	12,055	34,772
	Am In/AK Nat	14	65	158
	Hawaiian	1	9	40
	Hispanic	3,742	24,683	53,068
	Asian	579	4,274	8,901
	Multiracial	272	1,929	3,897
	Other	43	258	534
Housing	Total Units	5,463	42,033	86,981
	Occupied	5,212	40,294	82,991
	Owner Occupied	2,744	21,448	46,413
	Renter Occupied	2,468	18,846	36,578
	Vacant	251	1,739	3,990
Age	Ages 0 - 14	1,965	14,133	31,741
	Ages 15 - 24	1,483	9,985	21,387
	Ages 25 - 54	5,572	39,899	84,275
	Ages 55 - 64	1,415	11,145	24,377
	Ages 65+	2,100	17,144	36,013
	Median	\$89,599	\$84,466	\$82,477
Income	Under \$15k	277	1,977	5,172
	\$15k - \$25k	321	1,934	3,916
	\$25k - \$35k	249	2,629	5,840
	\$35k - \$50k	418	3,918	8,229
	\$50k - \$75k	911	7,746	15,010
	\$75k - \$100k	738	5,137	11,122
	\$100k - \$150k	1,199	7,804	16,127
	\$150k - \$200k	459	3,555	7,378
	Over \$200k	642	5,594	10,196

Information provided in this presentation has been prepared from sources deemed to be reliable but is not guaranteed to be a complete summary or statement of all available data necessary for making a purchase or investment decision. No representations or warranties are made by KW Commercial, Parks Commercial Group, LLC 3657 Maguire Blvd, Orlando, Florida 32803 or Northwest Orange North Lake Group, 112 E. 5th Ave. Mount Dora, FL 32757 as to the accuracy, completeness or implied future performance of the information provided. Any information and financial projections are provided for informational purposes only and do not constitute a recommendation.



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