

±7.98 Acres Available For Sale

SEC Ronald Reagan Blvd & Dog Track Road
Longwood, Florida 32750

Property Highlights

- **Flexible Commercial Zoning:** Zoned “General Commercial” within the City of Longwood, allowing for a diverse range of retail, restaurant, or service-based developments.
- **High-Traffic School Corridor:** The property is ideally positioned between Lyman High School and Milwee Middle School, which together serve over 3,400 students, generating significant and consistent daily traffic from parents, students, and faculty.
- **Superior Access & Regional Connectivity:** Located on the Ronald Reagan connector, which provides a crucial link between SR 434 and SR 436. This connection offers a direct pipeline to the major commercial artery of US 17-92, channeling significant traffic flow past the site.
- **Surrounding Residential:** Located next to two major apartment communities, Cypress Longwood (344 Units), and the newly opened Alta Trilogy (244 Units) totaling approx. 586 Units.

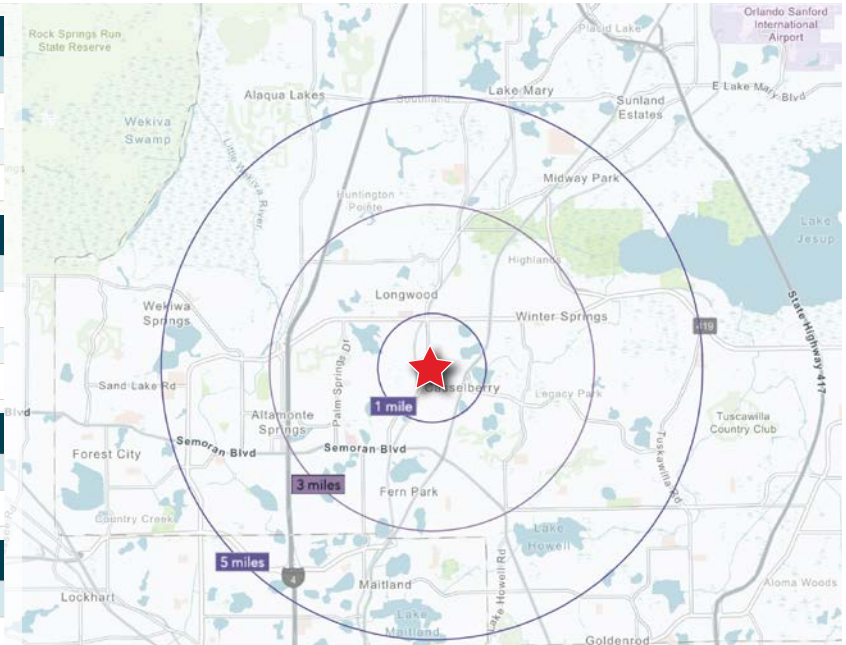
Demographics:

Population Summary		
1 Mile	3 Miles	5 Miles
5,533	88,419	219,224
Estimated growth in 5 years		
6,513	90,595	223,161

Average HH Income		
1 Mile	3 Miles	5 Miles
\$91,493	\$93,420	\$109,563
Estimated growth in 5 years		
\$104,624	\$104,904	\$121,503

Total Daytime Population		
1 Mile	3 Miles	5 Miles
11,270	97,496	233,678

Median Age		
1 Mile	3 Miles	5 Miles
42.6	41.7	41.1



About LONGWOOD



Longwood is a suburban city in Seminole County, Florida, located just north of Orlando in the Central Florida metropolitan area. With a population of approximately 15,000 residents, it offers a quieter alternative to the bustling tourist centers while maintaining easy access to Orlando’s amenities and attractions. The city features a historic downtown district along State Road 434, tree-lined neighborhoods, and several parks including the scenic Reiter Park along the shore of Lake Myrtle. Longwood has a mix of residential communities, local businesses, and commercial development, making it an attractive location for families and professionals working in the greater Orlando area. The city’s convenient location near Interstate 4 and the Seminole County expressway system provides excellent connectivity throughout Central Florida.

Who Lives Here:



Moderate Metros
Young families and singles in growing suburban metro peripheries
Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



Dreambelt
Young families and singles in growing suburban metro peripheries
Median Age: 41.5
Median HH Income: \$94,802
LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt represents forward-thinking suburban households. They’re brand-loyal warehouse club shoppers who invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth. Routine-oriented with regularly-scheduled exercise and health visits.



Family Foundations
Faith-centered multigenerational households building strong community roots
Median Age: 41.0
Median HH Income: \$58,089
LifeMode Group: Metro Vibes

Socioeconomic Traits: Family Foundations represents multigenerational households where adult children live with parents and faith shapes daily life. They’re traditional media consumers favoring newspapers and cable, prioritize personal care, and commute from suburban discount shopping areas to work.

MARKET Area Overview

CLICK TO VIEW ON GOOGLE MAPS

- Subject
- Retail
- Education
- SunRail



3 MILES

2 MILES

1 MILE

SITE

ROCK LAKE MIDDLE SCHOOL
914 students

434 CENTRE
Winn-Dixie
bealls



LAYER ELEMENTARY
559 students

OAK GROVE SHOPPES
Marshalls
Petfolk
FOREVER'S TACOS

SPRINGS PLAZA
FIRST WATCH
Jersey Mike's Subs

LONGWOOD VILLAGE
Starbucks
SYNOPSIS BANK
BONEFISH GRILL

LAKE BRANTLEY HIGH SCHOOL
2,815 students

BRANTLEY SQUARE
ALDI
PNC
DUNKIN'
LOWE'S

LA FITNESS PLAZA
LA FITNESS
WELLS FARGO

ALTAMONTE MALL
macy's
Dillard's
SHOE CARNIVAL
PLACE
PANDORA
AMERICAN EAGLE
HOLLISTER
ZUMIEZ
ALDO
Lids
Foot Locker
ame THEATRES
JCPenney

MILWEE MIDDLE SCHOOL
1,426 students

TARGET
PETSMART

SUN LAKE PLAZA
Winn-Dixie
Goodwill

WINTER SPRINGS ELEMENTARY
513 students

DOLLAR GENERAL
Advance Auto Parts

WEKIVA SQUARE
KOHLS
SALLY
HomeGoods
SEPHORA
DOLLAR TREE

FedEx
IDEAL IMAGE
M&S
SUBWAY
FIVE GUYS

Denny's
at&t

AdventHealth
Altamonte Springs

SunRail
ALTAMONTE STATION

THE HOME DEPOT

CASSELBERRY COLLECTION
Hair Cuttery

THE GENEVA SCHOOL
536 students

ALTAMONTE CROSSINGS
COSTCO
TARGET
Michael's
ASHLEY

MARKETPLACE AT ALTAMONTE
AVRED
Curlington
Total Wine
ROSS

RENAISSANCE CENTRE
ULTA
petco
SAGE DENTAL
SUPERSTORE
DSW
WHOLE FOODS
AMERICAN SIGNATURE CONTACTS & EYEGLASSES
ANTHONY'S

PALM SPRINGS CROSSINGS
The UPS Store
CHASE

Winn-Dixie

LOWE'S

FLOOR DECOR
EoS FITNESS

OLD TIME Pottery
DOLLAR GENERAL

CASSELBERRY SQUARE
DOLLAR GENERAL

STERLING PARK ELEMENTARY
700 students

RED BUG ELEMENTARY
811 students

WEST TOWN CORNERS
TJ-maxx
Winn-Dixie
Starbucks
Walmart
PETSMART
Bath & Body Works
Barnfield
Panera

Lake Howell

Walmart
Neighborhood Market
WILLA SPRINGS
For Eyes





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