



**LIBERTY
UNIVERSAL
MANAGEMENT, INC.**
Professionals in Development, Leasing, Management & Consulting

LONGWOOD, FL

830 E. STATE ROAD 434
LONGWOOD, FL 32750



FOR SALE

INVESTMENT PROPERTY AVAILABLE

Property Highlights:

- ◆ 4,109 SF
- ◆ Investment Property
- ◆ Fully rented
- ◆ Private Parking
- ◆ Roof recoated
- ◆ Block construction
- ◆ Renovated Interiors
- ◆ Digital signage
- ◆ State Road 434— 27,500 AADT
- ◆ US 17-92— 51,500 AADT
- ◆ South Seminole Hospital 1mi. west
- ◆ Zone - Commercial
- ◆ Price: \$610,000

LIBERTY UNIVERSAL MANAGEMENT, INC.
314 E. ANDERSON STREET • ORLANDO, FL 32801

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained herein is believed to be accurate but is not warranted.

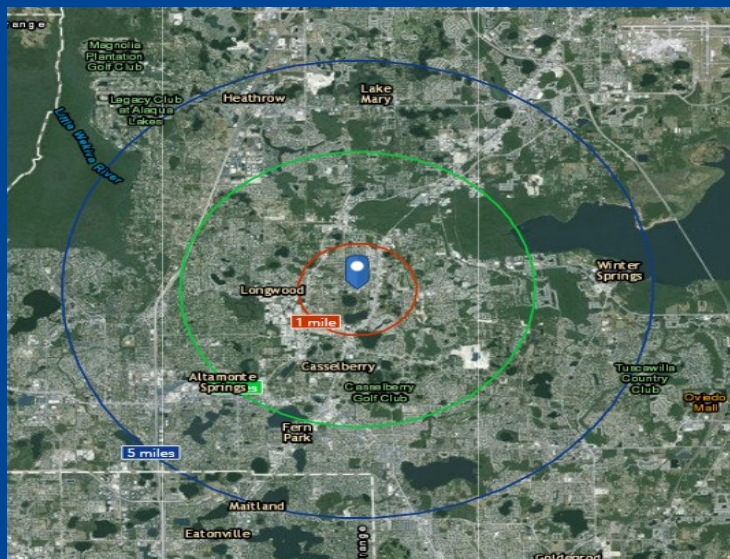


LIBERTY UNIVERSAL MANAGEMENT, INC.

Professionals in Development, Leasing, Management & Consulting

LONGWOOD, FL

830 E. STATE ROAD 434
LONGWOOD, FL 32750



TENANT LIST

TOTAL SQUARE FOOTAGE 4,109

TENANT 1	2,600 SF
TENANT 2	755 SF
TENANT 3	754 SF



<u>Demographics (2016)</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	8,982	68,924	194,580
Average Household Income	\$57,810	\$66,993	\$75,597
Daytime Population	4,974	36,443	99,879
Number of Businesses	669	3,854	9,982

LIBERTY UNIVERSAL MANAGEMENT, INC.
314 E. ANDERSON STREET • ORLANDO, FL 32801
TEL: 407-426-2300 • FAX: 407-426-2322 • WWW.LIBERTYUM.COM

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained herein is believed to be accurate but is not warranted.