



FOR SALE | OWNER-USER OPPORTUNITY

OFFICE/FLEX BUILDING

477 Commerce Way | Longwood, FL 32750



HARKINS
COMMERCIAL
REAL ESTATE

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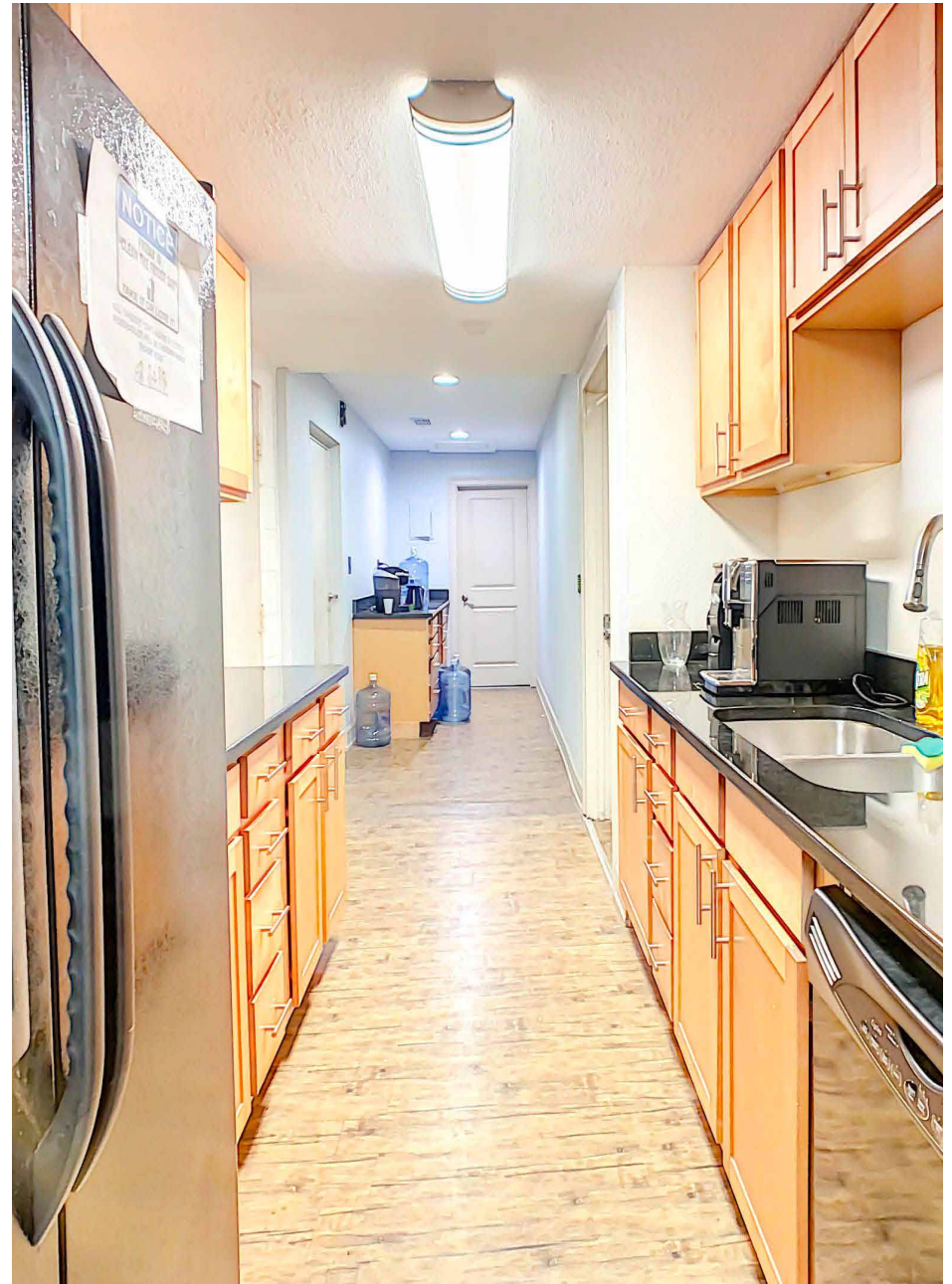
EXECUTIVE SUMMARY

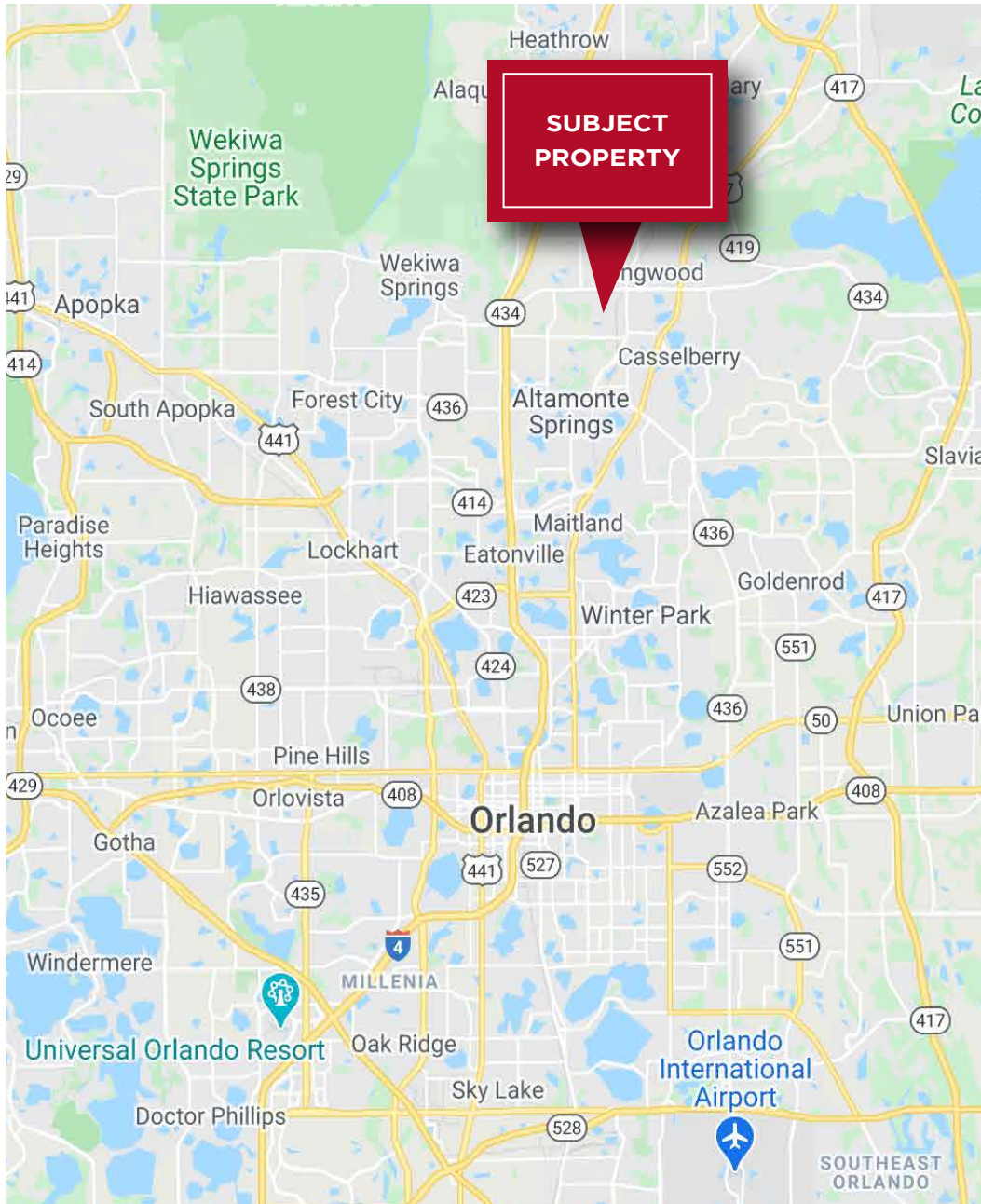
Harkins Commercial, Inc is pleased to present, for sale, this prime investment property prominently located in Longwood, FL. This multi-tenant building provides an ideal situation for an Owner/User seeking to occupy an office or flex warehouse space. The first floor has two units combined totaling +/- 14,483 SF. A general office suite of approximately 4,883 SF and a flex/warehouse space of approximately 9,600 SF (with 4,320 SF of it being warehouse) that features a mezzanine, 18 foot clear ceiling height, dock/well door and one grade level door. The new Owner could simply add a door to split the space back into two units. The second floor is fully rented to a group in their third year of tenancy with two options to renew for one year each.

The building is in great shape with renovations done to the interior in 2018. With some minor cosmetic work, this would be an ideal corporate office with income potential, or taking over the entire property over time. Total building is roughly 80% A/C office space and 20% warehouse.

INVESTMENT SNAPSHOT

Price:	\$3,225,000
Price Per SF:	\$148
Year Built/Renovated:	1986/2018
Zoning:	City of Longwood - Artisan Village / Industrial
Building SF:	21,840 SF
Parcel Size:	1.55 Acres
Building Class:	B





LONGWOOD | FLORIDA

The City of Longwood is located in Central Florida's Seminole County, just north of Orlando. Incorporated and Unincorporated Longwood, which is comprised of zip codes 32750 and 32779, has a population of 56,457 and an average household income of \$73,015. Incorporated Longwood is a city of approximately 16,036 people and 5.6 square miles and is conveniently located on Interstate 4 and State Road 434.

The Longwood community consists of nearly 100 neighborhoods and enclaves. Located geographically in the Central East section of Central Florida and in the Northeast section of the Metro Orlando area. Longwood is bordered by Lake Mary to the North, Casselberry and Altamonte Springs to the South, Winter Springs to the East and Wekiwa Springs to the West.

The City of Longwood has a strong business core which accounts for its daytime population of over 21,000. Some of the top employers include South Seminole Hospital, a part the Orlando Health system, UPS, FedEx, Collis Roofing, Comprehensive Energy Services and Pemberton Attachments. A number of business and industrial parks, including the Florida Central Commerce Park, are home to numerous companies including award winning business incubators.

*Source: <https://www.longwoodfl.org/292/Community-Profile>

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Fully-Secured Lot
- Office, Work Space, Light Manufacturing & Distribution Space
- Multi-tenant
- Highly sought after location off Florida Central Parkway in Longwood
- Grade and Dock Doors

INVESTMENT SNAPSHOT

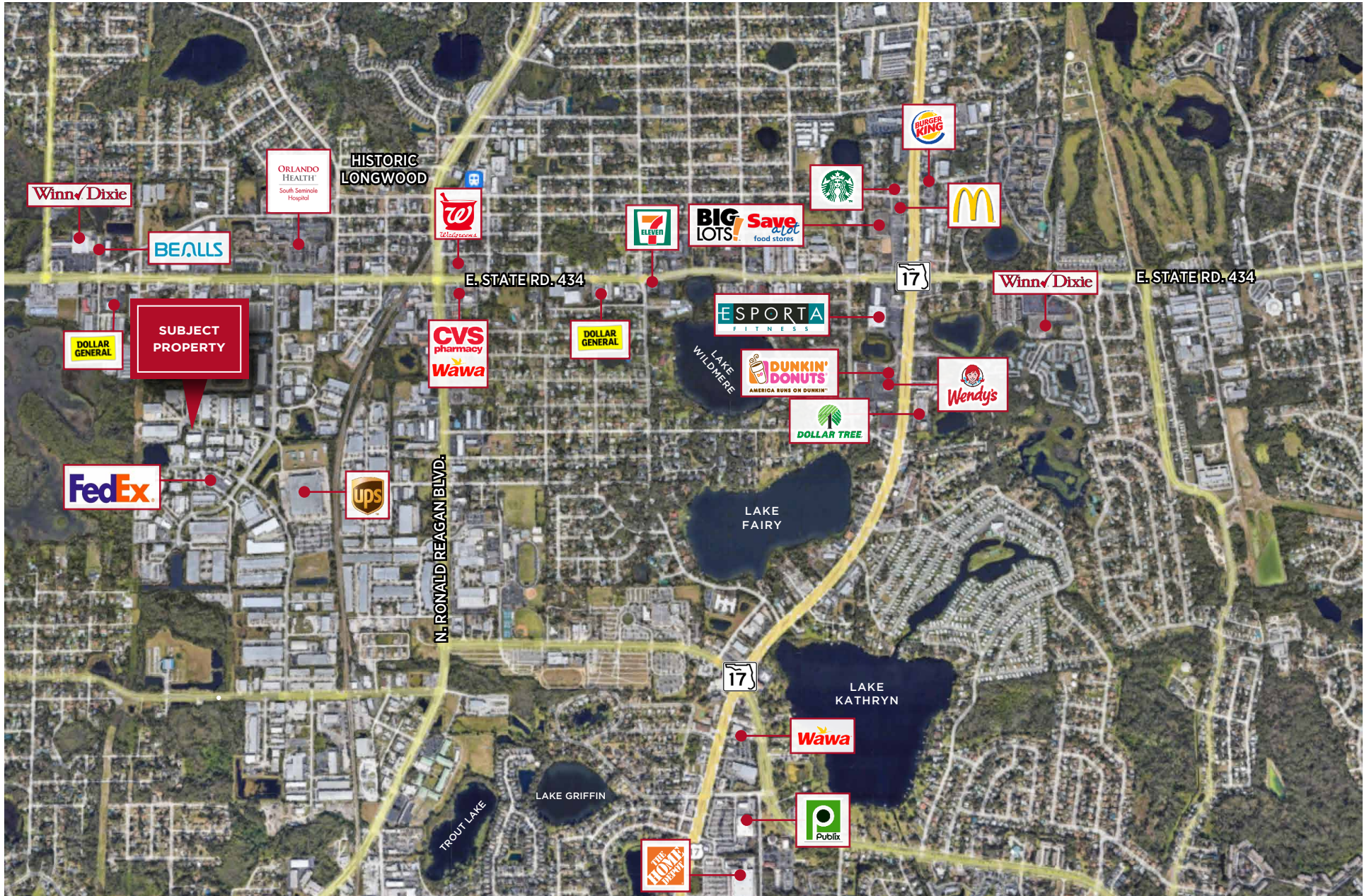
Address:	477 Commerce Way Longwood, FL
Parcel ID:	21-30-06-510-0000-0140
Year Built/Renovated:	1986/2018
Zoning:	Artisan Village / Industrial
Building SF:	21,840 SF
Parcel Size:	1.55 Acres
Parking:	67 spaces
Office SF:	Approx. 17,520 SF
Flex/Warehouse SF:	Approx. 4,320 SF
Dock Doors:	1
Drive-In Doors:	1



PROPERTY PHOTOS



AMENITY MAP



SEMINOLE COUNTY DEMOGRAPHICS

KEY FACTS

477,736

Population



Average Household Size

39.8

Median Age

\$70,058

Median Household Income

EDUCATION

6%

No High School Diploma



21%

High School Graduate



33%

Some College



41%

Bachelor's/Grad/Pr of Degree

BUSINESS



21,372

Total Businesses



195,044

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

14%



Services

10%

4.2%

Unemployment Rate

INCOME



\$70,058

Median Household Income



\$37,848

Per Capita Income



\$150,354

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: <\$15,000 (6.5%)

Indicator	Value	Diff	
<\$15,000	6.5%	-3.4%	
\$15,000 - \$24,999	7.1%	-1.9%	
\$25,000 - \$34,999	7.7%	-1.8%	
\$35,000 - \$49,999	12.9%	-0.6%	
\$50,000 - \$74,999	18.5%	-0.2%	
\$75,000 - \$99,999	14.4%	+1.5%	
\$100,000 - \$149,999	15.4%	+1.3%	
\$150,000 - \$199,999	8.2%	+2.6%	
\$200,000+	9.3%	+2.5%	

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