499 E State Road 434
Longwood (Orlando), FL 32750

GROUND LEASE OR BTS

BALDRIDGE PROPERTIES

THE SPACE

Location	499 E State Road 434, Longwood (Orlando), FL, 32750
COUNTY	Seminole
Cross Street	N Grant Street
Traffic Count	27,500

HIGHLIGHTS

- Far Corner
- Lighted Intersection
- Area boasts over 21,000 daytime population!
- Some of the top employers include South Seminole Hospital, a part of the Orlando Health system, UPS, FedEx, Collis Roofing, Comprehensive Energy Services and Pemberton Attachments.

POPULATION

1 MILE	3 MILE	5 MILE
9,059	75,227	205,952

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$67,865	$74,487	$85,624

NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,512	29,236	83,038

PROPERTY FEATURES

BUILDING SF	2,280
LAND SF	20,790
LAND ACRES	.47
YEAR BUILT	1973
YEAR RENOVATED	1990
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PADS	1
CORNER LOCATION	Far Corner

NEIGHBORING PROPERTIES

SOUTH	7-Eleven

“The City of Longwood is located in Central Florida’s Seminole County, just north of Orlando. Incorporated and Unincorporated Longwood is comprised of zip codes 32750 and 32779. Incorporated Longwood is a city of approximately 15,156 people and 5.6 square miles and is conveniently located on Interstate 4 and State Road 434.”

“The City of Longwood has a strong business core which accounts for its daytime population of over 21,000. Some of the top employers include South Seminole Hospital, a part of the Orlando Health system, UPS, FedEx, Collis Roofing, Comprehensive Energy Services and Pemberton Attachments. A number of business and industrial parks, including the Florida Central Commerce Park, are home to numerous companies including award winning business incubators.”

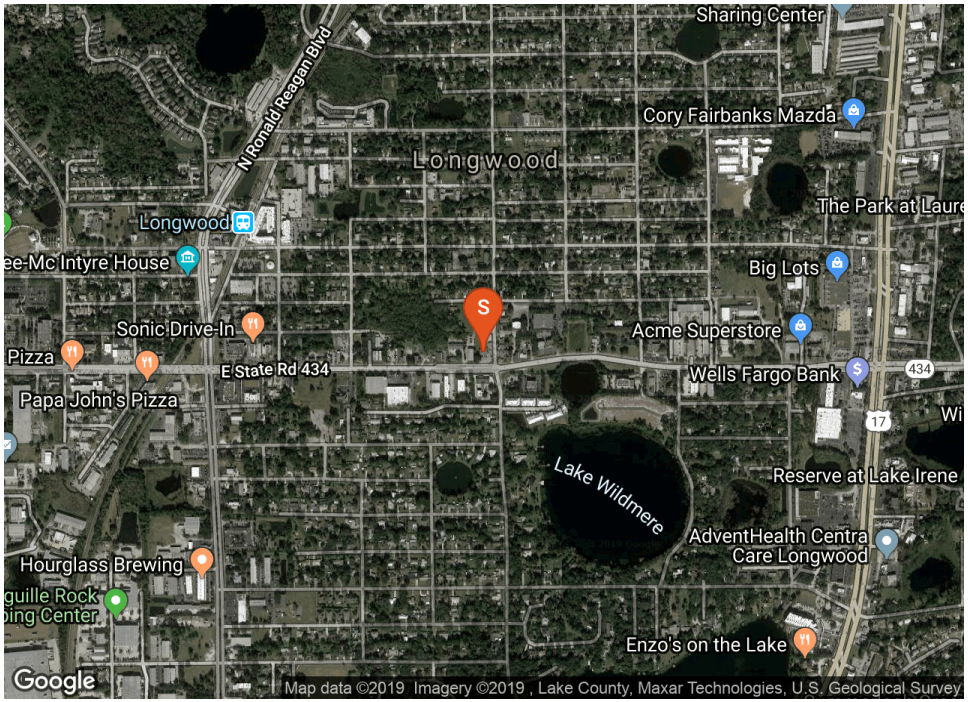
“The Seminole County School System plays an important role in drawing the population and a higher household income into the greater Longwood area. The Seminole Schools rank 4th out of 68 districts in the state and first in the greater Orlando area. Longwood's Lyman High School, ranked in the top 1.9% of all high schools nationally, is recognized as the best in the state for technical and pre-engineering curriculum.”

“In 2014 the City received recognition from WJXT Channel 4, an independent television station in Jacksonville, as 1 of the 4 safest places to raise a family in Florida. Bestplaces.net named Longwood as one of the top 10 best places to live in Florida, the 2015 Niche Rankings has Longwood as the 9th best suburb in Florida to raise a family and Nerdwallet ranked Longwood as the "7th Best Florida City to Start a Business". Most recently, Neighborhood Scout Opens in New Window ranked Longwood as one of the top ten cities in the state of Florida for families with children.”

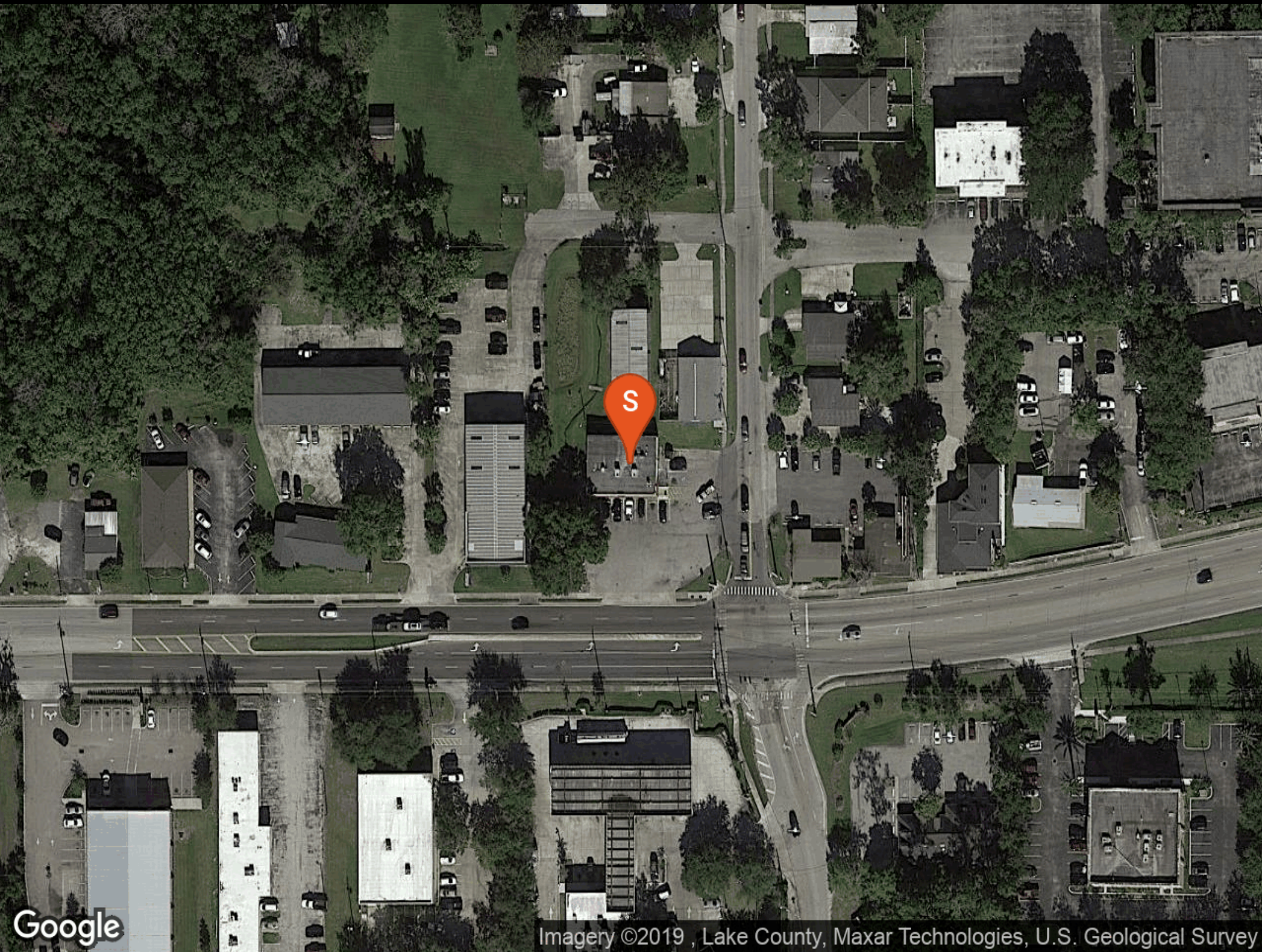
“The City is also the site to 1 of the 16 stations along the 78-mile SunRail commuter rail line which provides regional transit from DeBary in Volusia County to Poinciana in Osceola County. In addition to its location at the intersection of 2 major roads, the SunRail station is located within the City’s Heritage Village TOD District and is in walking distance of the City's nationally recognized Historic District, which includes the City Hall complex, Reiter Park, and the Health Core where South Seminole Hospital is located.”

-all above information from longwoodfl.org

Locator Map



Regional Map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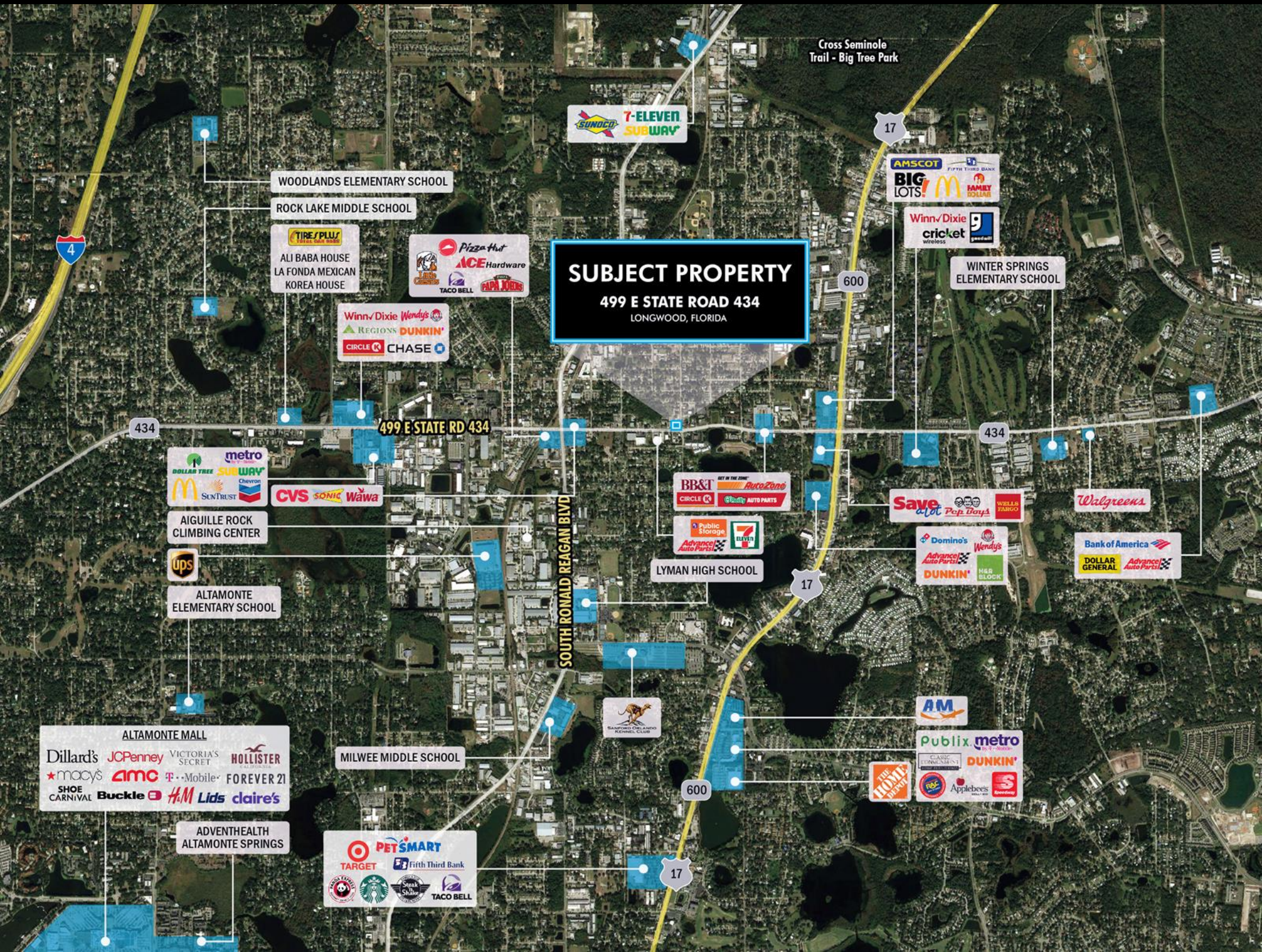

Cross Seminole Trail - Big Tree Park
SUBJECT PROPERTY
499 E STATE ROAD 434
LONGWOOD, FLORIDA
499 E STATE RD 434
WOODLANDS ELEMENTARY SCHOOL
ROCK LAKE MIDDLE SCHOOL
ALI BABA HOUSE
LA FONDA MEXICAN
KOREA HOUSE
WINTER SPRINGS ELEMENTARY SCHOOL
AIGUILLE ROCK CLIMBING CENTER
ALTAMONTE ELEMENTARY SCHOOL
LYMAN HIGH SCHOOL
SOUTH RONALD REAGAN BLVD
MILWEE MIDDLE SCHOOL
ALTAMONTE MALL
ADVENTHEALTH ALTAMONTE SPRINGS
434
600
17
4

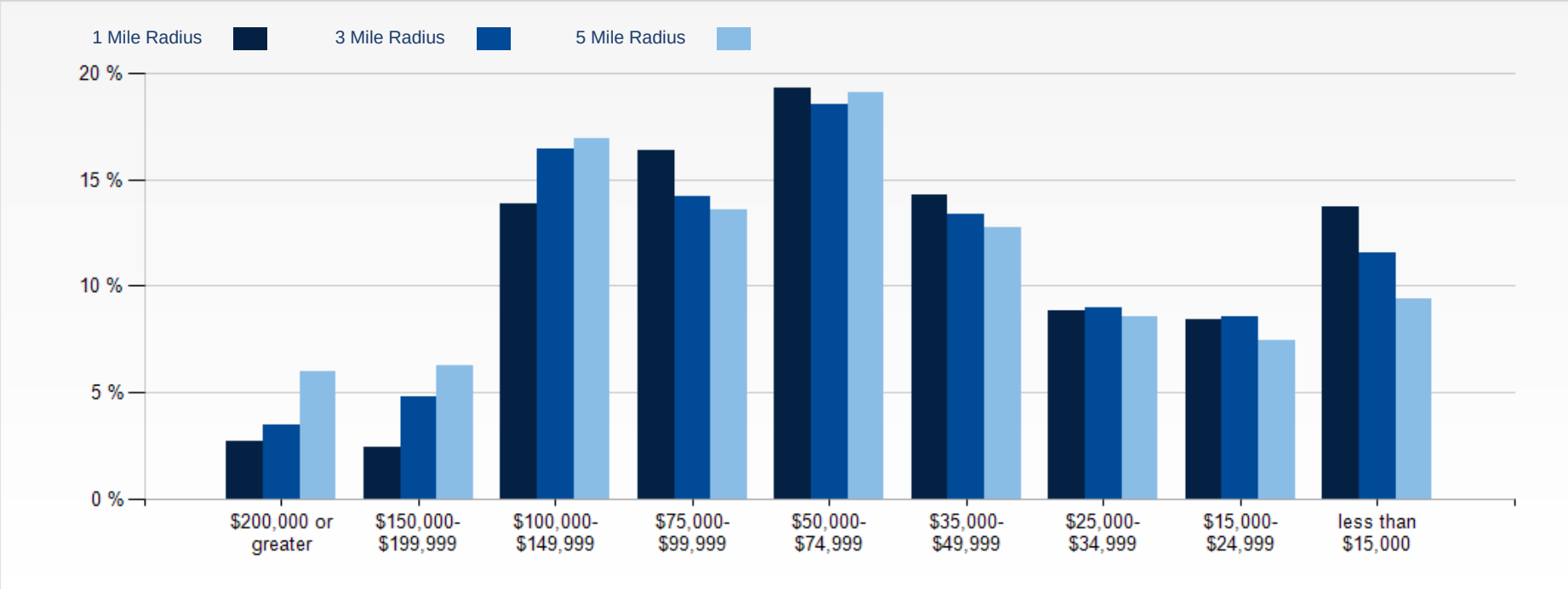
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,935	67,830	182,094
2010 Population	7,953	67,328	185,106
2019 Population	9,059	75,227	205,952
2024 Population	9,738	80,075	220,808
2019 African American	678	7,878	20,382
2019 American Indian	47	278	765
2019 Asian	324	3,086	8,441
2019 Hispanic	2,236	17,519	48,392
2019 White	7,172	57,804	158,840
2019 Other Race	494	3,397	9,882
2019 Multiracial	335	2,735	7,499
2019-2024: Population: Growth Rate	7.30 %	6.30 %	7.00 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	483	3,381	7,795
$15,000-$24,999	296	2,512	6,190
$25,000-$34,999	311	2,625	7,103
$35,000-$49,999	501	3,908	10,579
$50,000-$74,999	678	5,431	15,853
$75,000-$99,999	575	4,150	11,298
$100,000-$149,999	486	4,807	14,070
$150,000-$199,999	85	1,404	5,191
$200,000 or greater	96	1,019	4,960
Median HH Income	$54,347	$57,815	$63,179
Average HH Income	$67,865	$74,487	$85,624

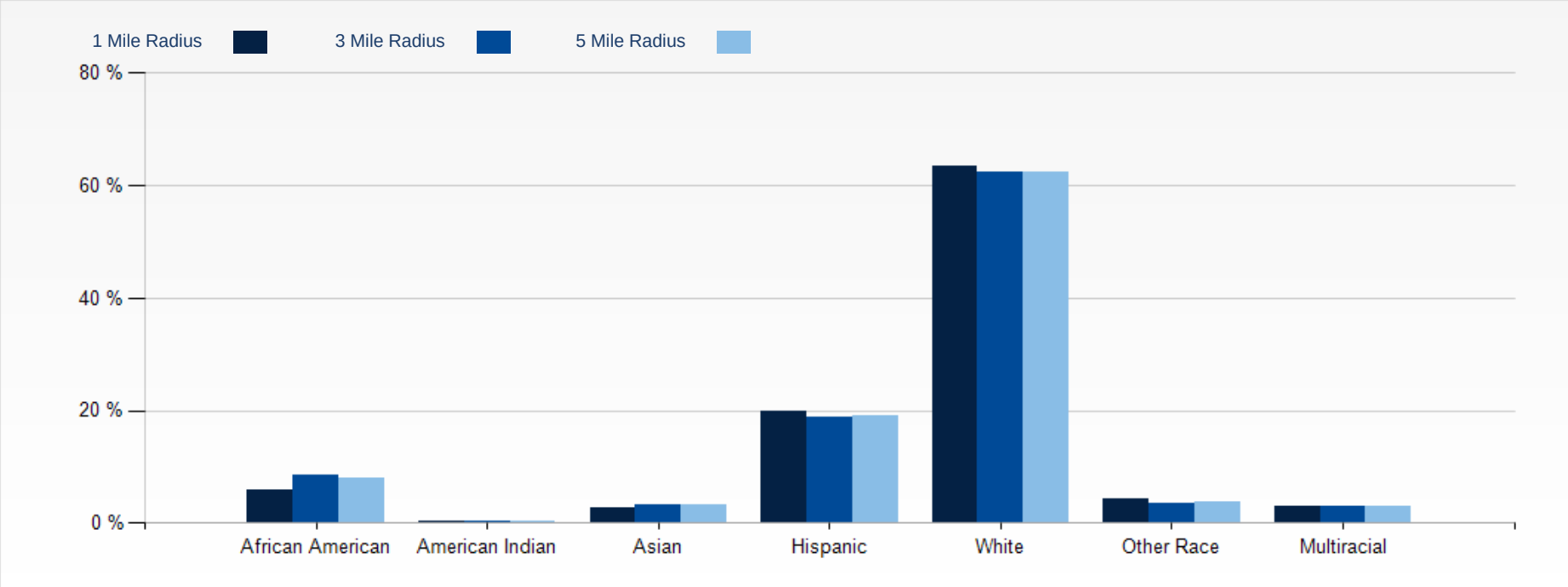
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,100	26,880	75,555
2010 Total Households	3,099	26,496	75,581
2019 Total Households	3,512	29,236	83,038
2024 Total Households	3,777	31,049	88,863
2019 Average Household Size	2.55	2.56	2.46
2000 Owner Occupied Housing	2,098	18,167	47,818
2000 Renter Occupied Housing	844	7,450	24,034
2019 Owner Occupied Housing	1,909	18,709	49,567
2019 Renter Occupied Housing	1,603	10,527	33,471
2019 Vacant Housing	259	1,837	6,926
2019 Total Housing	3,771	31,073	89,964
2024 Owner Occupied Housing	2,089	20,135	53,489
2024 Renter Occupied Housing	1,688	10,915	35,374
2024 Vacant Housing	252	1,789	6,865
2024 Total Housing	4,029	32,838	95,728
2019-2024: Households: Growth Rate	7.35 %	6.05 %	6.85 %

Source: esri

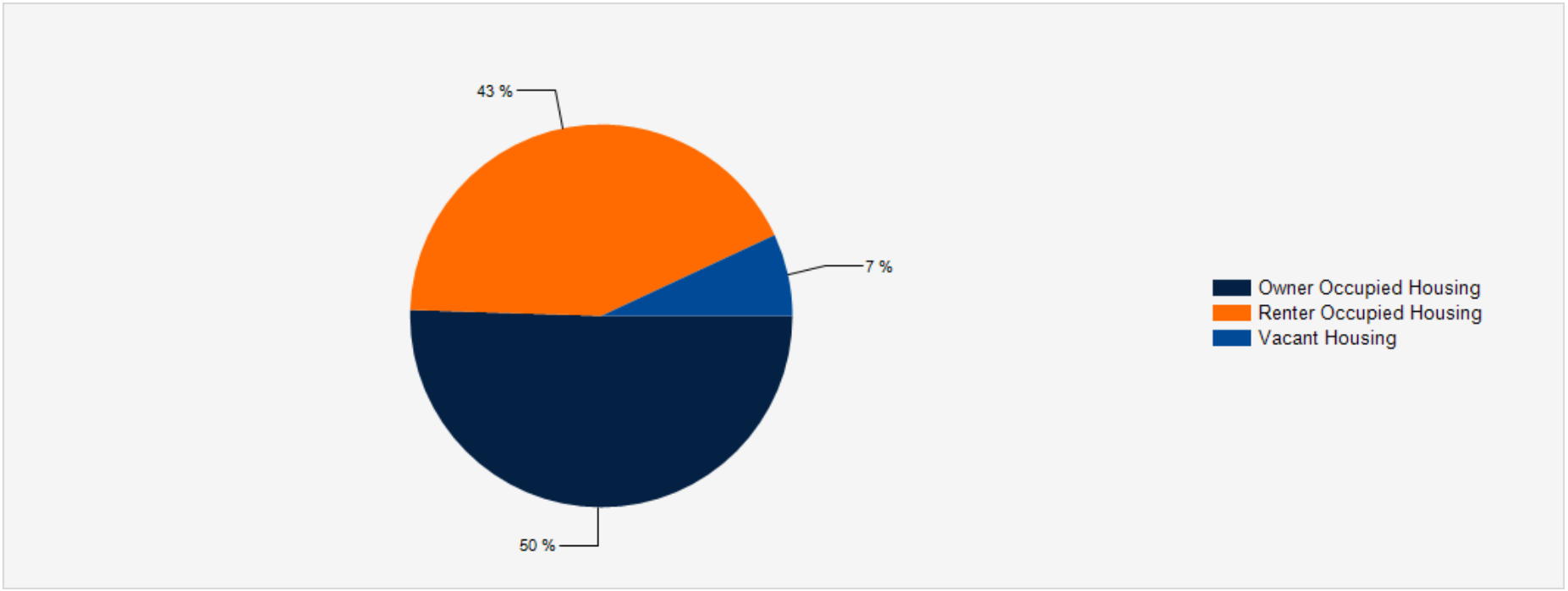
2019 Household Income



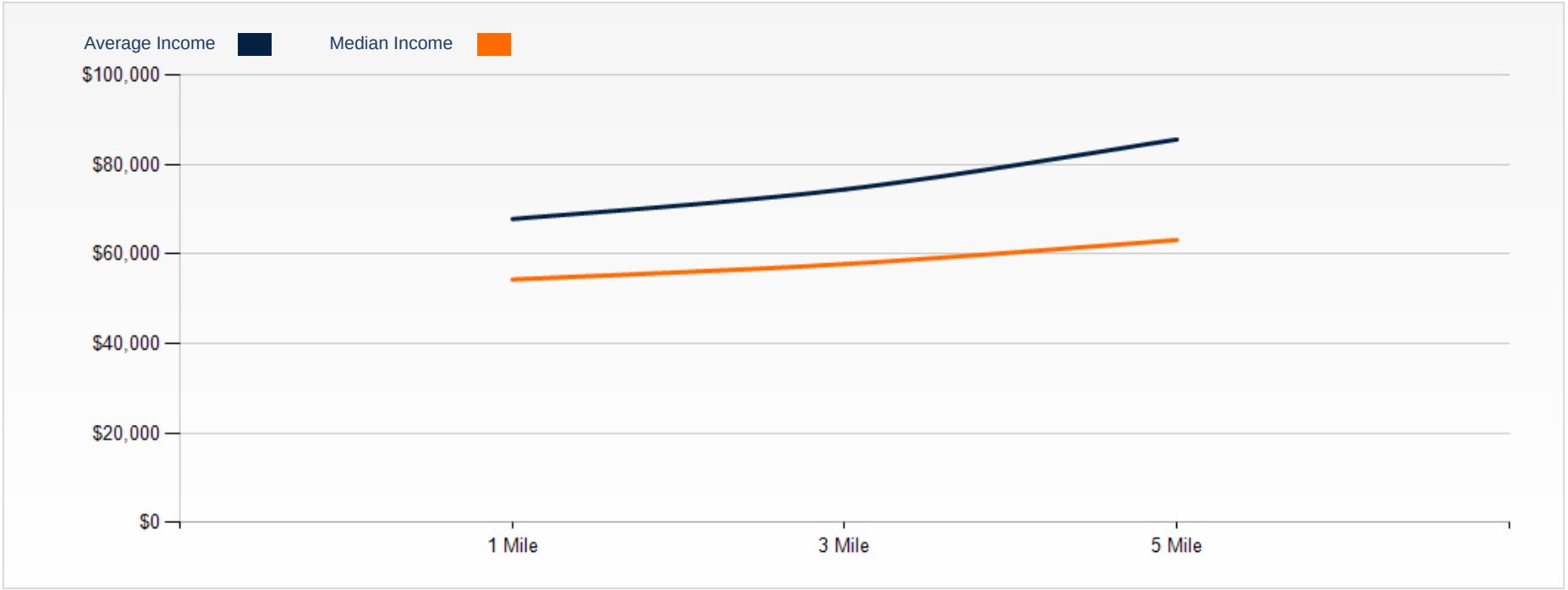
2019 Population by Race

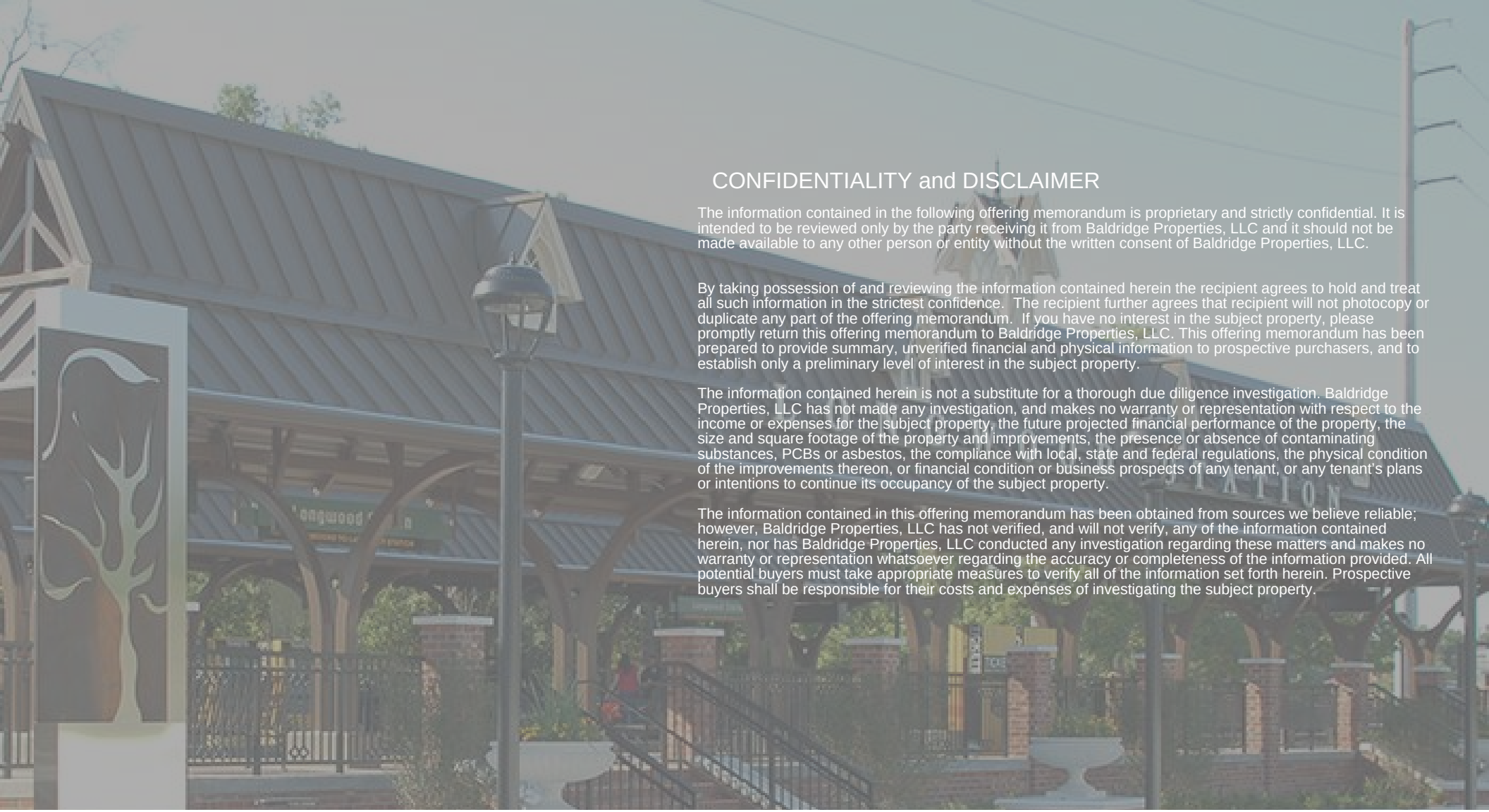


2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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The information contained herein is not a substitute for a thorough due diligence investigation. Baldridge Properties, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Baldridge Properties, LLC has not verified, and will not verify, any of the information contained herein, nor has Baldridge Properties, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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BALDRIDGE PROPERTIES