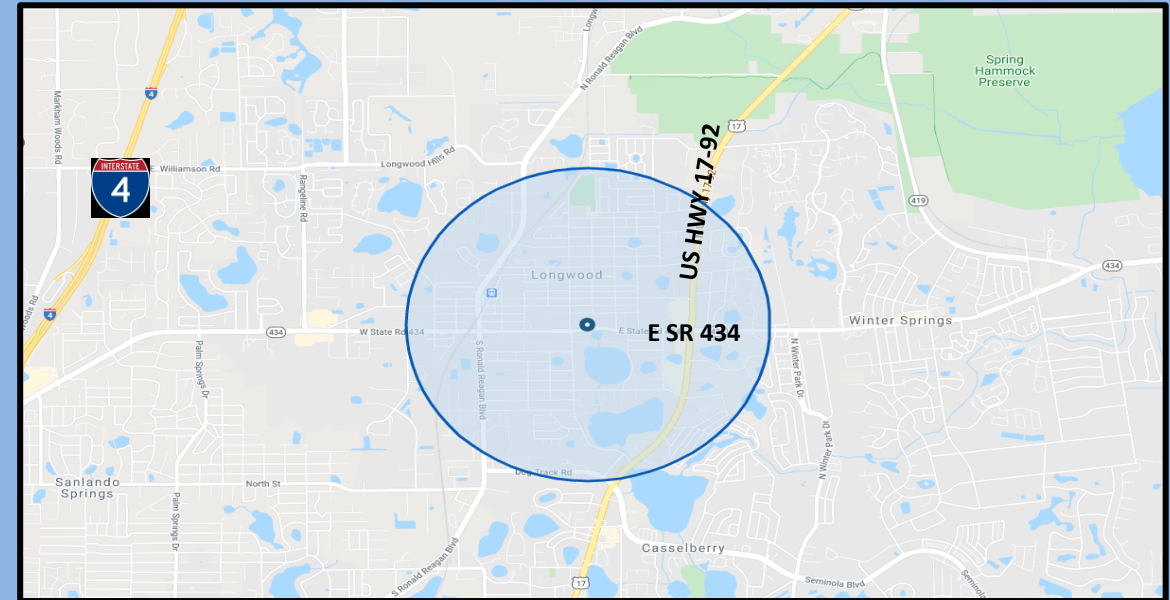


LEASING OPPORTUNITY

LONGWOOD OFFICE BUILDING

583 E. STATE ROAD 434 | Longwood, FL 32750

PROPERTY	Class B Office Condo
ASKING PRICE	\$17 NNN
CAP RATE	8.64%
BUILDING SIZE	6,000 SF
STORIES	2
YEAR BUILT	1984
PARCEL NUMBER	32-20-30-525-5830-1000



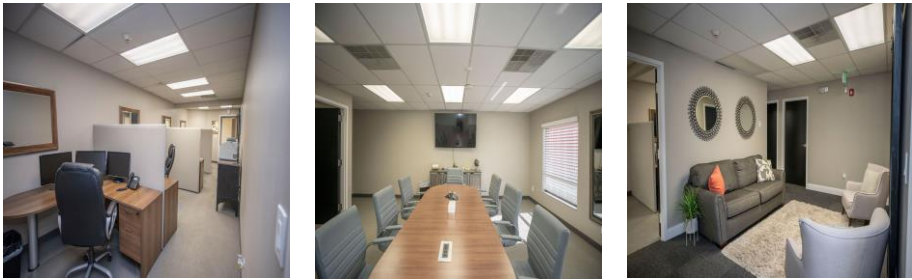
Vivian Lehman

407-733-4700

vlehman@youhaverealty.com

500 Winderley Place, #100, Maitland, FL 32751





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2024 PROJECTION	8,979	76,775	222,321
2019 ESTIMATE	8,450	72,051	208,118
GROWTH 2010-2019	8.91%	11.01%	12.45%
PROJECTED GROWTH 2019-2024	6.26%	6.56%	6.82%
AVERAGE AGE	39.70	40.80	40.30



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 PROJECTION	3,427	30,100	90,456
2019 ESTIMATE	3,255	28,294	84,801
GROWTH 2010-2019	3.70%	10.89%	12.43%
PROJECTED GROWTH 2019-2024	5.28%	6.38%	6.67%



INCOME	1-MILE	3-MILE	5-MILE
2019 AVERAGE HOUSEHOLD INCOME	\$58,245	\$68,974	\$76,116
2019 MEDIAN HOUSELD INCOME	\$50,440	\$54,200	\$60,391

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