

995
W SR 434

FOR SALE

High Visibility SR 434 Commercial Property

SALE PRICE
\$800,000

995 HARTMAN & SONS CONSTRUCTION

995 W STATE RD 434, WINTER SPRINGS, FL 32708

4 ACRE COMMERCIAL PRESENTS

State Road 434 Infill Opportunity In The Heart Of Winter Springs

±2,070 SF with Exceptional Storage and Back Lot



PROPERTY OVERVIEW

995 W State Road 434 offers a high-visibility commercial opportunity along one of Winter Springs main corridors. The property features an existing office building on +/- 0.53 acres with flexible commercial zoning, making it suitable for an owner-user, investor, or future repositioning. With strong frontage, easy access, and surrounding residential demand, the site is well positioned for office or industrial use!

DETAILS

SALE PRICE:	\$800,000.00
Building Size:	2,070 SF
Primary Type:	Office/Flex
Zoning:	OUT
Parcel ID:	04-21-30-501-0000-0070
Parking Spaces:	10/1,000

HIGHLIGHTS

- Prime State Road 434 frontage in Winter Springs
- Strong visibility and accessibility along a main local corridor
- AADT 33,000, Robust daytime population of approximately 55,311 people within a 3-mile radius
- Prime spot for office, flex, or industrial use



COLIN CHOU

850.218.1902

COLIN@4ACRE.COM

LOCATION AERIAL

ORLANDO

THE
PROPERTY

N WINTER PARK DR

SR 434



CONTACT: COLIN CHOU 850.218.1902 • COLIN@4ACRE.COM



LOCATION AERIAL



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EXTERIORS - FRONT



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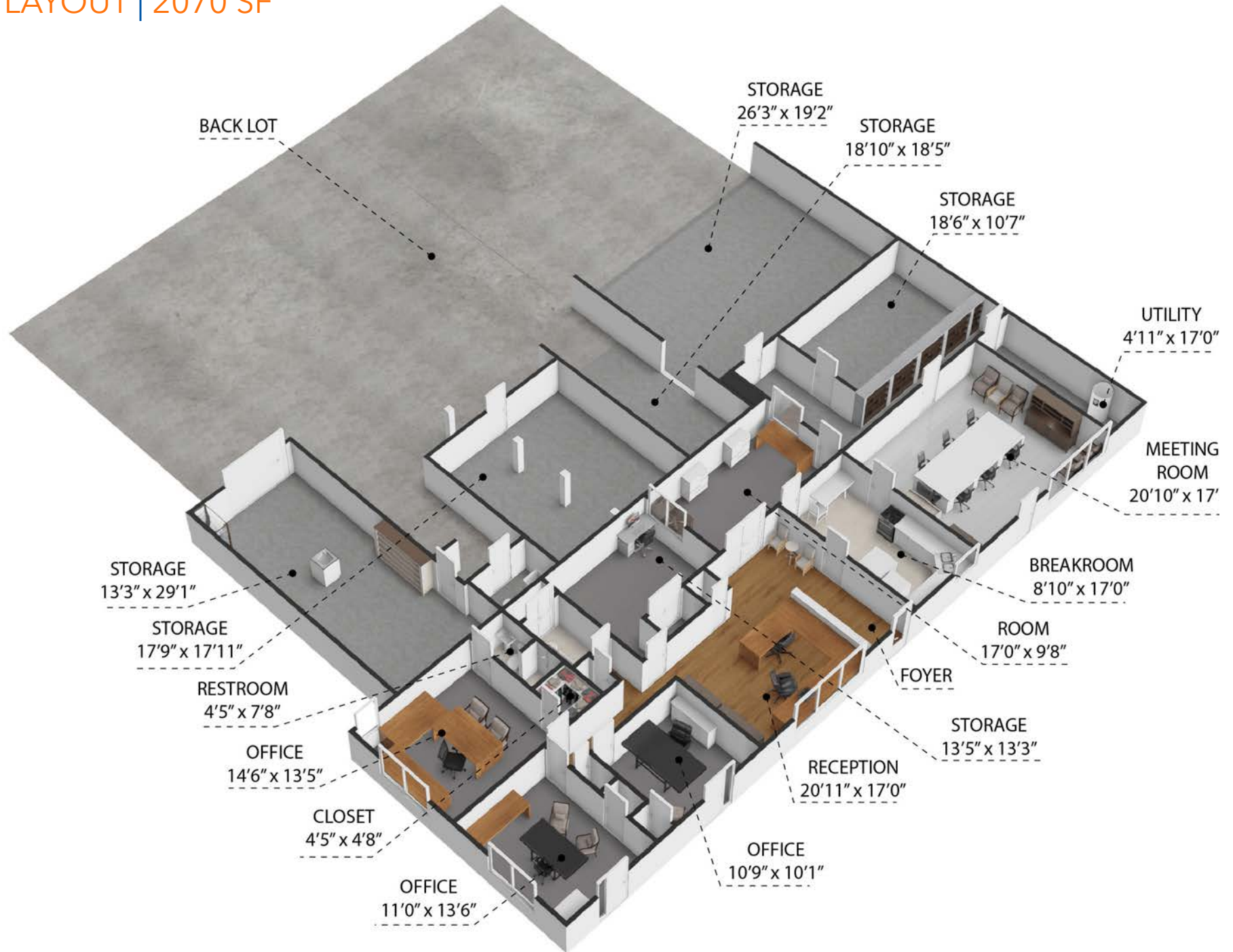
EXTERIORS - FRONT



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SPACE LAYOUT | 2070 SF



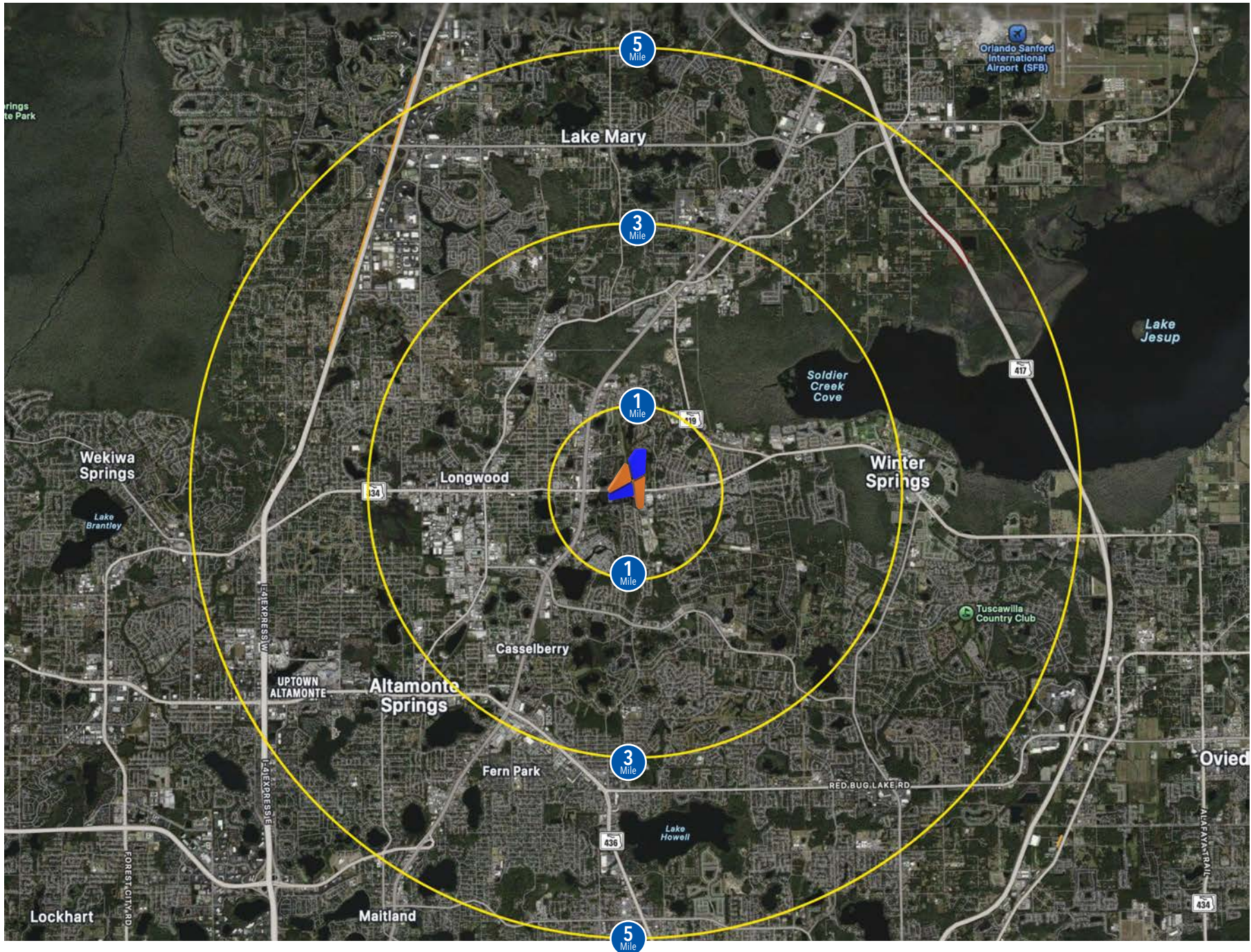
INTERIORS



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LOCATION MAP



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