

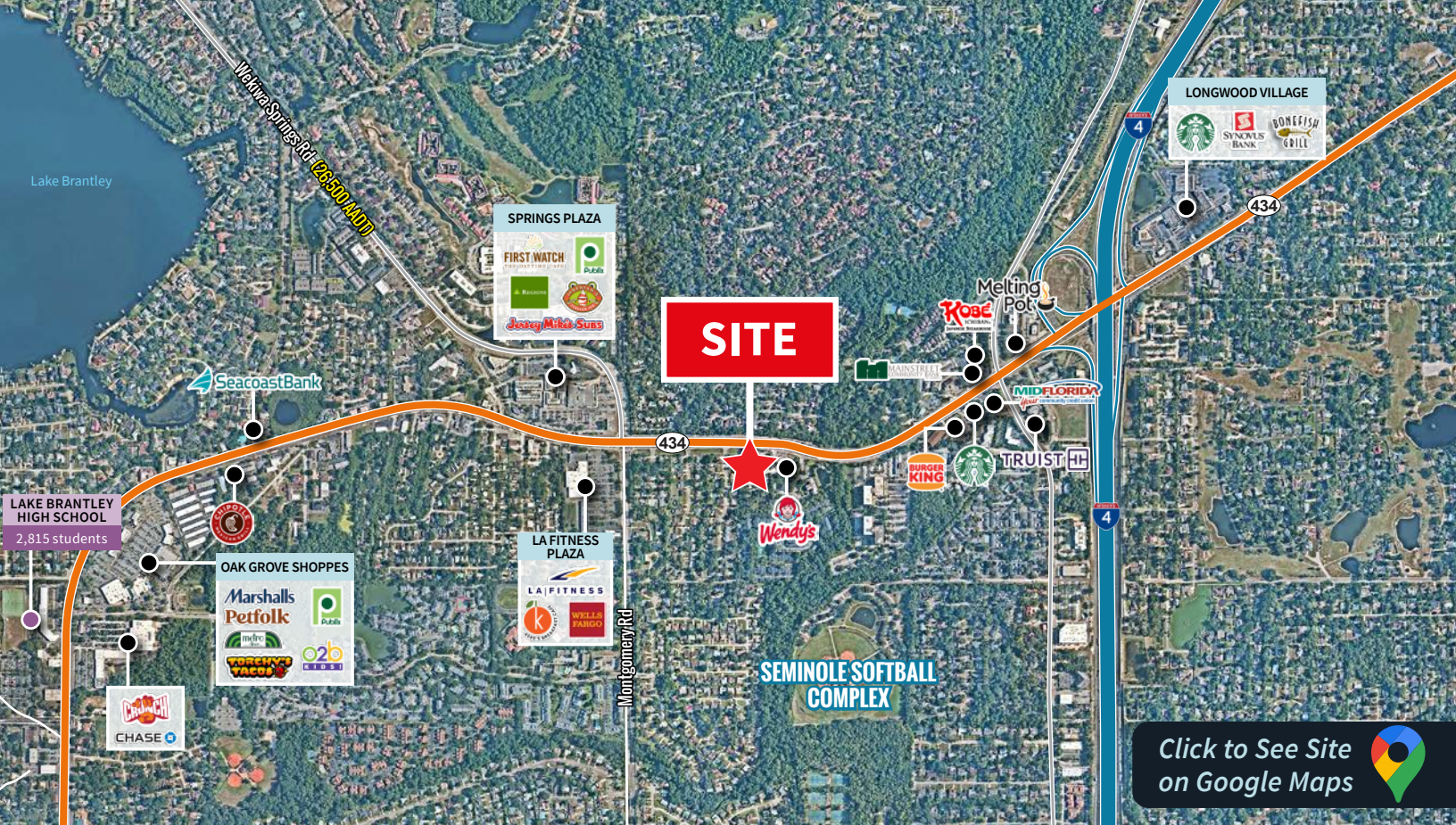


Click to See Site
on Google Maps



Available - Redevelopment

2300 W State Road 434
Longwood, FL 32779



Property Highlights

- Prime 3.54 acre site in Longwood, FL available for ground lease and redevelopment.
- Strong visibility and exposure with 265 feet of frontage on W State Road 434, benefiting from heavy traffic flow of 57,500 AADT (per FDOT).
- Site is accessible via right-in/right-out access on W SR 434 and cross access with the adjacent Wendy's.
- Located in a dense, affluent trade area with a daytime population of over 91,400 and an average household income exceeding \$109,500 within 3 miles.

Demographics

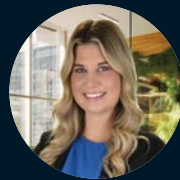
(ESRI 2025)

POPULATION		
1 MI.	3 MI.	5 MI.
10,790	82,992	205,298
HOUSEHOLDS		
1 MI.	3 MI.	5 MI.
5,085	35,228	85,601
AVERAGE HH INCOME		
1 MI.	3 MI.	5 MI.
\$100,884	\$109,594	\$112,374
MEDIAN AGE		
1 MI.	3 MI.	5 MI.
43.0	41.7	40.8

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