

For Lease

Flex / Office / Warehouse Space

4,786 SF | \$16 / SF



976 Florida Central Parkway

Longwood, Florida 32750

Property Highlights

- 19,950± SF multi-tenant flex building
- Prime location in Florida Central Commerce Park
- Situated on 2.3± acres
- Flexible office, showroom & warehouse layouts
- Grade-level loading with 10' x 10' roll-up doors
- Ample parking (2.8/1,000 SF ratio)
- Concrete block construction
- Front and rear suite access
- Zoning: Industrial (City of Longwood)
- Easy access to I-4, SR 434, US Hwy 17-92 & Ronald Reagan Blvd

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 120	\$16.00 SF/yr	4,786



Lease Rate: \$16 / SF NNN
(Op Ex: \$3.87/SF)

For more information

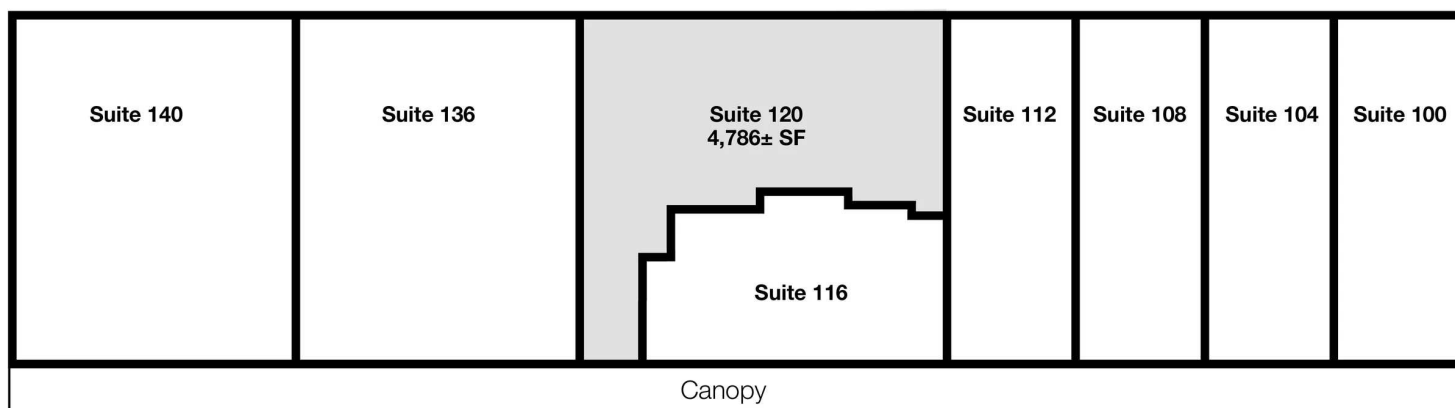
Stian Funk

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Property Photos



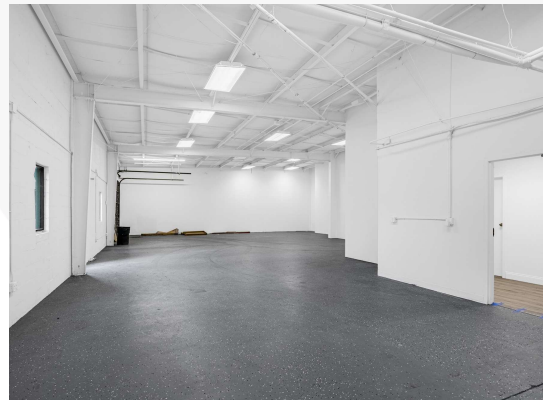
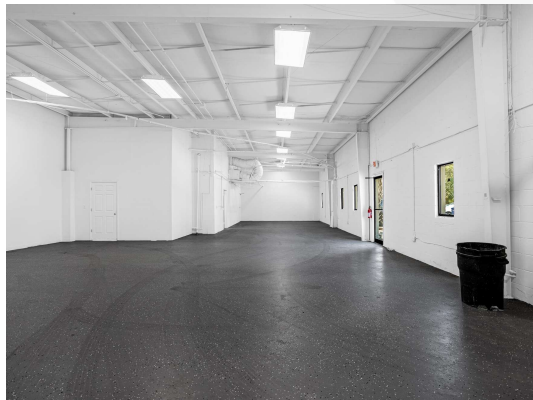
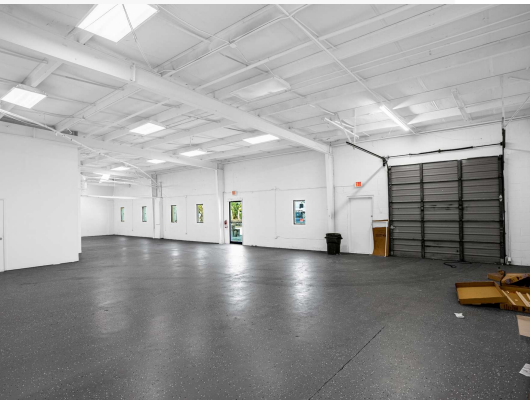
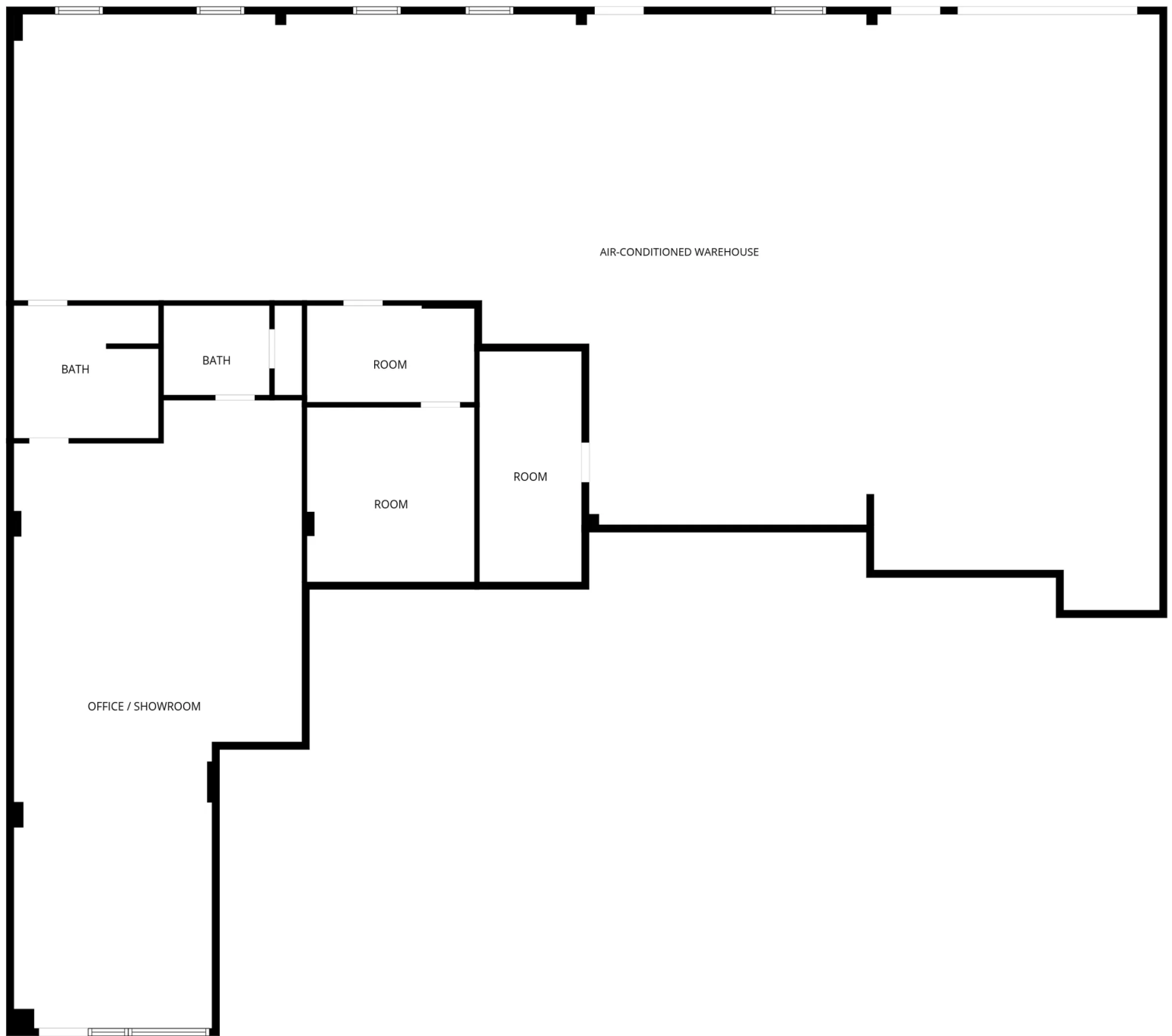
Available Spaces



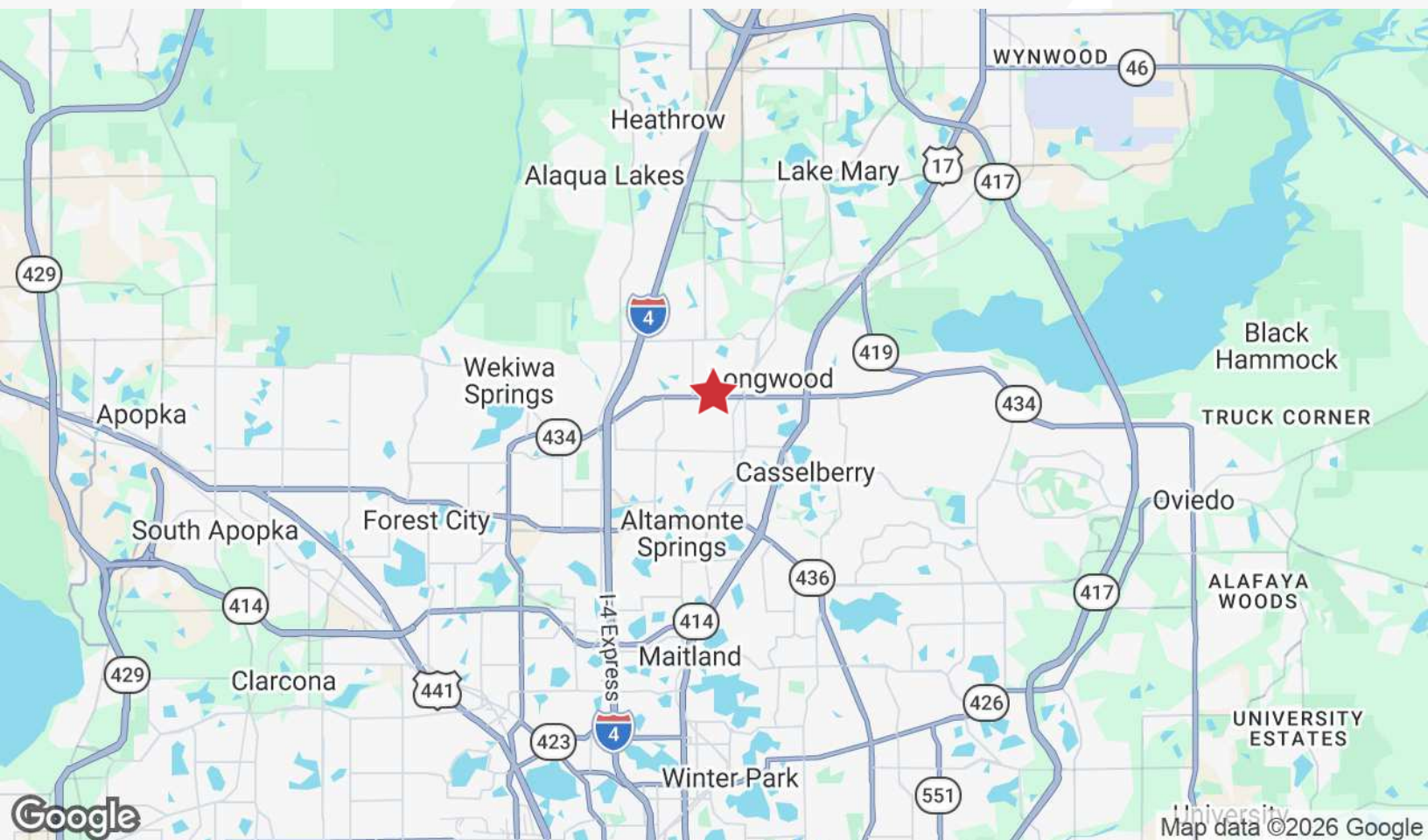
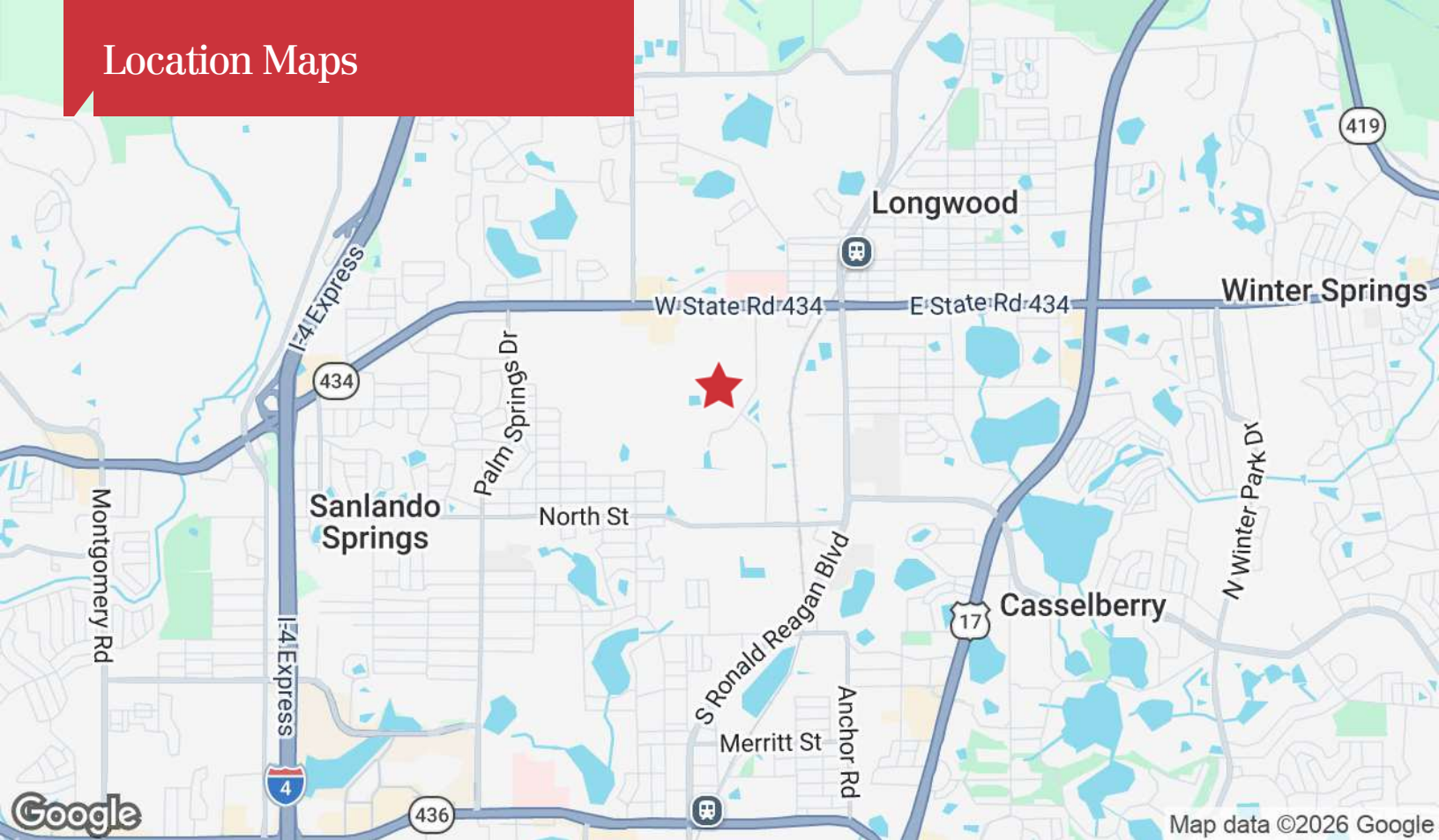
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	4,786 SF	NNN	\$16.00 SF/yr	Available Now 100% air-conditioned One grade-level rollup door (10' W x 10' H)

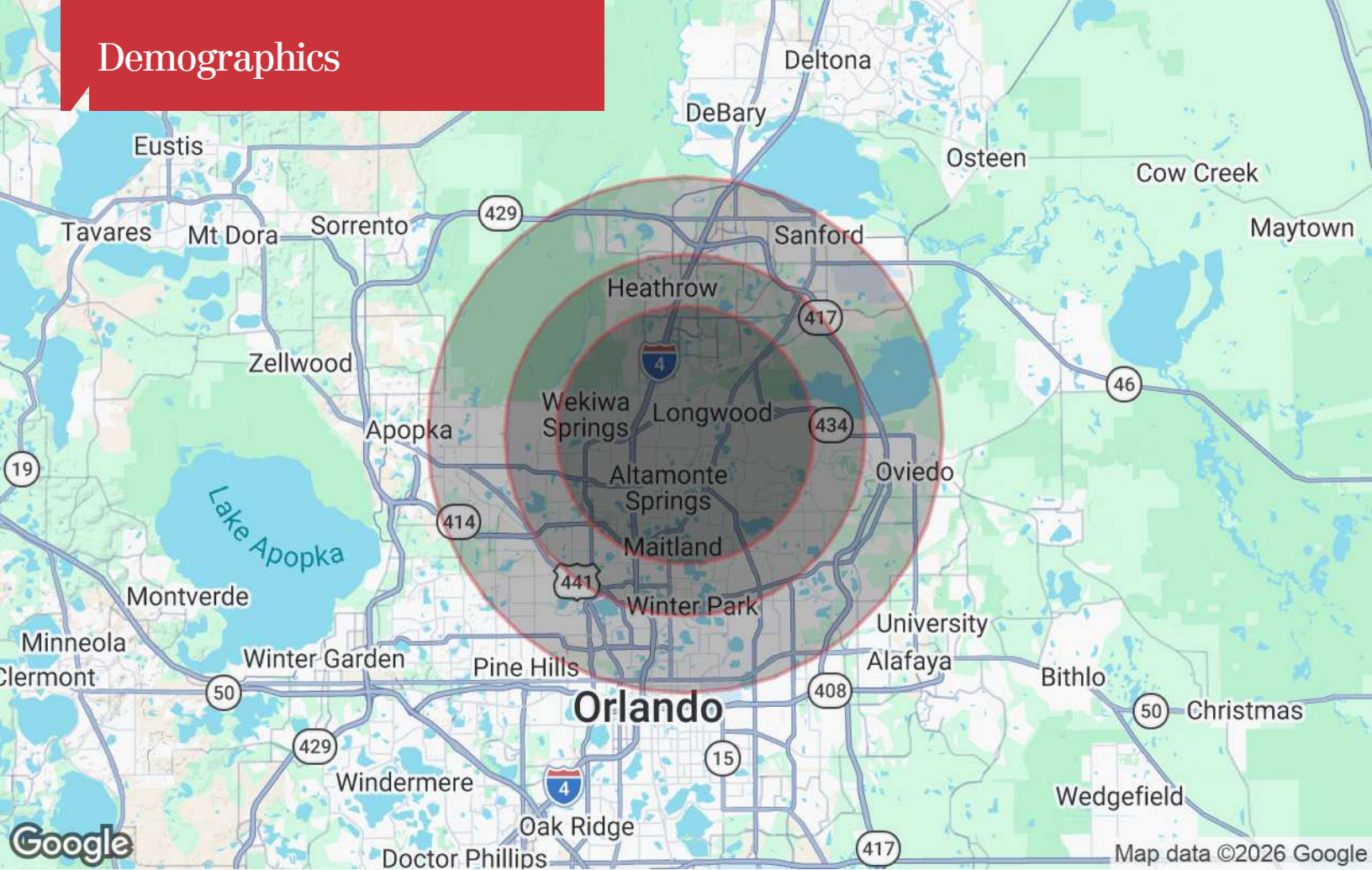
Suite 120 - 4,786± SF



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	213,129	386,727	714,207
MEDIAN AGE	41.0	41.2	39.3
MEDIAN AGE (MALE)	40.0	40.2	38.2
MEDIAN AGE (FEMALE)	42.0	42.1	40.5

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	88,690	157,823	281,182
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$104,033	\$110,327	\$110,173
AVERAGE HOUSE VALUE	\$365,484	\$409,702	\$411,942

* Demographic data derived from 2020 ACS - US Census