

**AVAILABLE FOR
SUBLEASE**

**951 W State Road 434
Longwood, FL 32750**

PROPERTY HIGHLIGHTS

- Available: 20,492 SF
- ±101' of frontage | 22' clear height
- Access to signalized intersection (49,000+ AADT)
- Delivery Q3 2026

Join

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,951	73,664	200,745
Median HH Income	\$100,123	\$76,873	\$80,454
Median Age	45.0	42.1	41.6

AREA TENANTS

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MARKET AERIAL



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ZOOM AERIAL



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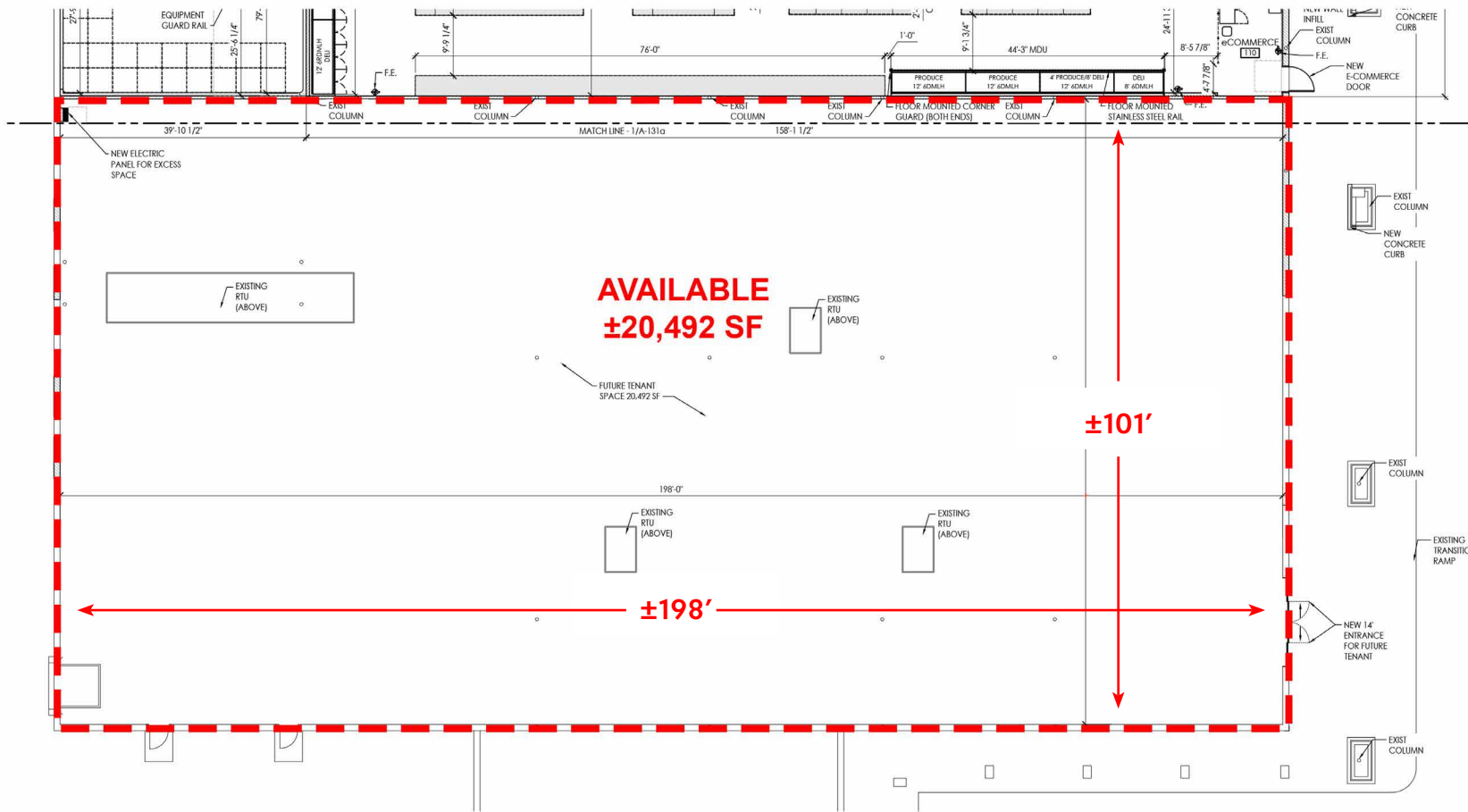
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FLOOR PLAN







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DRIVETIME MAP

2025 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
 POPULATION	2,039	11,873	77,471
 HOUSEHOLDS	773	4,627	32,620
 DAYTIME POPULATION	5,189	15,120	97,713
 AVERAGE HH INCOME	\$117,649	\$113,359	\$99,822
 MEDIAN AGE	43.5	44.2	41.5

