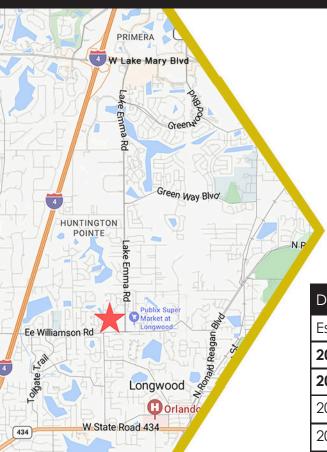


NWC Lake Emma Road & Longwood Hills Drive • Longwood, FL



New Residential and Retail Development COMING SOON!

- Ground lease and sale options available
- Total acreage 2.4 Acres
- Ideal for steakhouse, breakfast, sit down restaurants
- Rare infill site surrounded by affluent neighborhoods
- Prime location directly across from a freestanding Publix
- Excellent visibility from key E/W and N/S thoroughfares
- Easy access to Lake Mary Blvd, Ronald Reagan Blvd, SR 434
- Adjacent to future luxury residential
- Strong daytime pop!

Demographics	1 Mile	3 Miles	5 Miles
Est. Population	9,598	63,796	187,768
2024 Est. Daytime Pop.	5,324	66,765	174,179
2024 Avg. HH Income	\$132,153	\$119,416	\$120,020
2024 Med. HH Income	\$104,741	\$91,995	\$89,659
2024 Households	3,639	25,835	78,571





Can Divide into Parcels - 2.4 Total Acres

	Size	Status
Restaurant	±6,000 SF	AVAILABLE/WILL DIVIDE
Retail	±10,000 SF	AVAILABLE/WILL DIVIDE

