

434 CENTER

969 W. STATE RD. 434
LONGWOOD, FL 32750

2,040 SF
RATE: \$25 PSF MODIFIED GROSS





PROPERTY INFORMATION

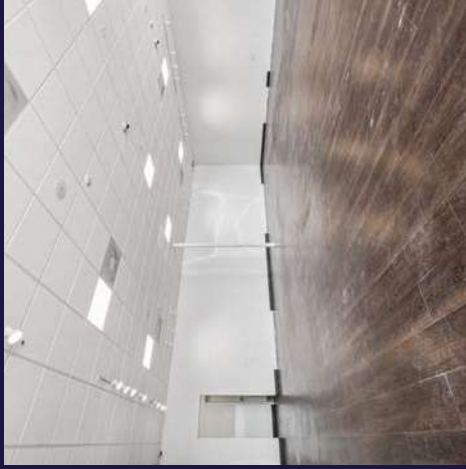
71,122 SF GLA	6.76 AC LOT	1978 / 2010 BUILT / RENOV.
2,040 AVAILABLE SF	10,800 MAX CONTIG. SF	\$25/MG ASKING RETAIL RENT

BUILDING

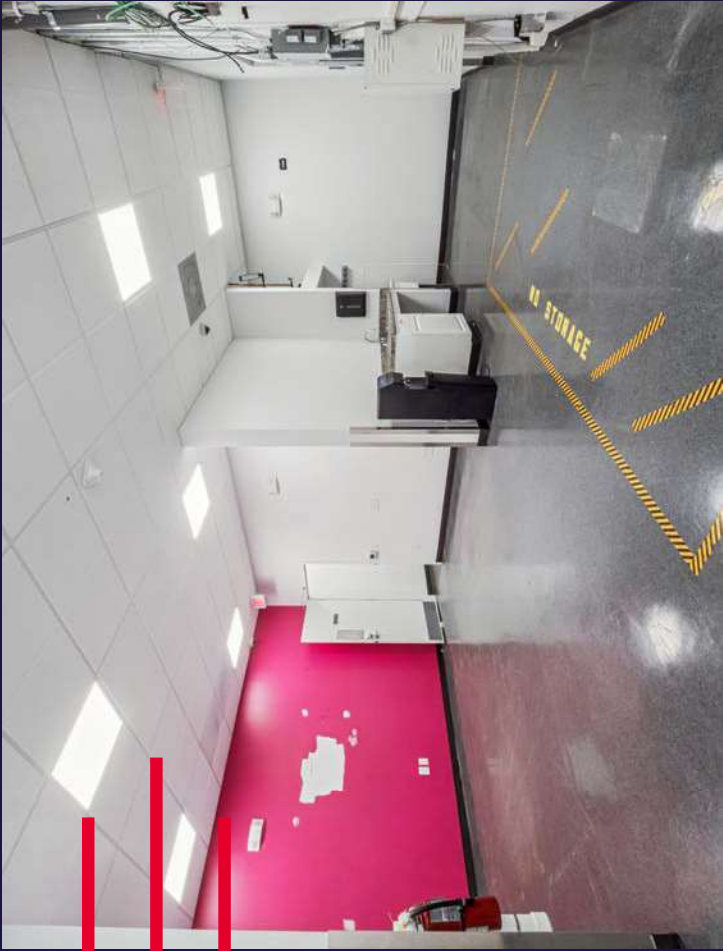
TYPE	3 STAR RETAIL (NEIGHBORHOOD CENTER)		
CENTER	434 CENTER		
LOCATION	SUBURBAN		
GLA	71,122 SF	TENANCY	MULTI
STORIES	1	OWNER OCCUP	NO
TYPICAL FLOOR	71,122 SF	ELEVATORS	NONE
CLASS	B		
DOCKS	2 EXT.		
CONSTRUCTION	MASONRY		
YEAR BUILT	1978		
RENOVATED	2010		
FRONTAGE	305' ON RANGELINE RD. 609' ON SR-434 HWY. 277' ON ST. LAURENT AVE.		
TAXES	\$1.16/SF (2024)		
WALK SCORE®	SOMEWHAT WALKABLE (65)		
PARKING RATIO	4.33/1,000 SF		
PARKING SPACES	SURFACE - 275		

SPACE

FLOOR	AVAILABLE	USE	RENT	SERVICES
P 1ST	2,040 SF	RETAIL	\$25	MG



[CLICK HERE FOR SITE TOUR](#)



969 W. STATE RD. 434



W. STATE RD. 434

W. STATE RD. 434

	1 MILE	3 MILES	15 MIN. DRIVE
Population	8,498	75,662	451,632
Households	3,076	31,688	184,522
Median Age	46.20	42.50	40.90
Median HH Income	\$82,526	\$65,871	\$76,835
Daytime Employees	9,447	52,012	242,479
Population Growth '24 - '29	▲ 6.47%	▲ 4.79%	▲ 9.09%
Household Growth '24 - '29	▲ 6.79%	▲ 5.00%	▲ 9.36%

AERIAL RETAIL MAP

969 W. STATE RD. 434

W. STATE RD. 434

- 
- 1 WINN-DIXIE
 - 2 GOLDEN THAI RESTAURANT
 - 3 PADDY'S PUB LONGWOOD
 - 4 CIRCLE K
 - 5 CHASE BANK
 - 6 ONE FLORIDA BANK
 - 7 MCDONALD'S
 - 8 CHIPOTLE
 - 9 DOLLAR TREE
 - 10 SHELL

PLEASE CONTACT US FOR MORE INFORMATION:



AMY CALANDRINO, CCIM, SIOR

Director

+1 407 618 8240

+1 407 492 0433

amy.calandrino@cushwake.com



434 CENTER

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

