

AVAILABLE FOR SALE OR LEASE

2135 W SR 434
LONGWOOD, FL 32779



2,990 SF

\$650,000 | \$14.50/NNN

FOR MORE INFORMATION, PLEASE CONTACT:

GABE DE JESUS | 407.650.1501
Partner
Gabe.DeJesus@foundrycommercial.com
Licensed Real Estate Broker

NICK HEEB | 772.631.1258
Senior Associate
Nick.Heeb@foundrycommercial.com
Licensed Real Estate Broker

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COMMERCIAL

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PROPERTY INFORMATION



2135 W SR 434 in Longwood presents a prime opportunity for Medical or Professional Office users looking to own or lease in a highly accessible location. This efficient freestanding building features prominent monument signage along SR 434, generous parking, and a versatile layout well-suited for a range of business needs. With close proximity to Interstate 4 and SR 434, the property offers convenience for employees, patients, and clients alike.

PROPERTY HIGHLIGHTS

- 2,990 SF
- Monument signage facing SR 434
- Freestanding building
- 4.5/1,000 parking
- Medical and Professional office uses welcome

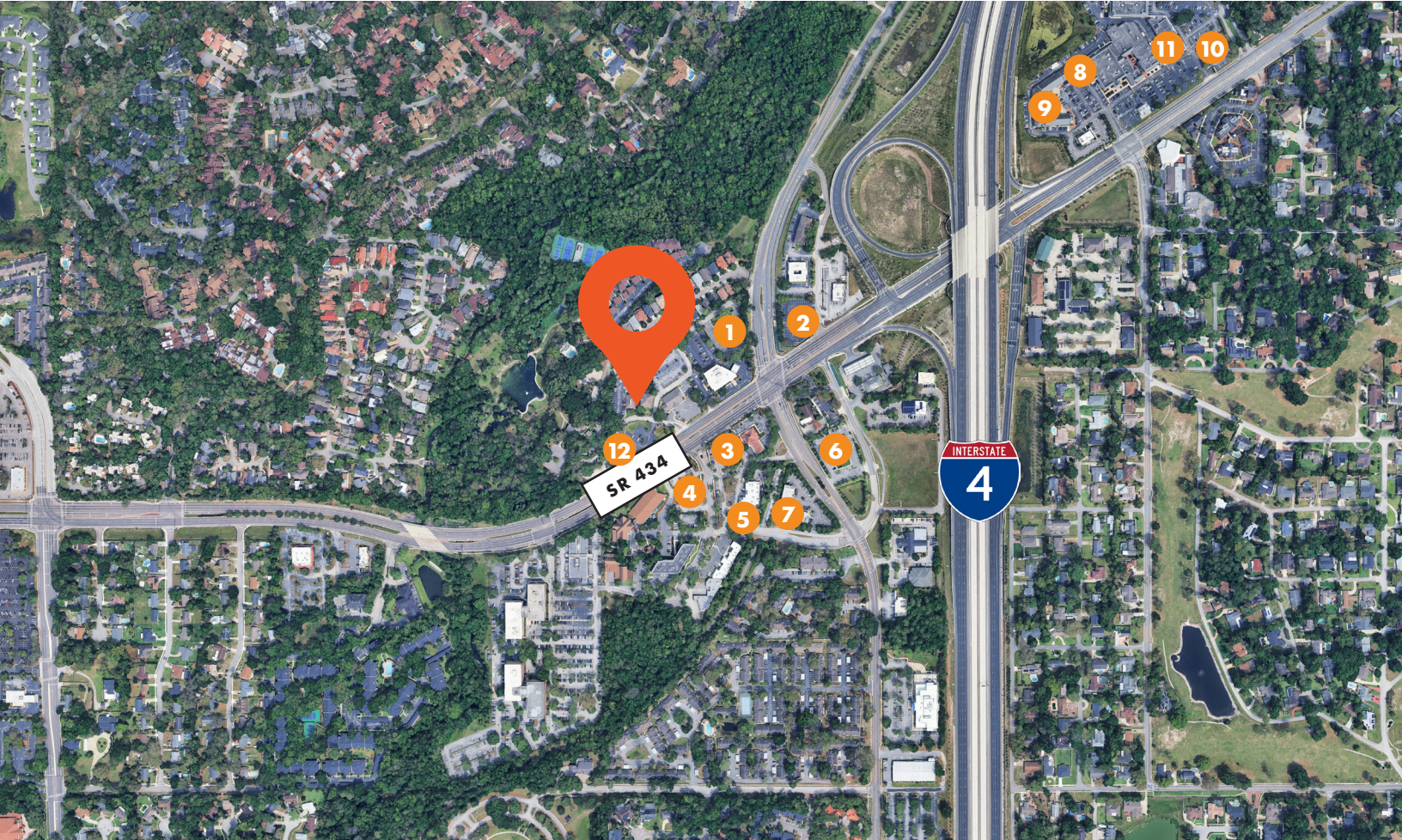


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PROPERTY LOCATION



NEARBY FOOD

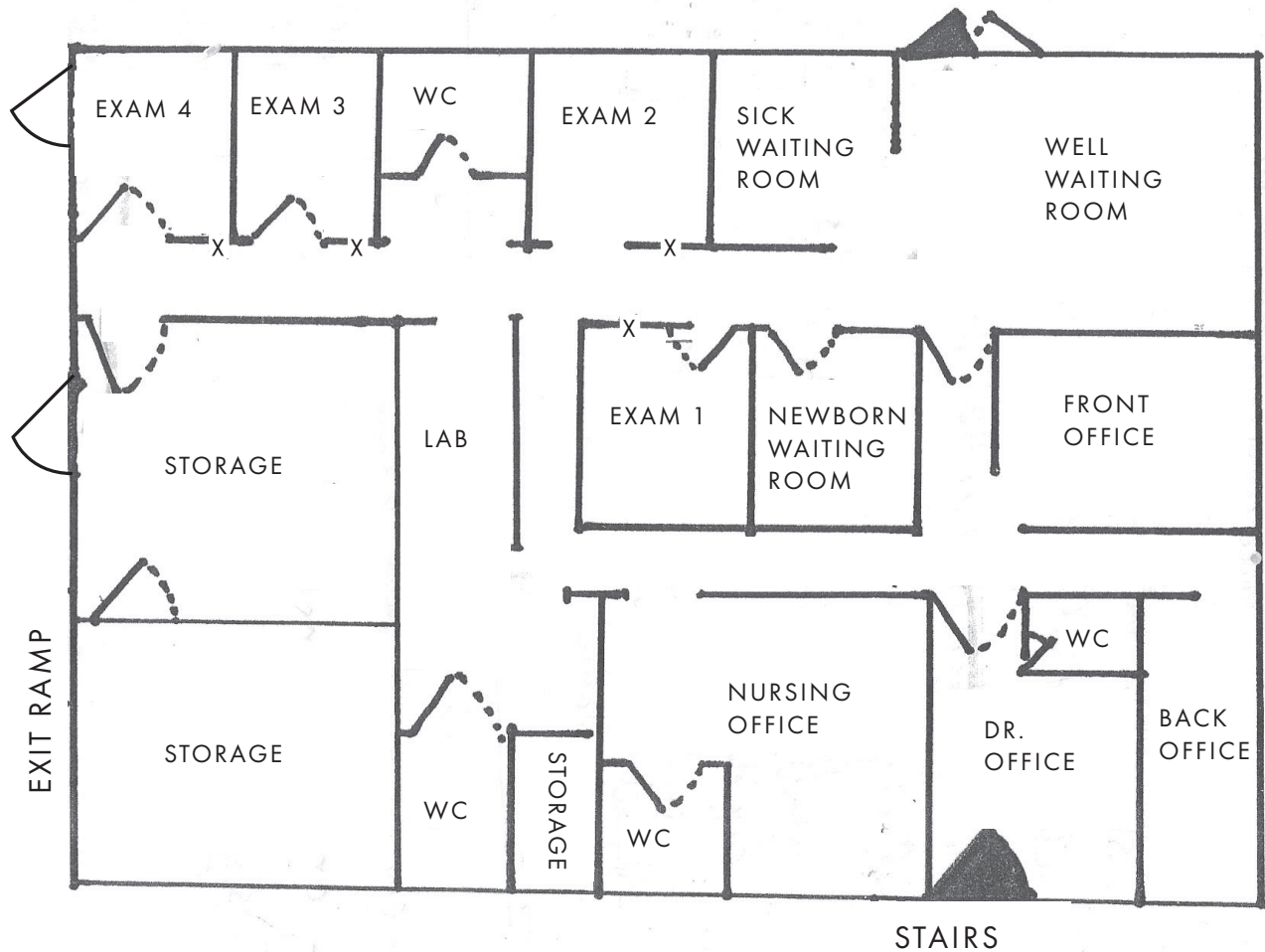
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|-----------------------------|--|
| 1. Kobe Japanese Steakhouse | 8. 4 Rivers Smokehouse |
| 2. Melting Pot | 9. Pickles Authentic New York Delicatessen |
| 3. Starbucks | 10. Bonefish Grill |
| 4. Burger King | 11. Chianti's Pizza & Pasta |
| 5. Santiago's Bodega | 12. Petty's Meat Market |
| 6. Fig's Prime Steak | |
| 7. Terramia Ristorante | |

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FLOOR PLAN



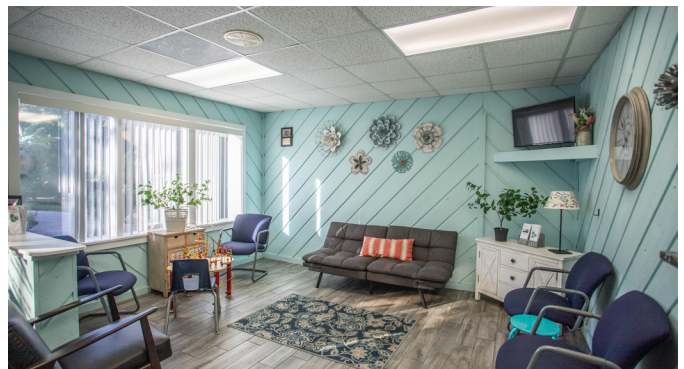
KEY:
X - EXISTING PLUMBING

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**PROPERTY
PHOTOS**



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