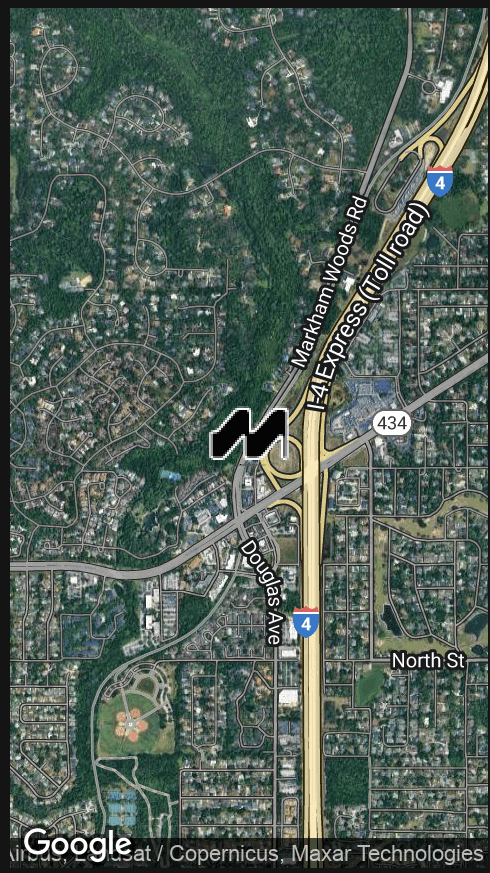




SpringSide - Professional Building

1230 COMMERCE PARK DRIVE, LONGWOOD, FL 32779



Location Overview

The 3-story SpringSide Professional Building is strategically located off of SR-434 and less than a mile from I-4. Professional services benefit from convenient access to upscale residential communities & other professional office users. The property is also located in close proximity to the Longwood Village Shopping Center which features tenants such as; Starbucks, 4Rivers Smokehouse, Bonefish Grill, Jos, A Bank Clothiers, and many more.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY
BRIAN GRANDSTAFF

407.370.3211
briang@millenia-partners.com



EXECUTIVE SUMMARY

1230 COMMERCE PARK DRIVE, LONGWOOD, FL 32779

SpringSide - Professional Building



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	14,718 SF
Available SF:	9,818 SF
Lot Size:	0.79 Acres
Zoning:	C-2
Market:	Altamonte Springs
Submarket:	Longwood

PROPERTY OVERVIEW

Ability to lease an entire floor of Professional Office Space within close proximity to the Altamonte Mall, Marketplace at Altamonte, West Town Corner, Casselberry Exchange, and Jamestown Place Shopping Center with an abundance of additional professional services retailers, all within 6 miles of this property.

PROPERTY HIGHLIGHTS

- Great Co-Tenancy with the Anchor Tenant, FBC Mortgage
- In between Springs Plaza and the Longwood Shopping Center
- Walking distance from I-4 and multiple public transportation stops

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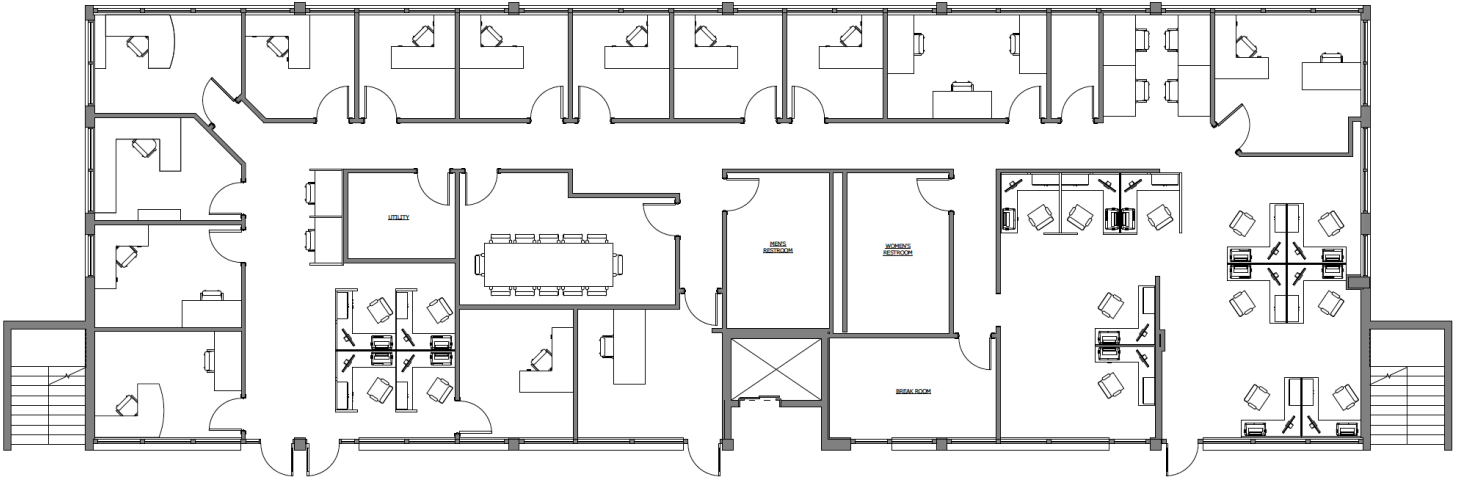
OFFICE BUILDING

For Lease

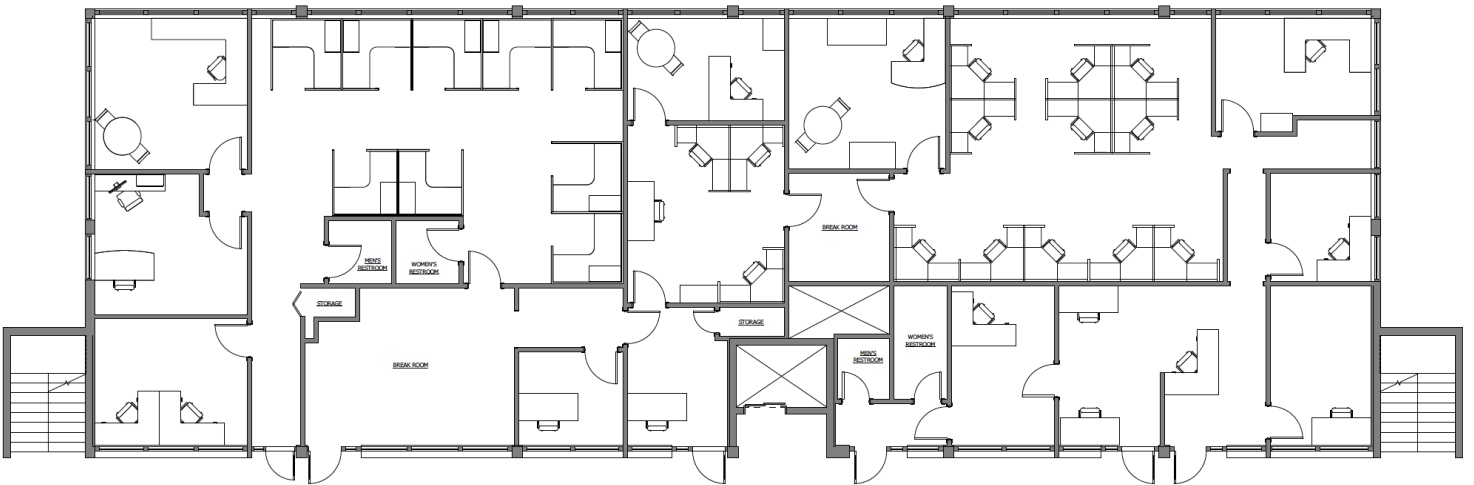
FLOOR PLANS

1230 COMMERCE PARK DRIVE, LONGWOOD, FL 32779

SpringSide - Professional Building



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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OFFICE BUILDING
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LOCATION MAP

1230 COMMERCE PARK DRIVE, LONGWOOD, FL 32779

SpringSide - Professional Building



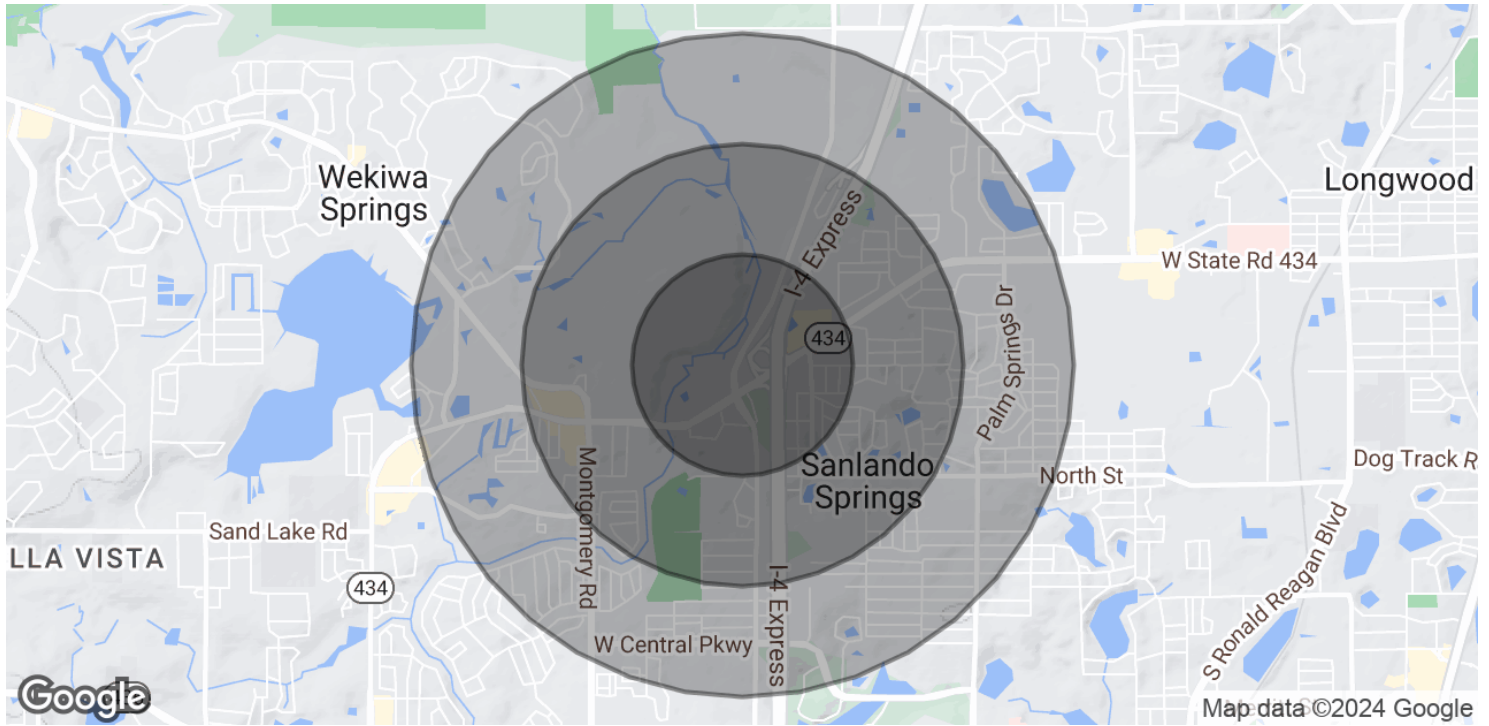
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OFFICE BUILDING
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DEMOGRAPHICS MAP & REPORT

1230 COMMERCE PARK DRIVE, LONGWOOD, FL 32779

SpringSide - Professional Building



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,839	7,510	21,191
Average Age	47.4	46.0	43.5
Average Age (Male)	48.0	45.9	43.0
Average Age (Female)	46.8	47.0	44.7

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	829	3,365	9,491
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,661	\$90,682	\$83,936
Average House Value	\$308,422	\$280,235	\$256,252

* Demographic data derived from 2020 ACS - US Census

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