

Prime Retail Land

OFFERING MEMORANDUM

465-475 Ronald Reagan Blvd
Longwood, FL 32750



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Prime Retail Land

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Exclusively Marketed by:



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PRIME RETAIL LAND



01

Executive Summary

Investment Summary

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

	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

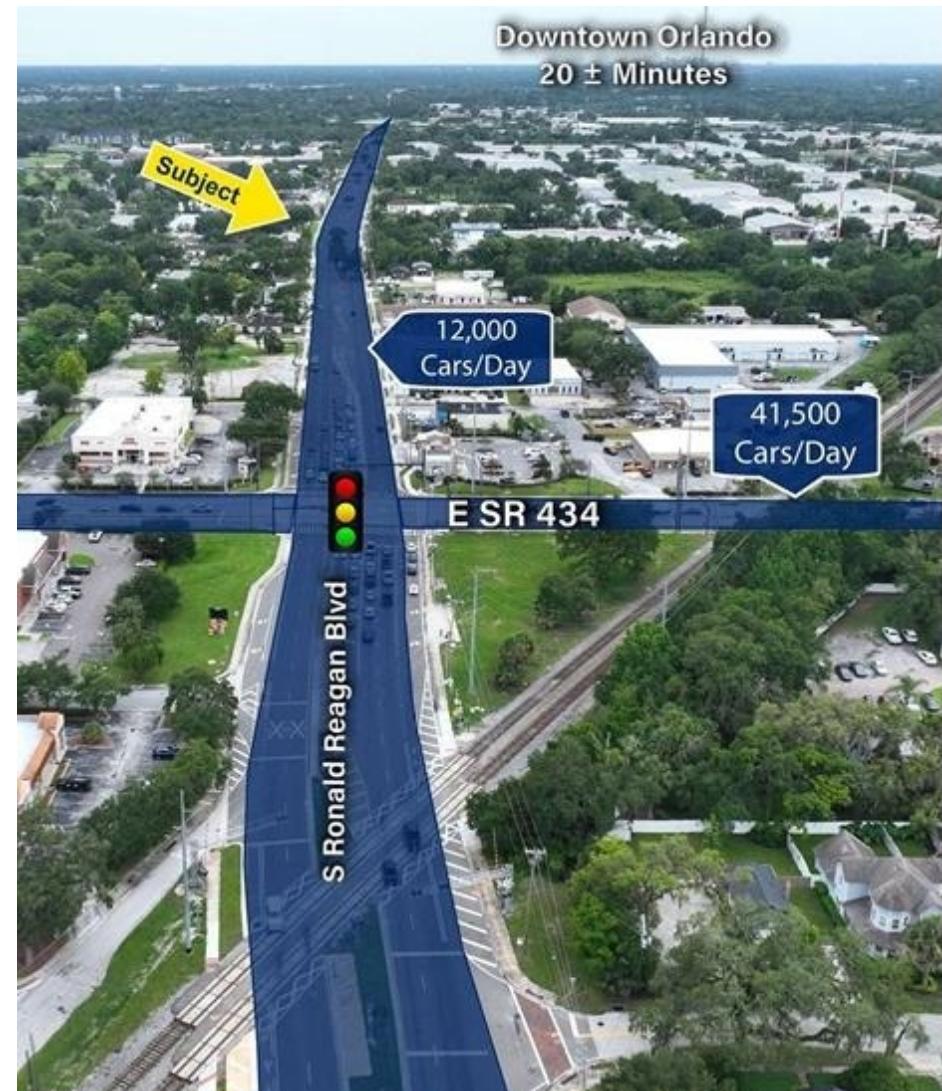
- Nestled within a vibrant neighborhood in Longwood, FL, the site offers a unique opportunity for entrepreneurs and investors looking to establish a local business that caters to the immediate community needs.

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

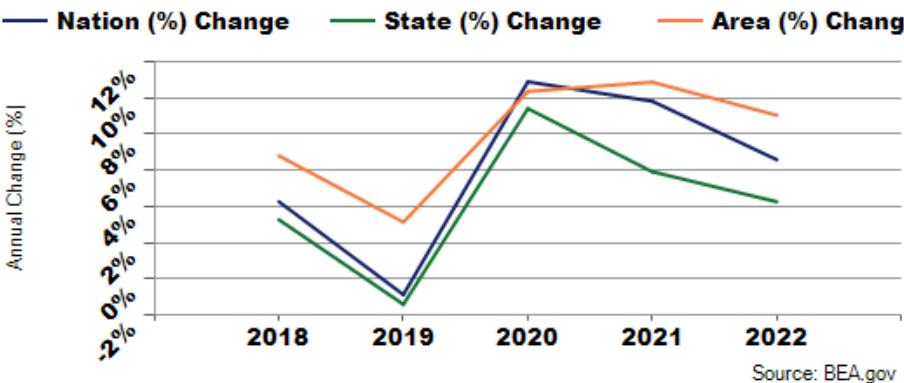
02 Location

Location Summary
Local Business Map

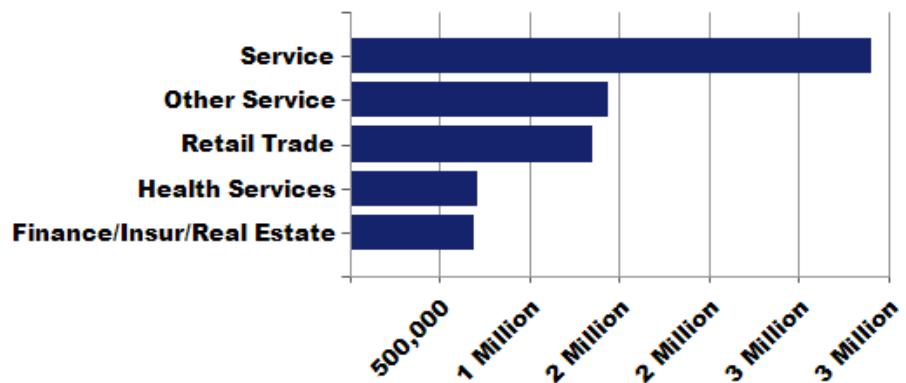
Prime Location on Ronald Reagan Blvd.

- 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.

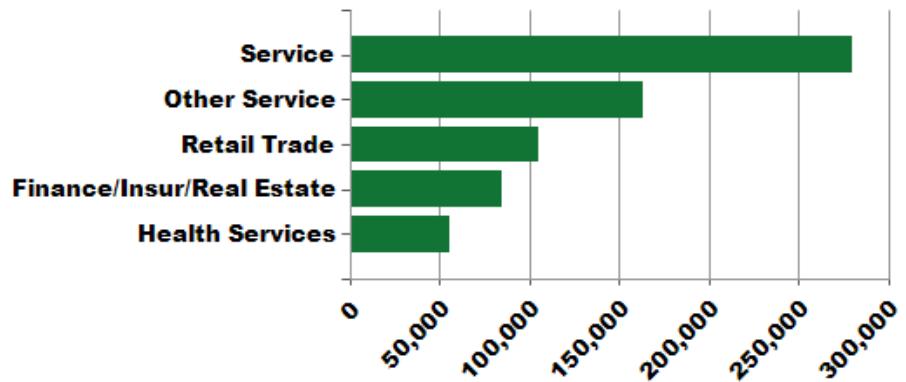
Seminole County GDP Trend



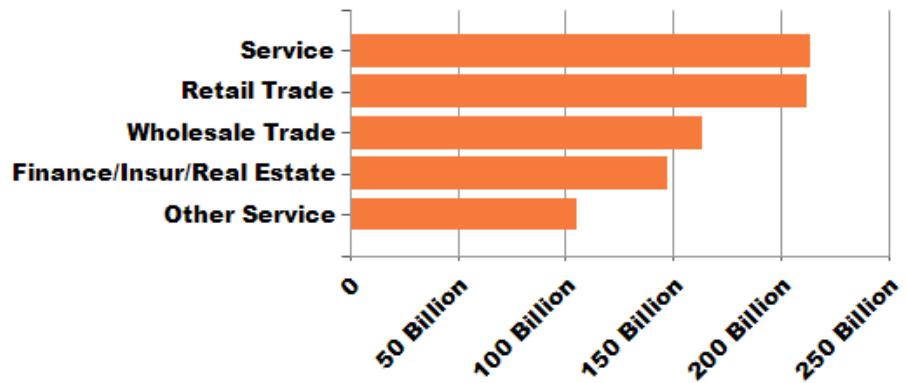
Major Industries by Employee Count



Major Industries by Business Count



Major Industries by Sales Amount

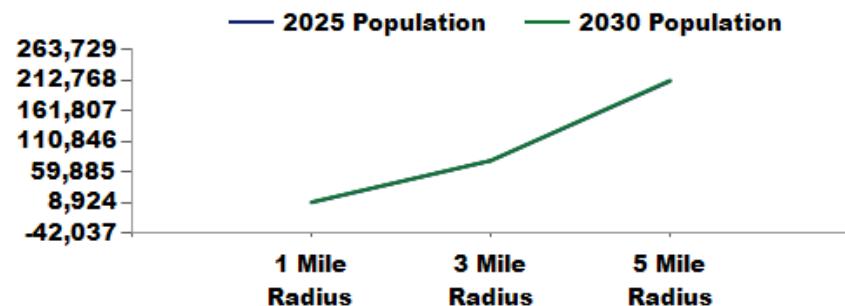




PRIME RETAIL LAND

03
Demographics
Demographics

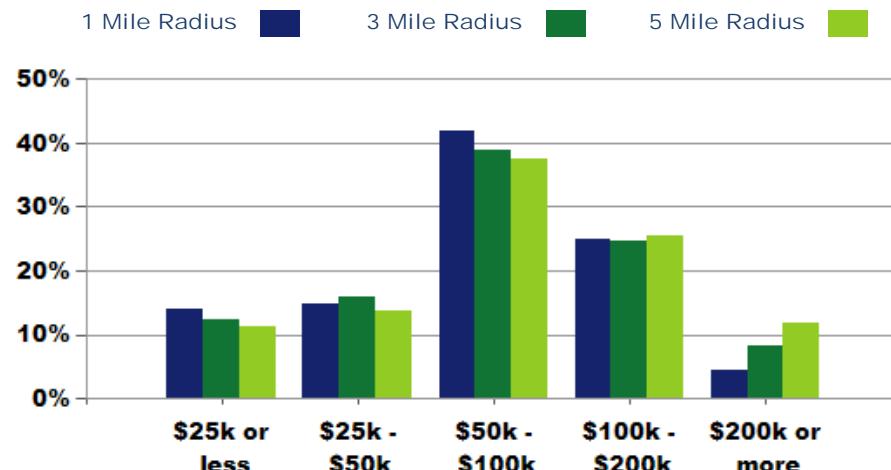
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,230	71,685	186,648
2010 Population	6,397	71,906	188,286
2025 Population	8,924	78,661	211,451
2030 Population	9,420	78,757	212,768
2025-2030: Population: Growth Rate	5.45%	0.10%	0.60%



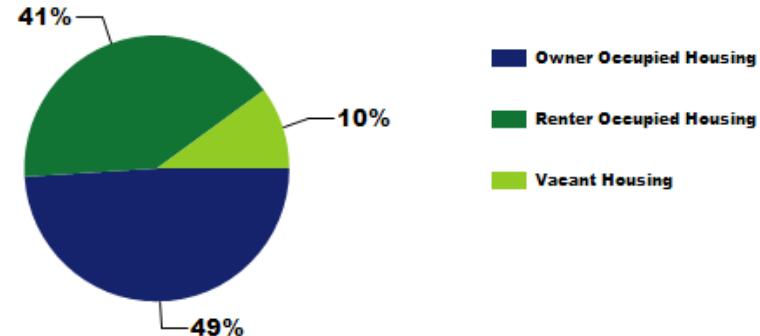
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	307	2,455	6,187
\$15,000-\$24,999	153	1,534	3,616
\$25,000-\$34,999	142	1,836	4,512
\$35,000-\$49,999	352	3,272	7,532
\$50,000-\$74,999	733	7,138	19,141
\$75,000-\$99,999	645	5,378	13,756
\$100,000-\$149,999	510	4,993	13,680
\$150,000-\$199,999	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



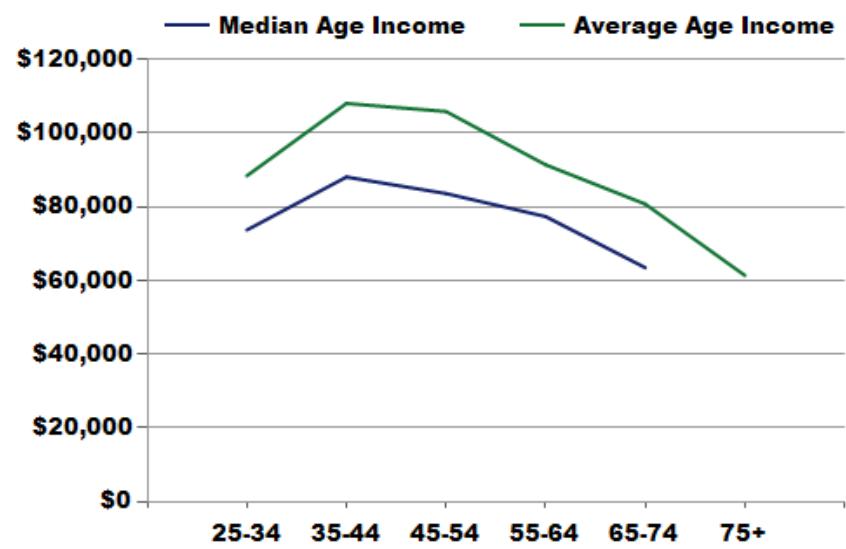
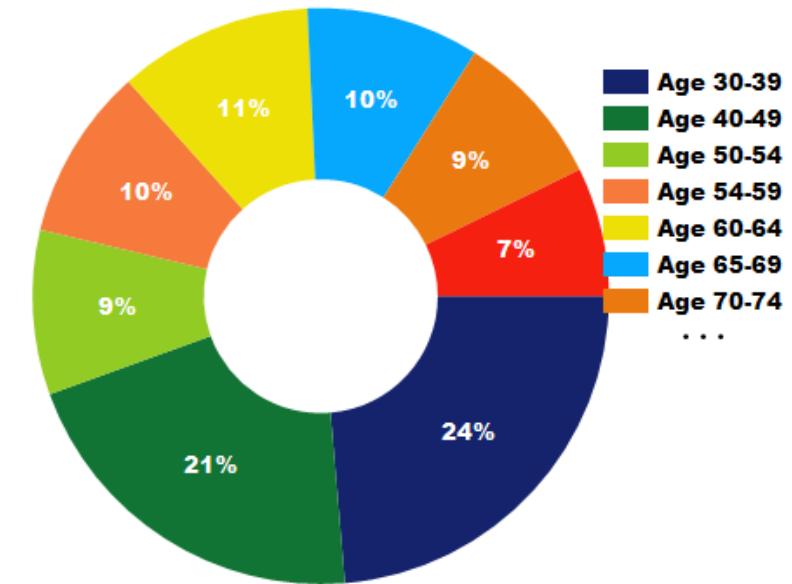
2025 Own vs. Rent - 1 Mile Radius



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.



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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.

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