

Prime Retail Land

OFFERING MEMORANDUM

465-475 Ronald Reagan Blvd
Longwood, FL 32750

Berlinte Hlresh, CCIM, SIOR
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Prime Retail Land

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Exclusively Marketed by:



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www.b7realty.com

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PRIME RETAIL LAND

Executive Summary
Investment Summary

01

OFFERING SUMMARY

| | |
|----------------|---|
| ADDRESS | 465-475 Ronald Reagan Blvd Longwood FL 32750 |
| COUNTY | Seminole |
| PRICE | \$415,000 |
| PRICE PSF | \$26.46 |
| LAND SF | 15,682 SF |
| LAND ACRES | 0.36 |
| OWNERSHIP TYPE | Fee Simple |
| ZONING TYPE | Neighborhood Commercial |
| # OF PARCELS | 1 |

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

| | | | |
|------------------------|----------|----------|-----------|
| 2025 Population | 8,924 | 78,661 | 211,451 |
| 2025 Median HH Income | \$73,254 | \$74,351 | \$78,942 |
| 2025 Average HH Income | \$89,101 | \$99,581 | \$113,172 |



Prime Retail Land in Longwood, FL

- Nestled within a vibrant neighborhood in Longwood, FL, the site offers a unique opportunity for entrepreneurs and investors looking to establish a local business that caters to the immediate community needs.

This site is ideal for an office, medical facility/clinic, coffee shop/bakery, or a specialty store. The lot size presents a great advantage in terms of cost-effectiveness and manageable operations.

This opportunity holds an immense value for entrepreneurs and retailers to build a successful retail destination that thrives on a strong sense of community and fosters lasting relationships with its neighborhood customers.

The site is well-connected to basic utilities such as water and sewer, and it benefits from two commercial existing structures which will help future developers with impact fee savings.

Zoning regulation for this lot are specifically tailored to support retail and neighborhood commercial activities.



PRIME RETAIL LAND

02

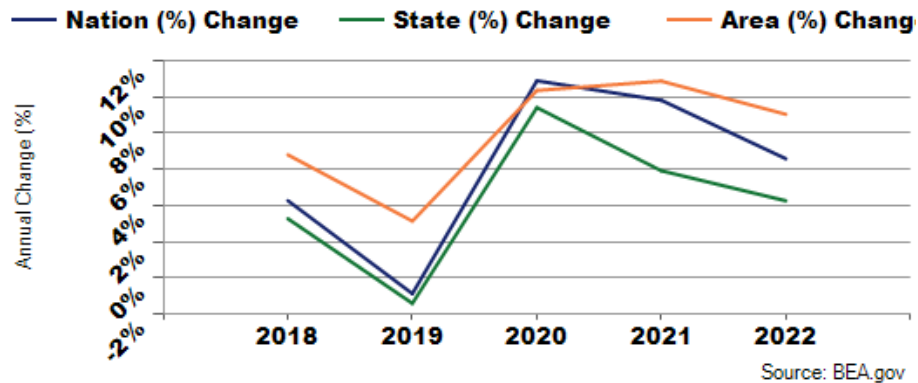
Location

Location Summary
Local Business Map

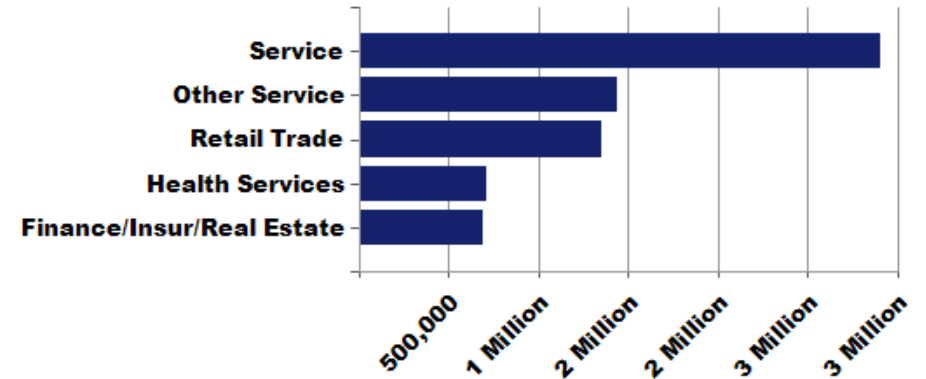
Prime Location on Ronald Reagan Blvd.

- Less than a quarter mile from busy state road 434 in Longwood, and 436 in Altamonte Springs.
- The site is on the direct bus line and is a couple minutes' drive to the Sun Rail train station.
- A few minutes' drive to Altamonte Springs mall and to I-4 (Interstate 4, a major connector in Orlando).
- Located in the heart of bustling residential area, and within a walking distance to Lyman High School.

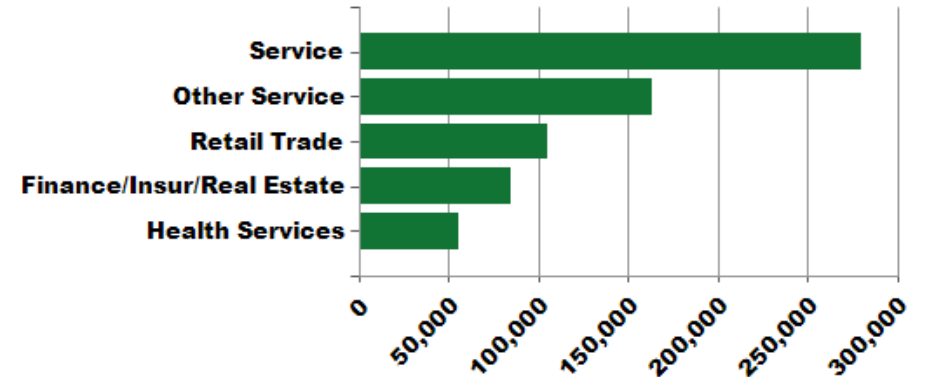
Seminole County GDP Trend



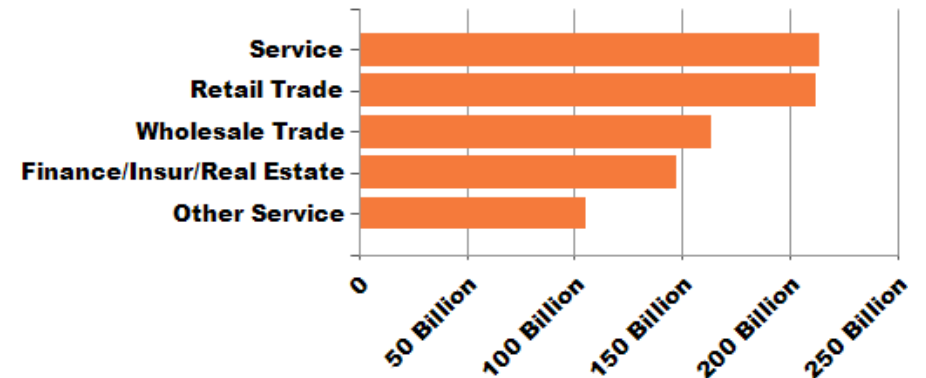
Major Industries by Employee Count



Major Industries by Business Count



Major Industries by Sales Amount





PRIME RETAIL LAND

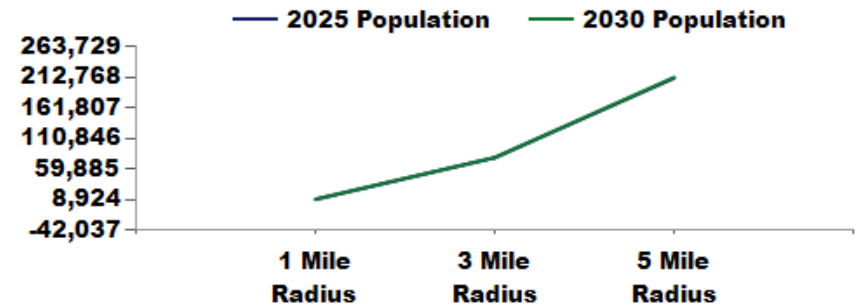
Demographics
Demographics

03

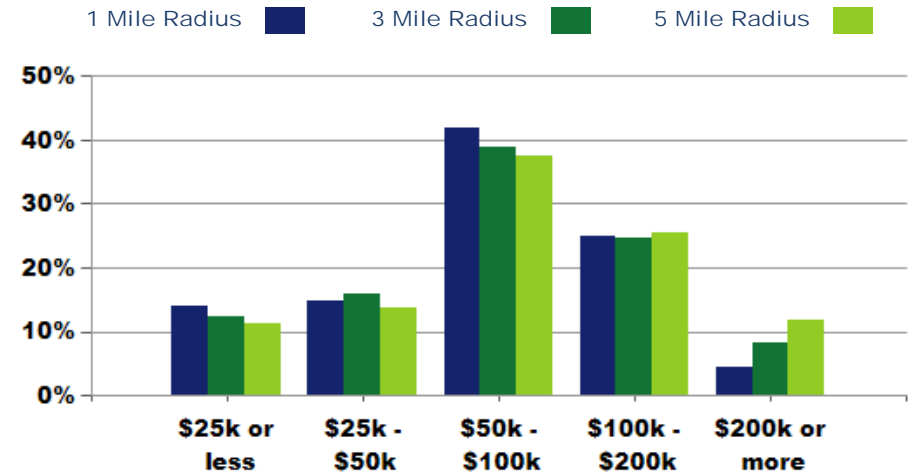
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 6,230 | 71,685 | 186,648 |
| 2010 Population | 6,397 | 71,906 | 188,286 |
| 2025 Population | 8,924 | 78,661 | 211,451 |
| 2030 Population | 9,420 | 78,757 | 212,768 |
| 2025-2030: Population: Growth Rate | 5.45% | 0.10% | 0.60% |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|-----------|
| less than \$15,000 | 307 | 2,455 | 6,187 |
| \$15,000-\$24,999 | 153 | 1,534 | 3,616 |
| \$25,000-\$34,999 | 142 | 1,836 | 4,512 |
| \$35,000-\$49,999 | 352 | 3,272 | 7,532 |
| \$50,000-\$74,999 | 733 | 7,138 | 19,141 |
| \$75,000-\$99,999 | 645 | 5,378 | 13,756 |
| \$100,000-\$149,999 | 510 | 4,993 | 13,680 |
| \$150,000-\$199,999 | 312 | 2,943 | 8,724 |
| \$200,000 or greater | 149 | 2,667 | 10,456 |
| Median HH Income | \$73,254 | \$74,351 | \$78,942 |
| Average HH Income | \$89,101 | \$99,581 | \$113,172 |

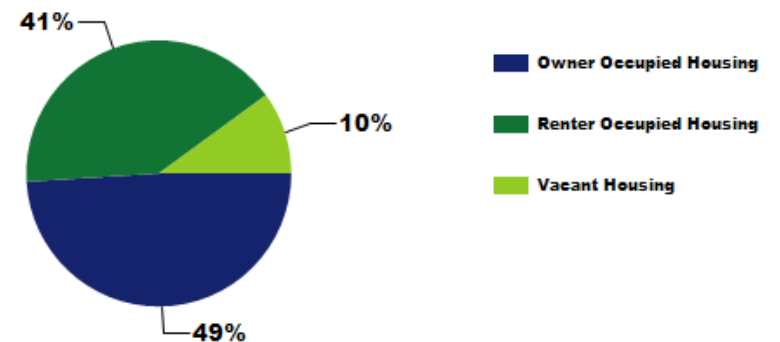
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 2,325 | 29,726 | 77,614 |
| 2010 Total Households | 2,373 | 29,213 | 76,995 |
| 2025 Total Households | 3,302 | 32,216 | 87,605 |
| 2030 Total Households | 3,599 | 32,991 | 90,125 |
| 2025 Average Household Size | 2.57 | 2.41 | 2.39 |
| 2025-2030: Households: Growth Rate | 8.70% | 2.40% | 2.85% |



2025 Household Income



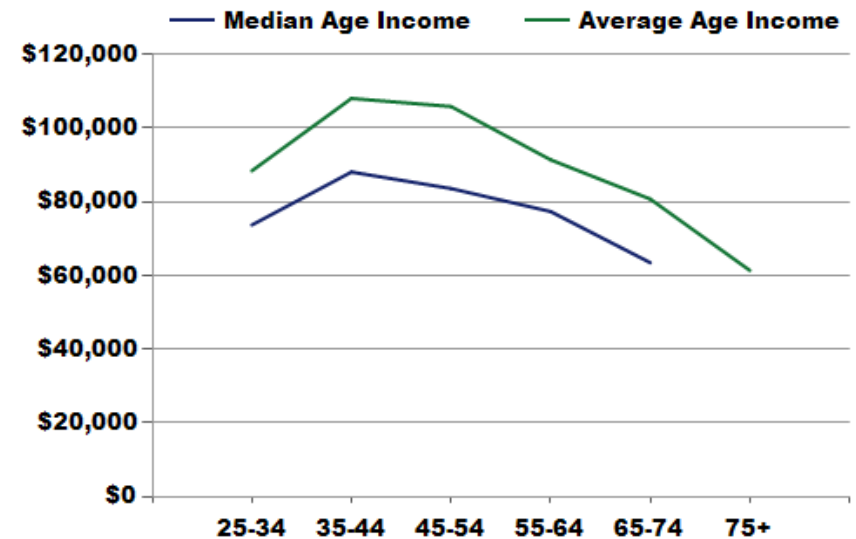
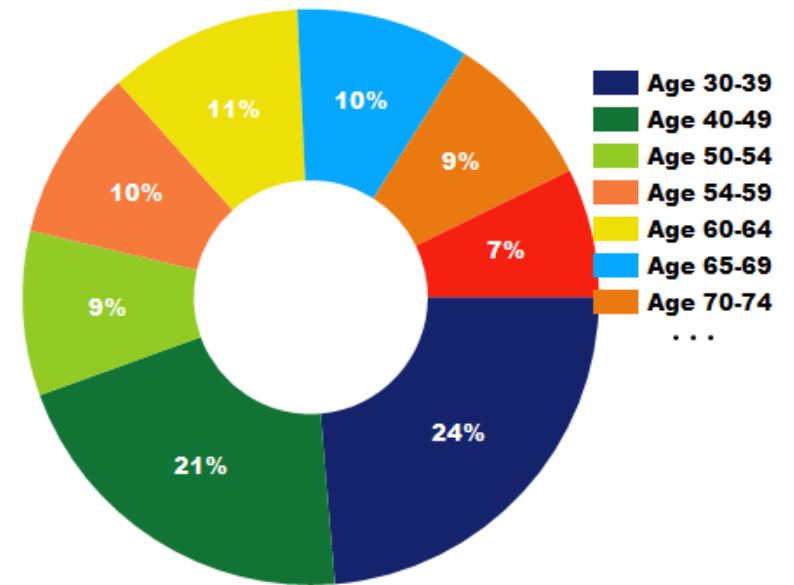
2025 Own vs. Rent - 1 Mile Radius



Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 644 | 5,999 | 16,007 |
| 2025 Population Age 35-39 | 632 | 5,728 | 15,101 |
| 2025 Population Age 40-44 | 625 | 5,413 | 14,662 |
| 2025 Population Age 45-49 | 497 | 4,710 | 13,034 |
| 2025 Population Age 50-54 | 499 | 4,894 | 13,502 |
| 2025 Population Age 55-59 | 521 | 4,843 | 13,051 |
| 2025 Population Age 60-64 | 587 | 5,098 | 13,624 |
| 2025 Population Age 65-69 | 524 | 4,641 | 12,270 |
| 2025 Population Age 70-74 | 473 | 3,815 | 10,156 |
| 2025 Population Age 75-79 | 391 | 3,037 | 8,146 |
| 2025 Population Age 80-84 | 247 | 1,865 | 4,888 |
| 2025 Population Age 85+ | 388 | 1,993 | 5,282 |
| 2025 Population Age 18+ | 7,323 | 64,110 | 172,187 |
| 2025 Median Age | 42 | 41 | 41 |
| 2030 Median Age | 44 | 42 | 42 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$73,669 | \$72,353 | \$75,049 |
| Average Household Income 25-34 | \$88,381 | \$93,140 | \$102,190 |
| Median Household Income 35-44 | \$88,054 | \$90,132 | \$95,750 |
| Average Household Income 35-44 | \$108,040 | \$118,913 | \$131,621 |
| Median Household Income 45-54 | \$83,570 | \$91,177 | \$101,668 |
| Average Household Income 45-54 | \$105,845 | \$120,960 | \$138,450 |
| Median Household Income 55-64 | \$77,325 | \$80,302 | \$88,573 |
| Average Household Income 55-64 | \$91,369 | \$107,743 | \$126,818 |
| Median Household Income 65-74 | \$63,437 | \$62,300 | \$70,187 |
| Average Household Income 65-74 | \$80,717 | \$85,803 | \$101,448 |
| Average Household Income 75+ | \$61,322 | \$67,055 | \$74,586 |



PRIME RETAIL LAND

04

Company Profile

Company Bio
Advisor Profile



B7 Realty is a premier provider of commercial real estate solutions, dedicated to helping investors and businesses succeed in today's fast-paced market. With over 11 years of industry expertise, we specialize in delivering tailored commercial and industrial real estate strategies designed to drive growth. Our comprehensive suite of services includes property sales, leasing, investment advisory, and property management. We pride ourselves on a strong reputation built on trust, innovation, and a deep understanding of the commercial real estate landscape. Based in Orlando, Florida, B7 Realty connects clients with premium properties that align with their operational and investment objectives. Whether you are expanding your business, looking to invest, or seeking strategic real estate opportunities, our qualified professionals are here to provide expert guidance and exceptional service every step of the way. With a client-centric approach, B7 Realty is the trusted partner you need to navigate the complexities of commercial real estate.





Berlinte Hiresh, CCIM, SIOR

Berlinte Hiresh, CCIM, SIOR is a highly accomplished Senior Advisor based in the vibrant city of Orlando, Florida. With over twenty years of experience in the commercial real estate industry, Berlinte has established herself as a seasoned expert in the field.

Berlinte's career in commercial real estate has been marked by her impressive record of accomplishments and her ability to navigate complex transactions with finesse. She has earned a stellar reputation for her powerful negotiating skills and her unwavering commitment to delivering outstanding results for her clients. Throughout her career, she has successfully negotiated multi-million-dollar deals and helped clients maximize the value of their real estate portfolios.

Berlinte's qualifications, combined with her vast experience and network of industry resources, allow her to provide unparalleled service to her clients. She is well-versed in conducting in-depth financial analyses, identifying investment opportunities, and offering strategic advice on commercial real estate investments. Her goal is always to help clients achieve long-term success and maximize returns in a competitive and dynamic market.

Berlinte exemplifies the qualities of a true industry leader, consistently demonstrating professionalism, dedication, and a strong work ethic. Her motto, "One thing I can give and keep is my word," reflects her commitment to integrity and reliability in every transaction.

Prime Retail Land

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