



**3.54 AC  
AVAILABLE**

**W STATE ROAD 434 (57,500 AADT)**

**434**

**GUM ST**

**OAK ST**

**KENSINGTON PARK DR**

**Wendy's**

**WENDOOVER  
HOUSING PARTNERS**

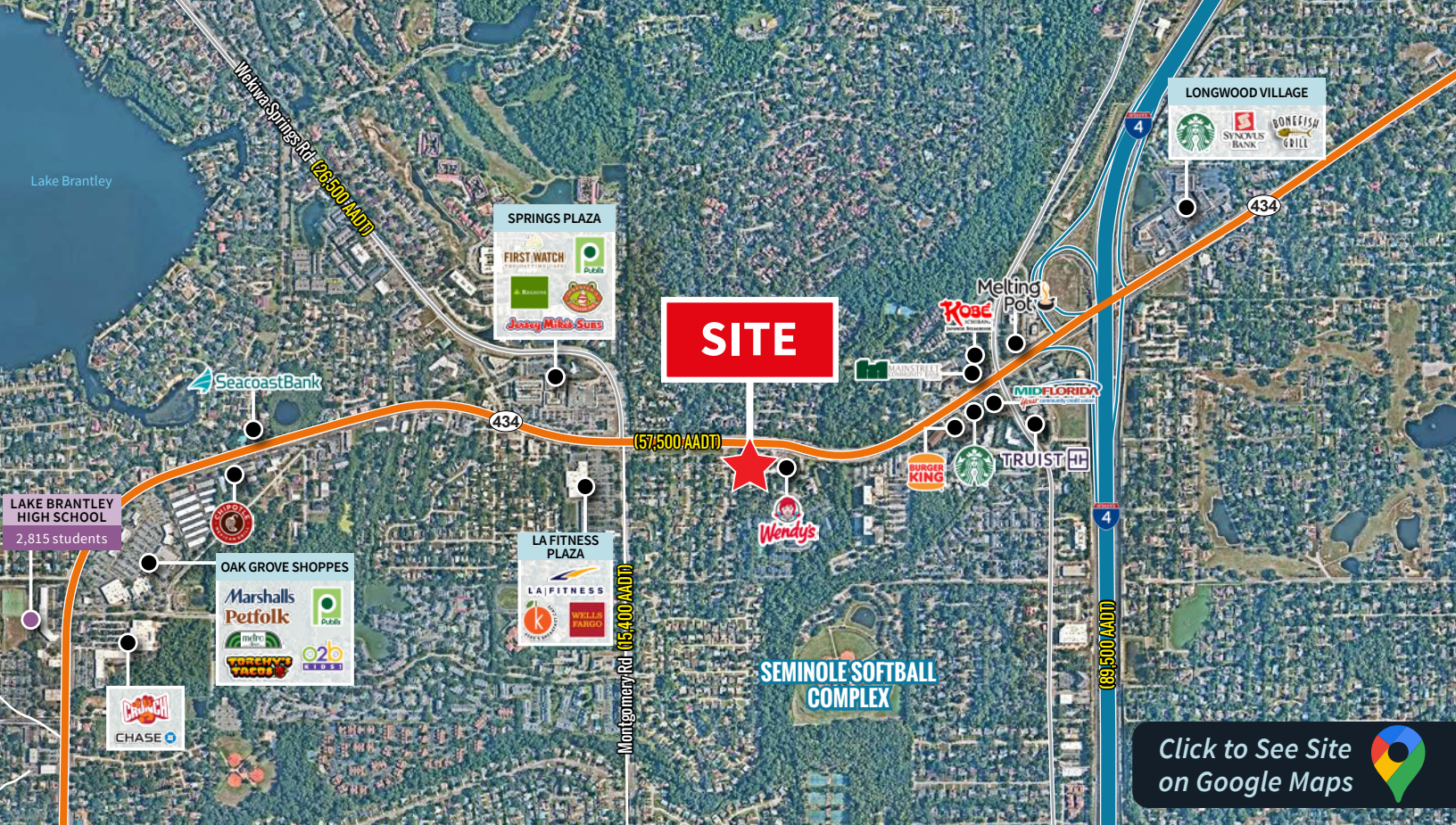
**ROGER B. KENNEDY  
CONSTRUCTION  
GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS**

[Click to See Site  
on Google Maps](#)



# Available - Redevelopment

2300 W State Road 434  
Longwood, FL 32779



## Property Highlights

- Prime 3.54 acre site in Longwood, FL available for ground lease and redevelopment.
- Strong visibility and exposure with 265 feet of frontage on W State Road 434, benefiting from heavy traffic flow of 57,500 AADT (per FDOT).
- Site is accessible via right-in/right-out access on W SR 434 and cross access with the adjacent Wendy's.
- Located in a dense, affluent trade area with a daytime population of over 91,400 and an average household income exceeding \$109,500 within 3 miles.

## Demographics

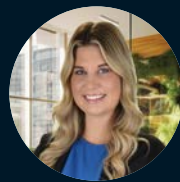
(ESRI 2025)

POPULATION	
1 MI.	10,790
3 MI.	82,992
5 MI.	205,298
HOUSEHOLDS	
1 MI.	5,085
3 MI.	35,228
5 MI.	85,601
AVERAGE HH INCOME	
1 MI.	\$100,884
3 MI.	\$109,594
5 MI.	\$112,374
MEDIAN AGE	
1 MI.	43.0
3 MI.	41.7
5 MI.	40.8

## Contact



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