

PRICE REDUCED!!



FOR SALE-OFFICE PROPERTY IN LONGWOOD, FL

585 S Ronald Reagan Blvd, Longwood, FL 32750

Harbert Realty exclusively presents this freestanding, 14,000± office property for sale. This property is fully leased to long-time tenants on short-term leases. This offering is ideal for an owner/user or an investor seeking a value-add opportunity.

PROPERTY HIGHLIGHTS

- Income in place with ability to renew tenants at longer and better terms, or vacate the tenants and occupy space for an owner/user.
- Zoning is Neighborhood Commercial.
- Single-story, multi-tenant office property
- Prime location with close proximity to I-4, E State Road 434 and US N Hwy 17-92.
- Strong demographics, sitting within a 3-mile radius to over 82,230 people with an average annual household income of \$79,247.
- Anchored by Grace for Life Ministries, a long-standing and well attended church.
- Undeveloped acreage could allow for additional surface parking.



OFFERING PRICE:

\$2,500,000



SQUARE FOOTAGE:

14,040± SF



TOTAL LAND AREA:

0.92± AC



TRAFFIC COUNTS:

12,000± AADT on
S Ronald Reagan Blvd



YEAR BUILT

1999



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