


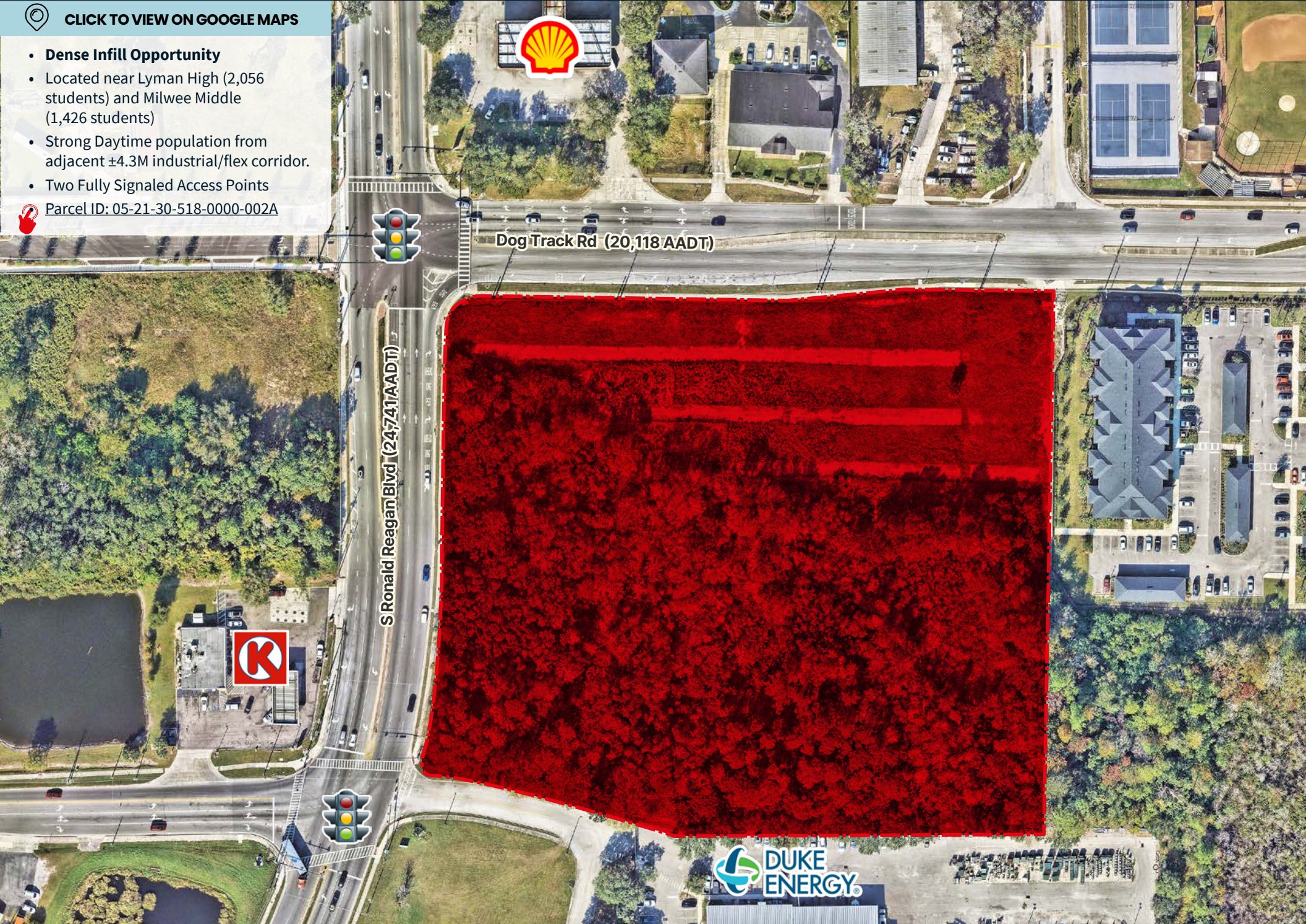
±7.98 Acres Available For Sale

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

SITE 7.98 Acres

 [CLICK TO VIEW ON GOOGLE MAPS](#)

- **Dense Infill Opportunity**
 - Located near Lyman High (2,056 students) and Milwee Middle (1,426 students)
 - Strong Daytime population from adjacent ±4.3M industrial/flex corridor.
 - Two Fully Signaled Access Points
-  [Parcel ID: 05-21-30-518-0000-002A](#)



S Ronald Reagan Blvd (24,741 AADT)

Dog Track Rd (20,118 AADT)



Property Highlights

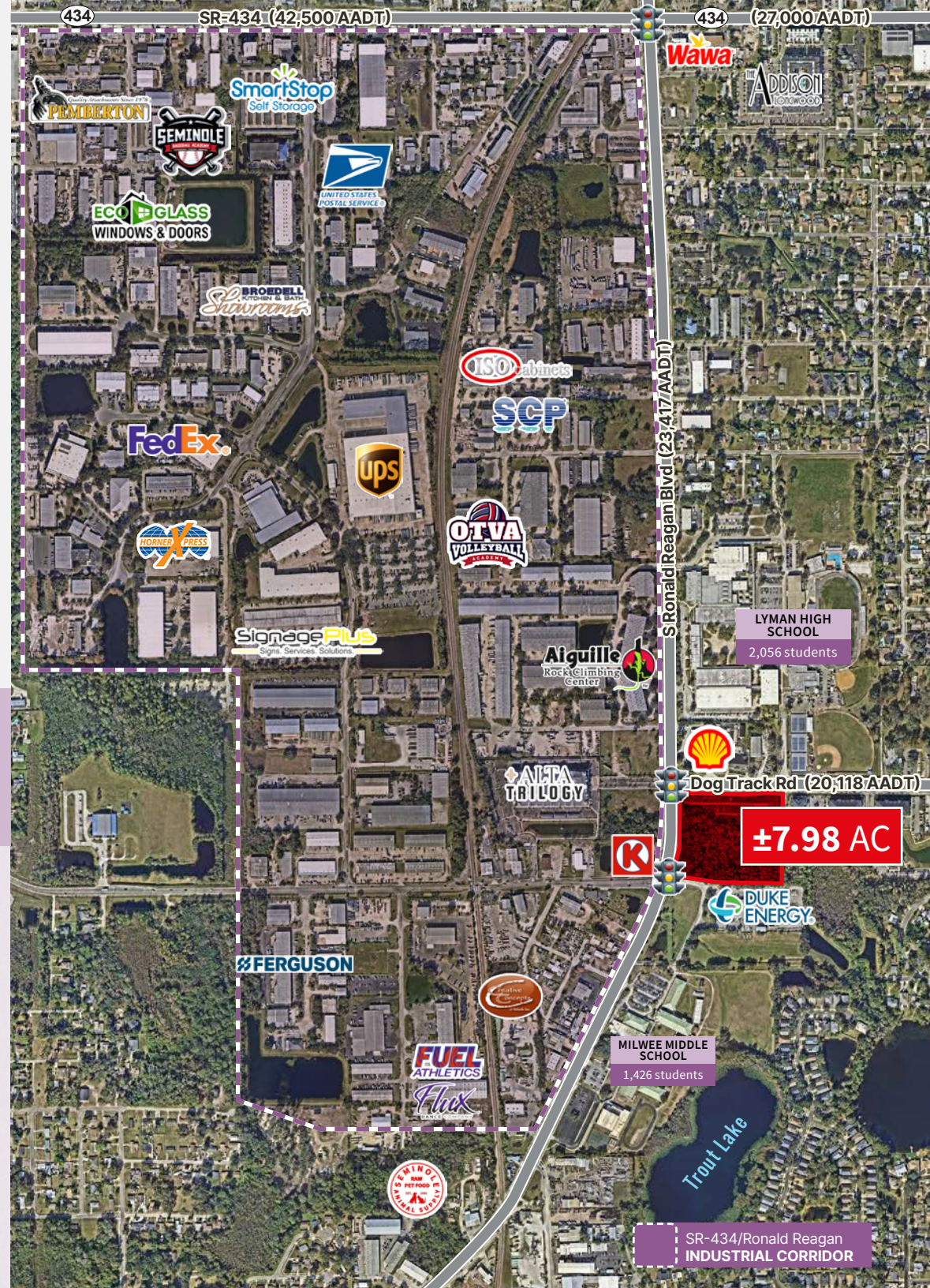
- **Flexible Commercial Zoning:** Zoned “General Commercial” within the City of Longwood, allowing for a diverse range of retail, restaurant, or service based developments.
- **Strong Daytime Population Drivers:** Supported by an adjacent ±4.3M SF industrial and flex corridor (~94% occupied) along with proximity to Lyman High School and Milwee Middle School, generating consistent daily traffic.
- **Superior Access & Regional Connectivity:** Located on the Ronald Reagan connector, providing direct connectivity between SR-434 & SR-436, with immediate access to US 17-92 from Dog Track Rd.
- **Dense Surrounding Residential Base:** Adjacent to new multifamily developments (586 units) and surrounded by established single family neighborhoods, providing stable and growing customer base.

SURROUNDING 3-Mile Demographics



SR-434/RONALD REAGAN INDUSTRIAL CORRIDOR

The surrounding SR-434 / Ronald Reagan industrial corridor comprises approximately 4.3 million square feet across nearly 200 buildings, with occupancy exceeding 90%. The presence of major users such as Ferguson, FedEx, and UPS supports a strong base of local employment and consistent weekday traffic in the immediate trade area.



SR-434/Ronald Reagan INDUSTRIAL CORRIDOR

About LONGWOOD



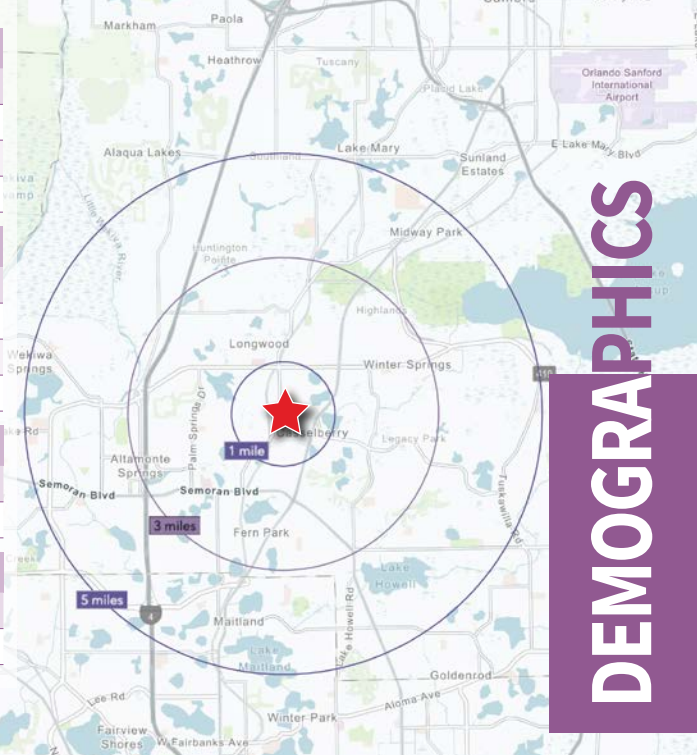
Longwood is a suburban city in Seminole County, Florida, located just north of Orlando in the Central Florida metropolitan area. With a population of approximately 15,000 residents, it offers a quieter alternative to the bustling tourist centers while maintaining easy access to Orlando's amenities and 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.

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



DEMOGRAPHICS

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.

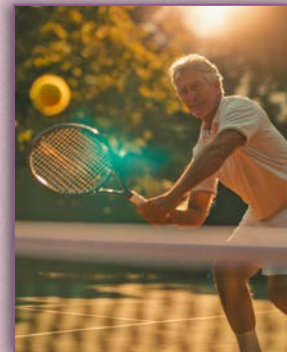


Family Foundations

Faith-centered multi-generational households building strong community roots

Median Age: 41.0
Median HH Income: \$58,089
LifeMode Group: Metro Vibes

Socioeconomic Traits: Family Foundations represents multi-generational 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.



Senior Escape

Seasonal homes with the snowbirds of the Sun Belt

Median Age: 61.5
Median HH Income: \$50,282
LifeMode Group: Mature Reflections

Socioeconomic Traits: Senior Escapes are often Florida's snowbirds with seasonal homes. They are health and diet conscious, which guide their food purchases, and they often contribute within the local community when not traveling.

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
bealls

SunRail
LONGWOOD STATION

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

LYMAN HIGH SCHOOL
2,056 students

SUN LAKE PLAZA
Winn-Dixie
Goodwill

WINTER SPRINGS ELEMENTARY
513 students

DOLLAR GENERAL
Advance Auto Parts

LAKE BRANTLEY HIGH SCHOOL
2,815 students

BRANTLEY SQUARE
ALDI
PNC
DUNKIN'

WEKIVA SQUARE
KOHLS
SALLY BEAUTY SUPPLY
HomeGoods
SEPHORA
DOLLAR TREE

FedEx
IDEAL IMAGE
M&S
SUBWAY
FIVE GUYS

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

MILWEE MIDDLE SCHOOL
1,426 students

TARGET
PETSMART

CASSELBERRY COLLECTION
Hair Cuttery

THE GENEVA SCHOOL
536 students

ALTAMONTE CROSSINGS
COSTCO
TARGET
Michael's
ASHLEY

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

MARKETPLACE AT ALTAMONTE
AVRED
Curlington
Total Wine
ROSS
Winn-Dixie
FLOOR DECOR
EoS FITNESS

PALM SPRINGS CROSSINGS
The UPS Store
CHASE

Winn-Dixie

LOWE'S

BJ's

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
Barrfield
Panera

MARKETPLACE AT ALTAMONTE
AVRED
Curlington
Total Wine
ROSS

PALM SPRINGS CROSSINGS
The UPS Store
CHASE

SunRail
MAITLAND STATION

FLOOR DECOR
EoS FITNESS

CRUNCH

Walmart

Red Bug Lake Rd

Lake Howell

Walmart
Neighborhood Market
WILLA SPRINGS
For Eyes



Lake Jesup


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FLORIDA



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