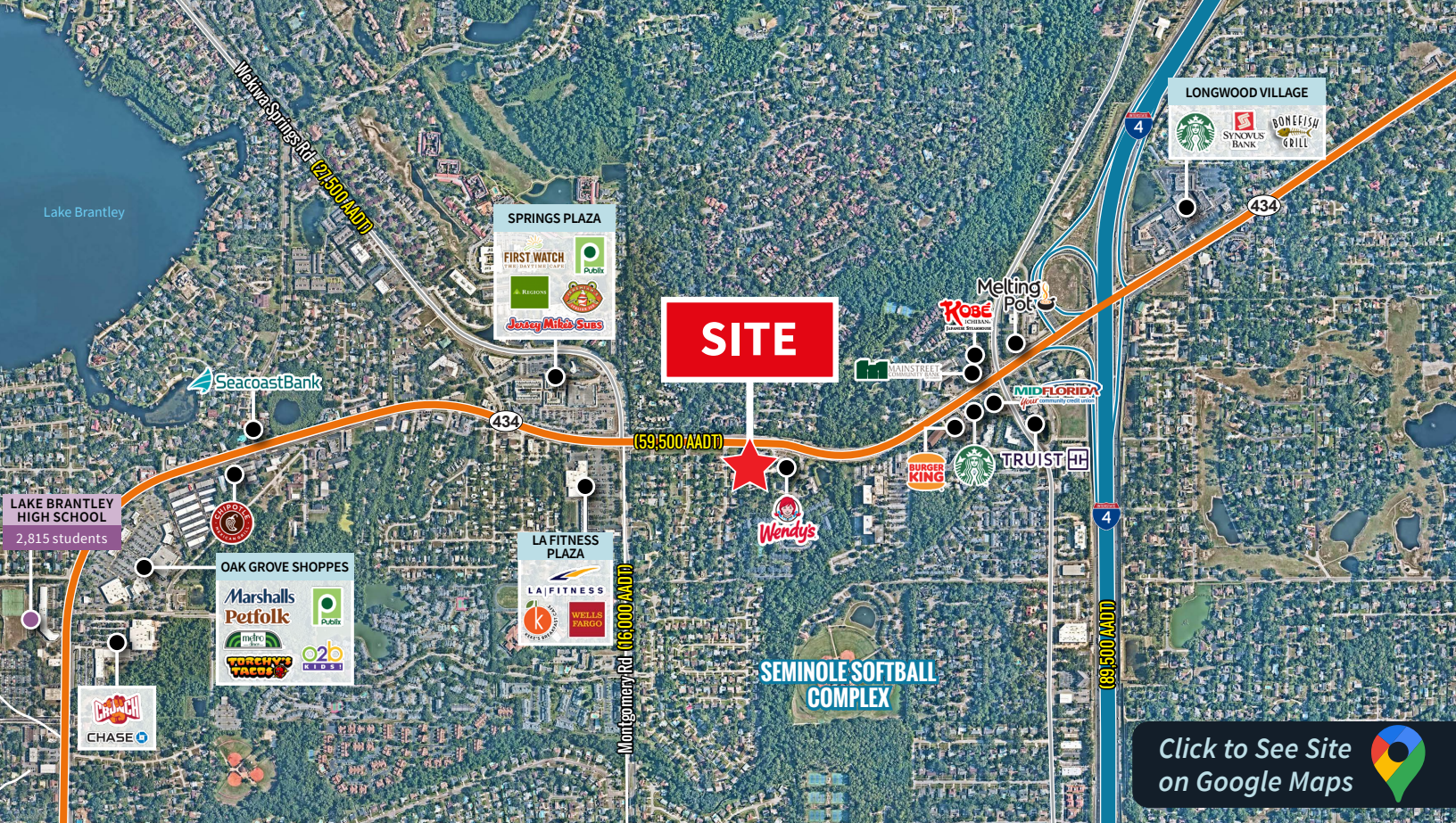




For Sale

2300 W State Road 434
Longwood, FL 32779



Property Highlights

- Prime 3.54 acre site in Longwood, FL available for sale.
- Strong visibility and exposure with 265 feet of frontage on W State Road 434, benefiting from heavy traffic flow of 59,500 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 93,959 and an average household income exceeding \$113,119 within 3 miles.

Demographics

(ESRI 2026)

POPULATION		
	1 MI.	10,362
	3 MI.	85,240
	5 MI.	208,623
HOUSEHOLDS		
	1 MI.	4,839
	3 MI.	36,525
	5 MI.	87,849
AVERAGE HH INCOME		
	1 MI.	\$104,584
	3 MI.	\$113,119
	5 MI.	\$116,741
MEDIAN AGE		
	1 MI.	42.9
	3 MI.	41.8
	5 MI.	40.9

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