

SHOPPES AT LONGWOOD STATION

351 N Ronald Reagan Blvd | Longwood, FL



HIGHLIGHTS

- **Turn-Key Brewery Infrastructure:** Fully equipped 3,950 SF commercial brewery complete with stainless production tanks, plumbing, and a master control system. Ideal setup for a brewery or a restaurant. The space does have a grease trap and a walk-in cooler.
- **Ready-To-Operate Taproom:** Features a large, modern concrete-poured bar counter and modern lighting elements already installed.
- **Outdoor Patio:** Built-in covered patio space perfect for open-air seating and guest entertainment.
- **Flexible Floor Plan:** Strategic leasing availability featuring both a 3,950 SF turn-key space and a 2,250 SF retail space. The spaces are contiguous and can be combined, if desired.
- **Ample Parking:** Excellent customer convenience with hassle-free parking stalls right in front of the storefronts.
- **Affluent Local Customer Base:** Average household incomes exceed \$100,742 within a 3-mile radius and reach \$109,844 within 5 miles.
- **Excellent Daytime Traffic:** Over 49,000 daytime employees work within 3 miles, driving consistent lunchtime and weekday revenue.
- **Densely Populated Consumer Base:** Directly reaches a local population of over 74,000 residents in the immediate 3-mile territory.
- **Prime Transit-Oriented Location:** Positioned directly next to the active SunRail Station on N Ronald Reagan Blvd.
- **Thriving Co-Tenancy:** Join successful local destination anchors including El Pollón, One Fitness, and Nan & Pop's Ice Cream Shop.

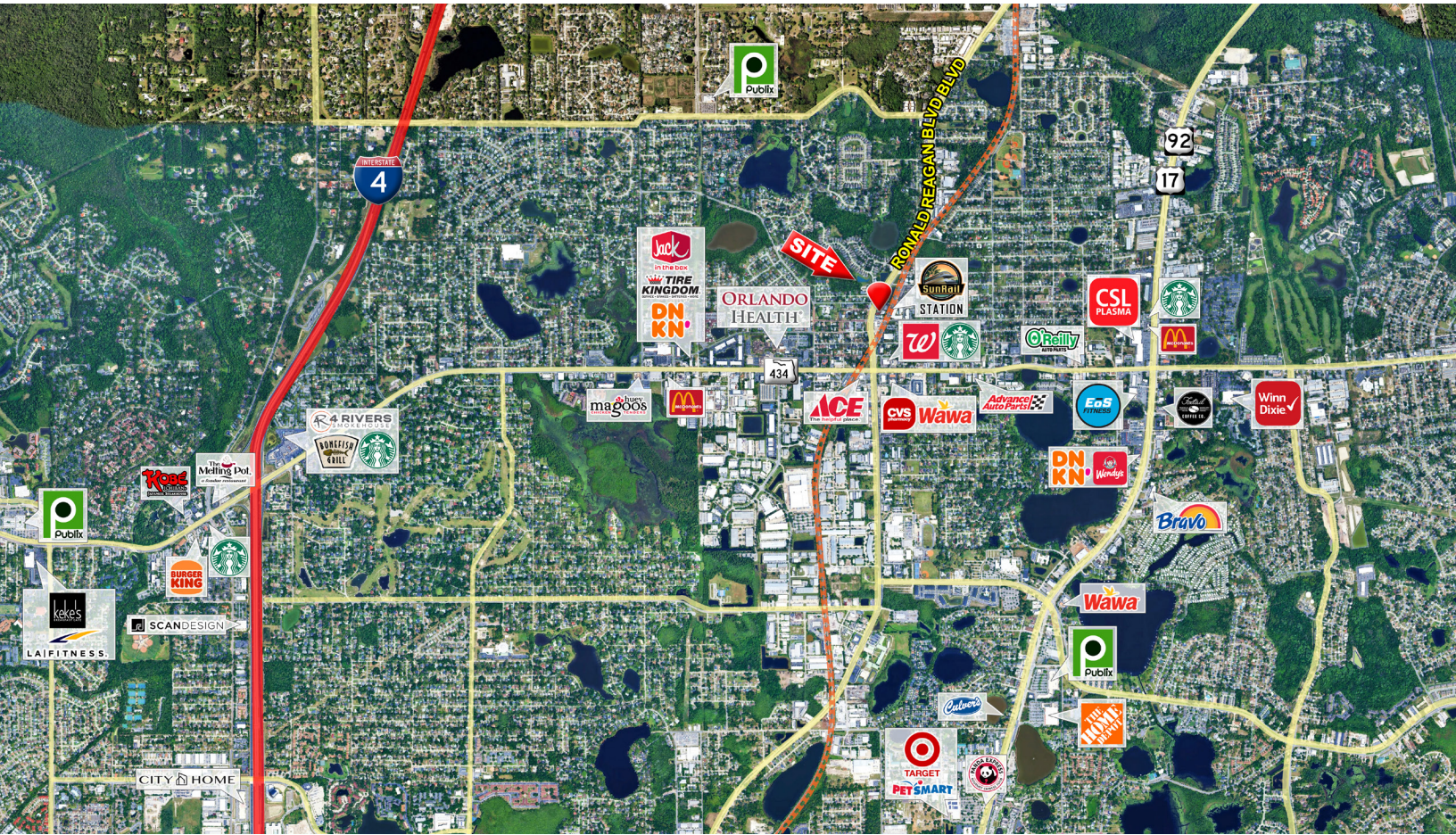


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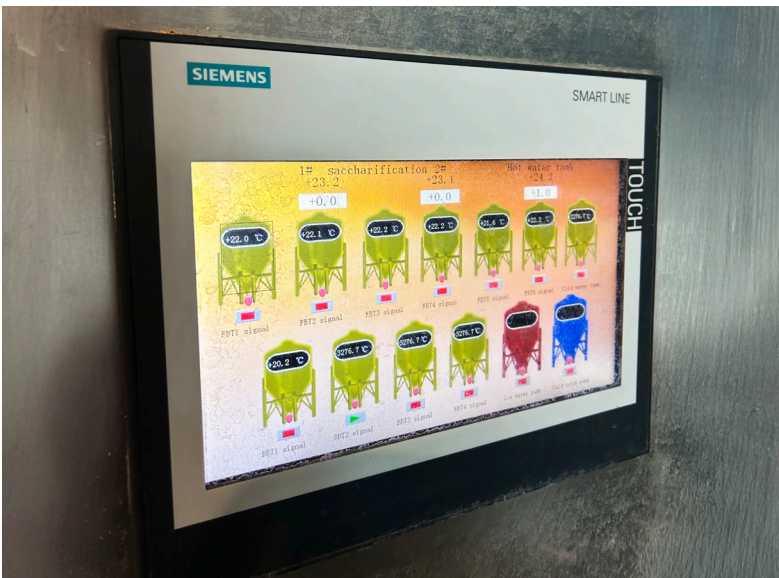
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3,950 SF BREWERY WITH PATIO + EQUIPMENT



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