

Business & Storage Park - For Sale Summary

Property Name:	South Seminole Business & Storage
Location:	540 N. State Road 434 Altamonte Springs, FL 32714 09-21-29-300-022E-0000
Ownership:	South Seminole Business & Storage Park, LLC
Property Type:	Business and Storage Park with Leasable Exterior Parking
Site:	5.51 Acres / 233,490 SF
Size:	2 buildings totaling 72,000 SF, 36,000 SF each
Zoning:	PUD-MO, Planned Unit Development Mixed-Other
Construction:	• Steel and Metal Buildings • Metal R-Panel Roof
Leasable Parking:	121 Spaces
Land to Bldg. Ratio:	3.24:1
Visibility:	Unobstructed Road Sign, Driveway Leading to Property Entrance
Access:	• Going South, Direct access by right turn onto property driveway • Going North, Direct Access from State Road 434 by middle turn lane onto property driveway
Traffic Count:	• 40,500 Daily Traffic Count (2025 FDOT) • 4 Lane Highway, Excluding Turn Lanes
Sales Price:	\$19,800,000
Cap Rate:	4.50
Price Per SF:	\$275
NOI 2027:	\$891,000 (2027 projections)

All information provided is believed to be accurate but is not guaranteed or warranted and is subject to errors, omissions, changes, or withdrawal without notice.

Prospective buyers are advised to independently verify all information, through their own due diligence and professional advisors.

Property Owners and J. Wayne Miller Company and its affiliates assume no liability for any inaccuracies or decisions made based on this information.