

For Sale

800-806 W SR 434, LONGWOOD
FL. 32750

LONGWOOD, FL 32750

Price: \$975,000

Three Parcels in portfolio

Bldg 800 has a 3.5 yr Lease

Bldg 806, 1670sq ft available for
lease, also at 1270 sq ft.

Both Buildings have newer roofs,
electrical maters and phase 3
power.

20 + Parking, 3 curb cuts

Signage on SR 434

Car repair and sales allowable
uses!



ROBIN KESLER, CCIM

Commercial Director

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LOCATION MAPS

800 WEST STATE ROAD 434



PROPERTY SUMMARY

800 WEST STATE ROAD 434



Property Summary

Building SF:	4,350
Lease Rate:	\$30.00psf MG
Lot Size:	9,727 SF
Parking:	20+Overflow
Price:	\$975,000
Traffic Count:	41,916
Utilities:	Seminole County
Year Built:	1966 f(806) 1980 (800)
Zoning:	GC

Property Overview

Bldg 800 is leased thru March 31, 2027, with a long term tenant. This is a 2640 sq ft metal building with a resealed (2022) metal roof. Current use is car repair.

Building 806 is a 1710 sqft block masonry building with a 2019 shingle roof. This building has been used for 25 years for car sales. There are two separate electric meters for these two attached buildings. The vacant lot runs behind the two buildings. There is a clean Phase One report available. Building 806 is also available for Lease with an option for 1270 sq ft or 1670 sq ft. Both buildings have phase three power. There are three curb cuts and road signage!

Location Overview

Fronting SR 434, these buildings are across the street, slightly west, of the Orlando Health Hospital. The parcel to the west of this property is new development. I4 is 2 miles away. This is an area of amazing growth and opportunity.

PROPERTY PHOTOS

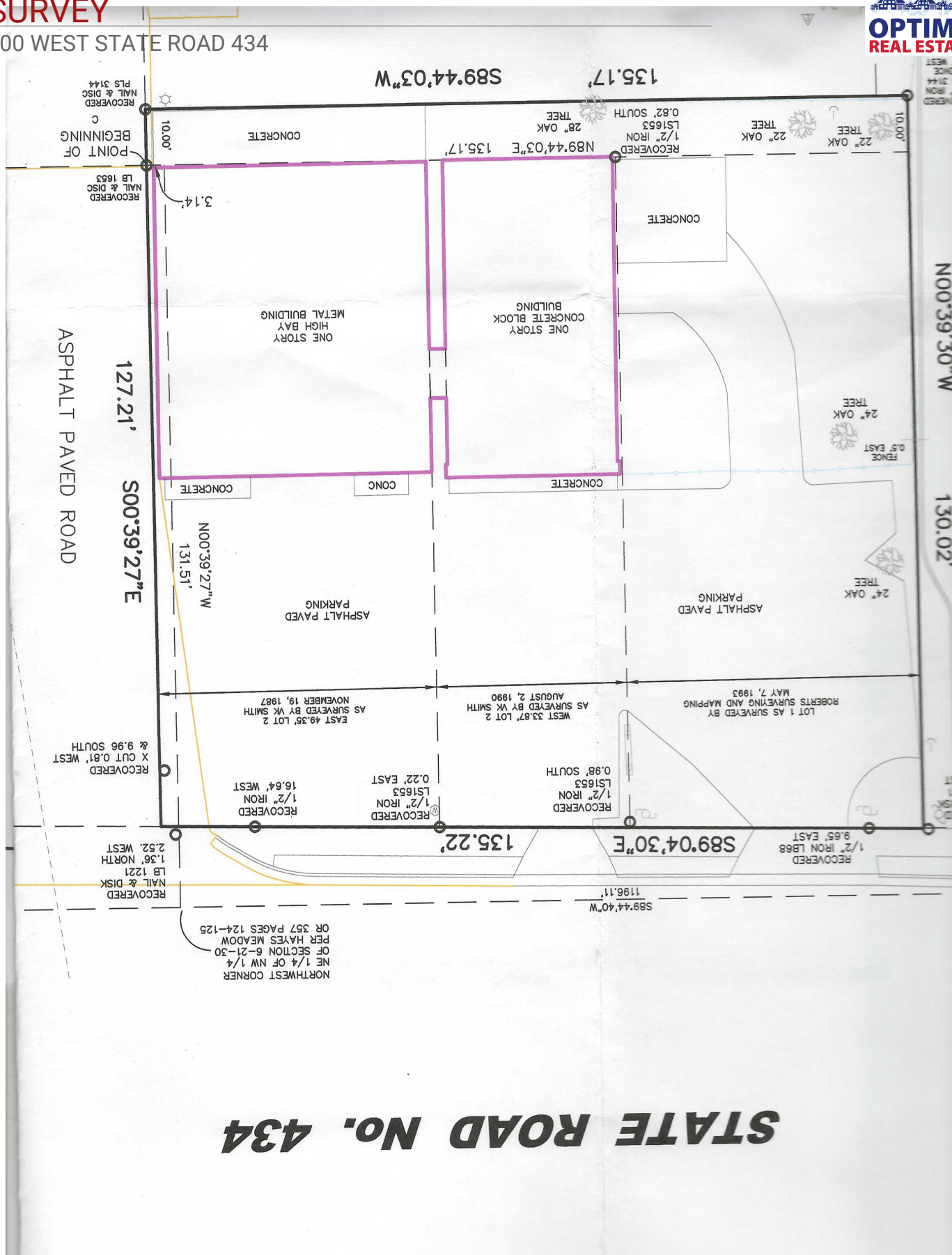
800 WEST STATE ROAD 434



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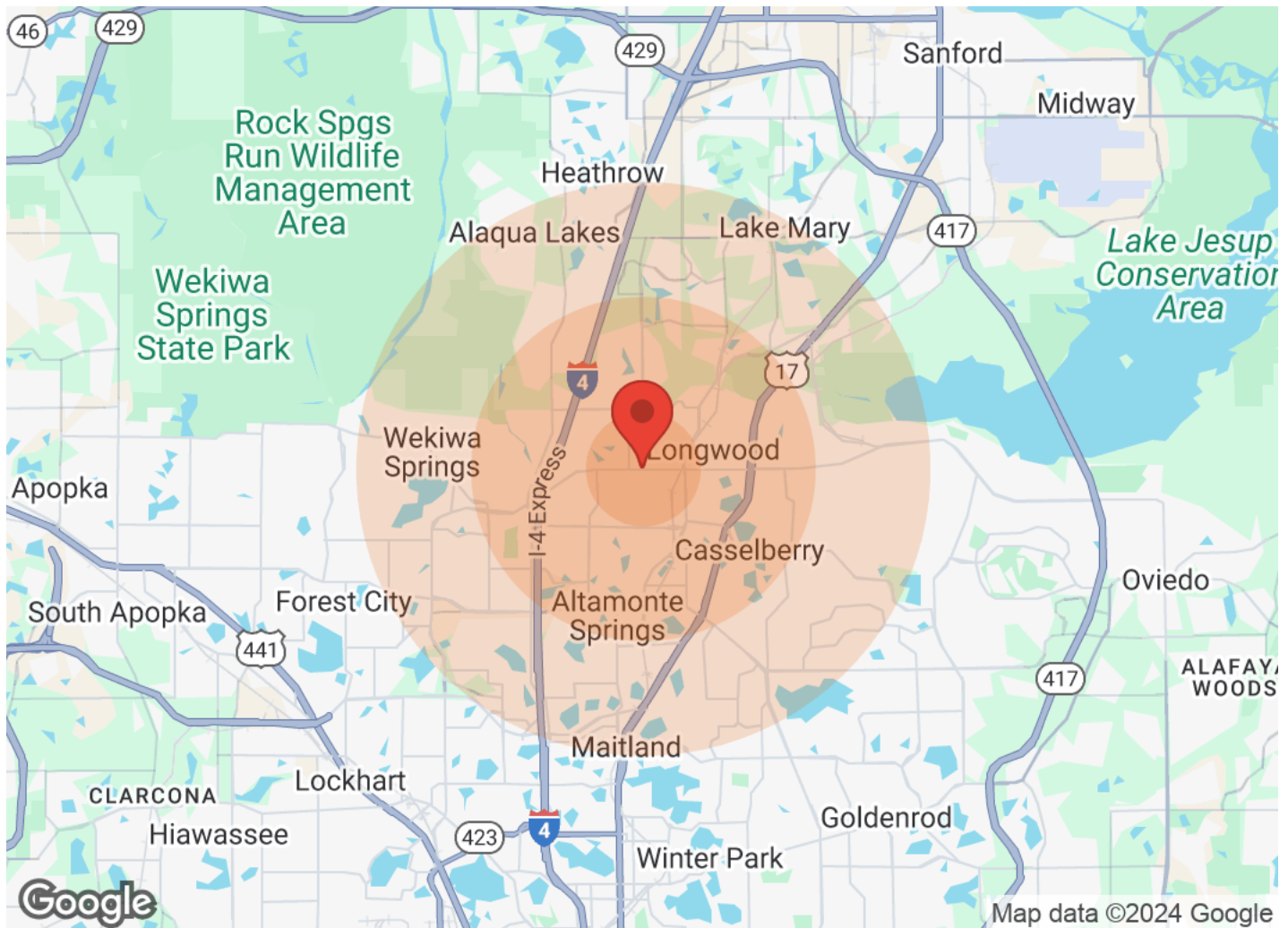
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DEMOGRAPHICS

800 WEST STATE ROAD 434



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,637	31,380	87,447	Median	\$75,923	\$57,161	\$59,717
Female	3,943	33,408	92,000	< \$15,000	96	2,064	5,572
Total Population	7,580	64,788	179,447	\$15,000-\$24,999	213	2,779	7,457
				\$25,000-\$34,999	158	3,063	8,303
				\$35,000-\$49,999	324	4,437	10,989
				\$50,000-\$74,999	663	5,914	15,943
				\$75,000-\$99,999	460	3,319	9,464
				\$100,000-\$149,999	755	3,127	9,566
				\$150,000-\$199,999	156	1,144	3,087
				> \$200,000	41	839	3,096
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,109	10,201	29,198	Total Units	3,246	31,556	85,644
Ages 15-24	867	7,817	22,310	Occupied	3,071	28,342	77,102
Ages 25-54	2,379	24,402	70,504	Owner Occupied	2,446	18,615	49,510
Ages 55-64	1,115	8,995	24,250	Renter Occupied	625	9,727	27,592
Ages 65+	2,110	13,373	33,185	Vacant	175	3,214	8,542
Race	1 Mile	3 Miles	5 Miles				
White	7,076	54,529	150,636				
Black	161	5,319	14,057				
Am In/AK Nat	8	17	35				
Hawaiian	N/A	N/A	N/A				
Hispanic	743	10,544	32,854				
Multi-Racial	312	6,606	21,168				

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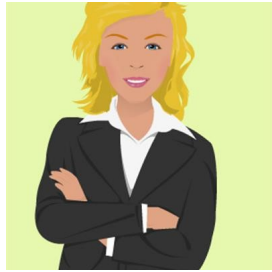
PROFESSIONAL BIO

800 WEST STATE ROAD 434



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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☐☐

Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.