FORMER WENDY'S AVAILABLE

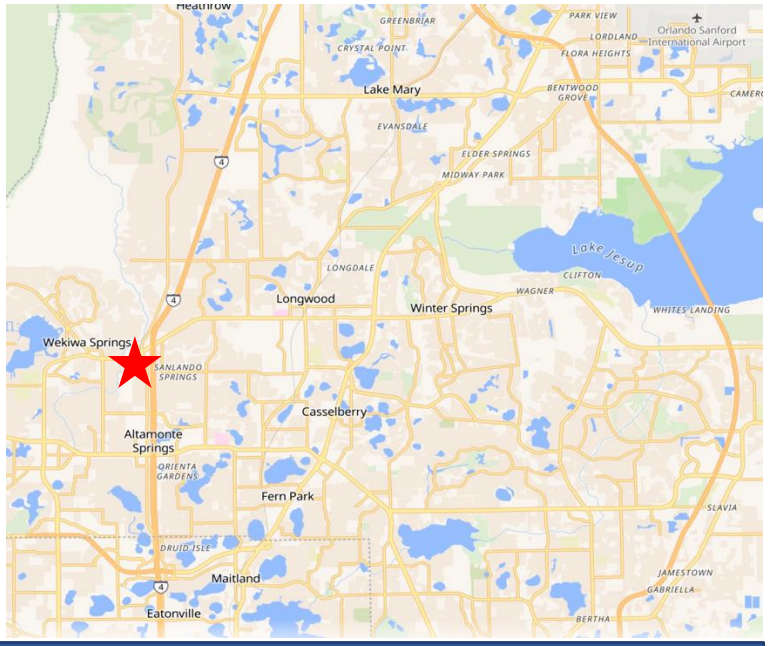
2200 W SR 434, Longwood FL 32779



SPACE HIGHLIGHTS

- 3,053 SF Drive-Thru on 1.48 Acres
- Fronts SR 434: 59,500 AADT
- Access from both sides of SR 434
- Located 0.7 miles west of I-4
- ½ a mile to Publix, Starbucks, Chipotle, Burger King, & LA Fitness
- 1.5 Million SF of Office space with 1-mile
- 40 parking spaces
- 1994 Build / 2017 Renovation

Demographics	1-Mile	3-Mile	5-Mile
Population	13,356	89,723	204,209
Average HH Income	$95,876	$102,590	$103,402



Drew Shofner

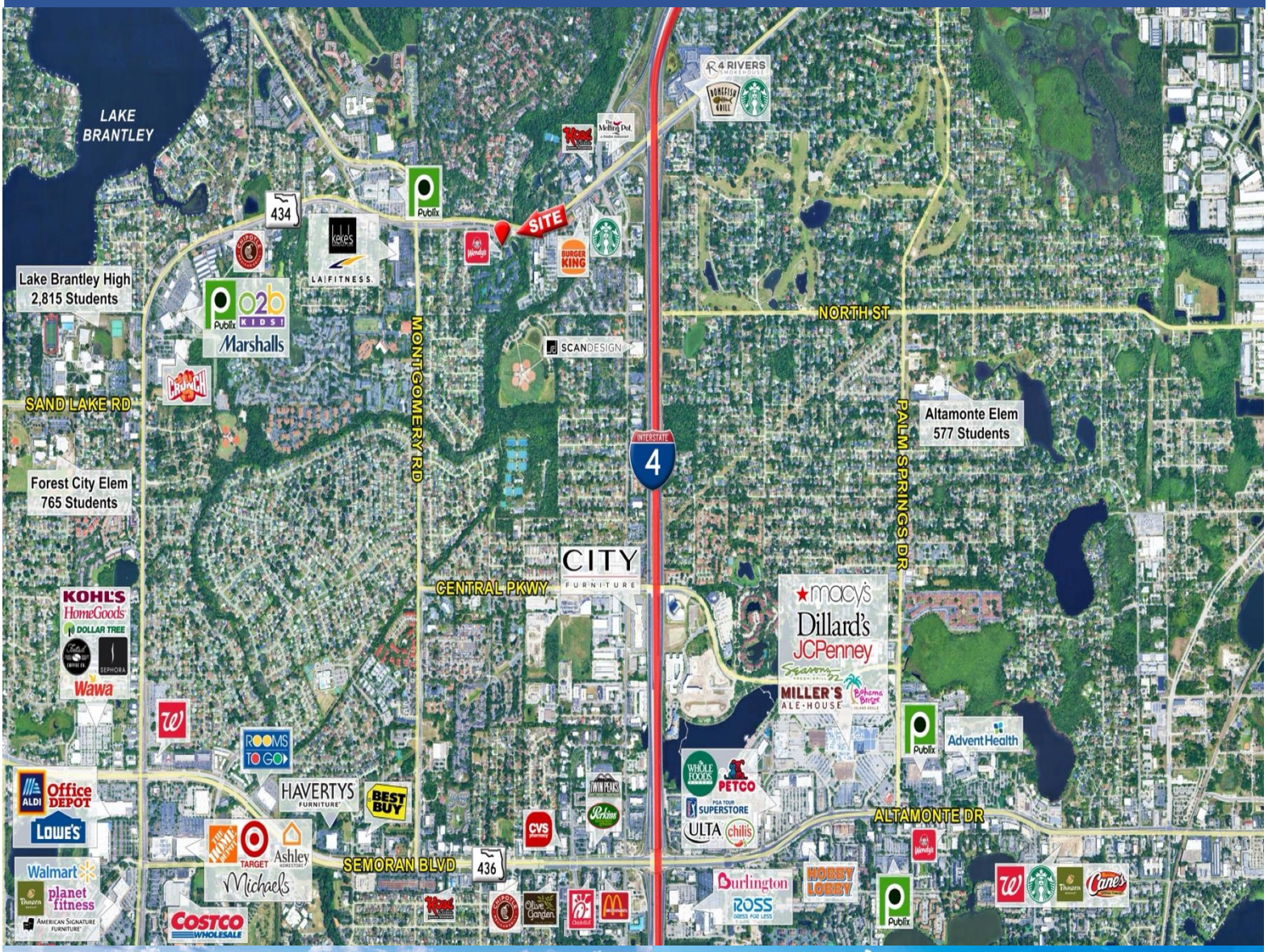
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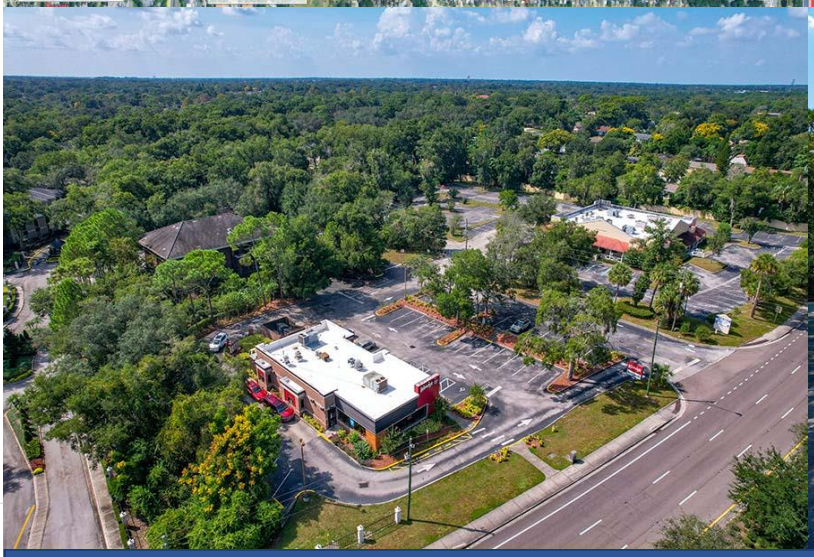
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