FOR LEASE · LONGWOOD RETAIL

Your Storefront On The 17-92 Corner

LONGWOOD CORNERS

Longwood Corners is a newly renovated ±7,200 SF center at the lighted corner of US 17-92 and Laura Street: a 2,280 SF end cap built out as a convenience store and a 1,737 SF inline shell.







CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM OR NICHOLAS FOURAKER, CCIM | 407.601.1466 | NICK@4ACRE.COM

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THE OPPORTUNITY · LONGWOOD, FLORIDA

Two Available Suites on One Lighted Corner

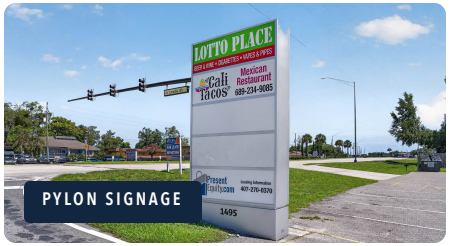
LONGWOOD CORNERS

Longwood Corners is a newly renovated ±7,200 SF neighborhood retail center on the northbound side of **US Highway 17-92**, one of Seminole County's primary commercial corridors, at its lighted intersection with Laura Street. A full façade renovation completed in 2025 gives the center a clean, modern storefront line, new finishes and stronger tenant visibility from the highway.

Two suites are available. **Suite 820** is the 2,280 SF end cap nearest 17-92, with a second entry on its side wall. It is built out and operating as a convenience store, so a c-store, beer-and-wine or everyday-needs operator can reuse the layout instead of building from scratch. **Suite 840** is a 1,737 SF vanilla-shell inline suite on Laura Street beside an established Mexican restaurant, ready for a tenant to build exactly what it needs.

The site is underbuilt, with parking at 4 per 1,000 SF, three points of ingress and egress, turn lanes from both directions and about 200 feet of frontage along 17-92. Pylon and building signage are available, so the center works well for service retail, neighborhood food concepts and everyday-needs users in the Longwood trade area.

- **Lighted intersection** on US 17-92 with turn lanes from both directions
- **±200 FT of frontage** on 17-92 and three points of ingress / egress
- **Pylon + building signage** available to new tenants
- **Newly renovated** façade and storefronts (2025)



PYLON SIGNAGE


LAURA ST STOREFRONTS


LONGWOOD CORNERS · US 17-92 AT LAURA ST

DETAILS AT A GLANCE

LEASE RATE	Call for details · per written proposal
AVAILABLE	**820** · 2,280 SF c-store end cap **840** · 1,737 SF inline shell
BUILDING	±7,200 SF neighborhood retail · four suites
ZONING / TYPE	C-2 · Retail
BUILT / RENOVATED	1973 / 2025
PARKING	4 / 1,000 SF · three points of ingress / egress
SIGNAGE	Pylon and building
PARCEL ID	04-21-30-508-0A00-0170
ADDRESS	1495 US Hwy 17-92 + 830–850 Laura St, Longwood, FL 32750

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THE SITE · US 17-92 AT LAURA STREET

Two Suites Ready for Your Brand

LONGWOOD CORNERS



SUITE	SIZE	POSITION	STATUS	BEST FIT
820	2,280 SF	End cap nearest 17-92 · existing c-store	Available	Convenience store, beer & wine, specialty grocery, everyday retail
840	1,737 SF	Inline on Laura St · storage room	Available	Salon / beauty, café or dessert, personal services

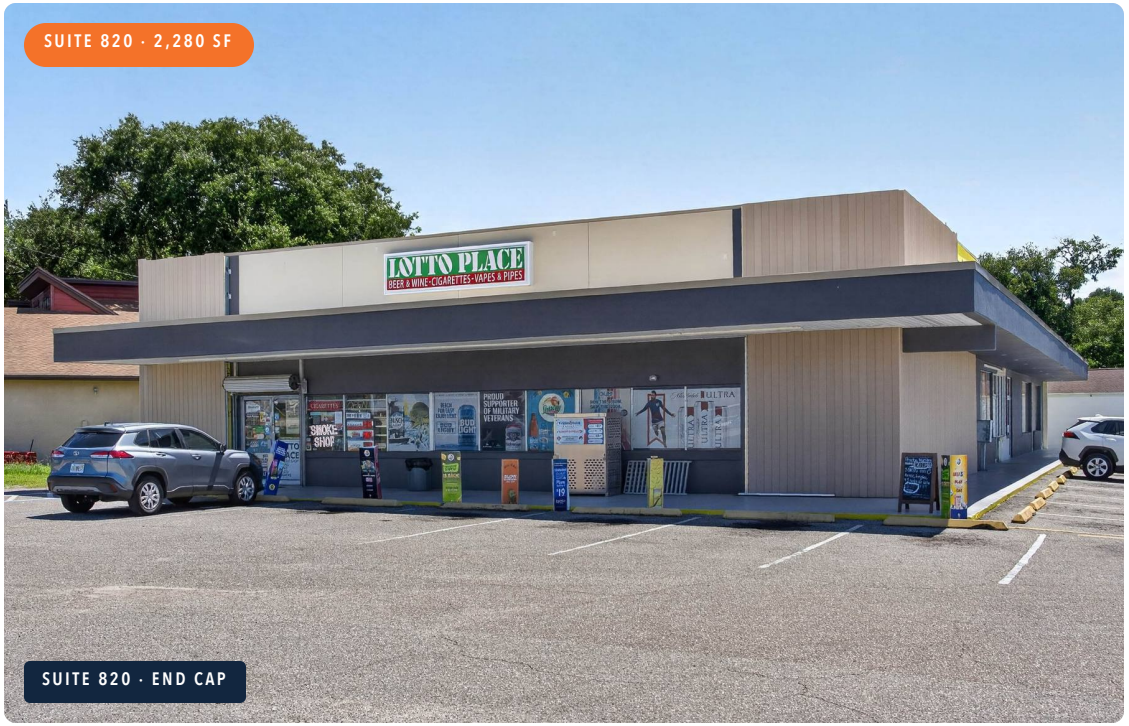
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SUITE 820 · END CAP · EXISTING CONVENIENCE STORE

A Built-Out Store Facing 17-92

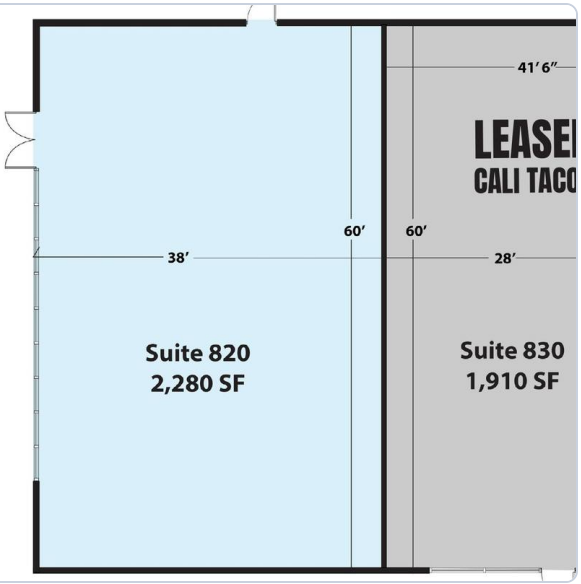
LONGWOOD CORNERS



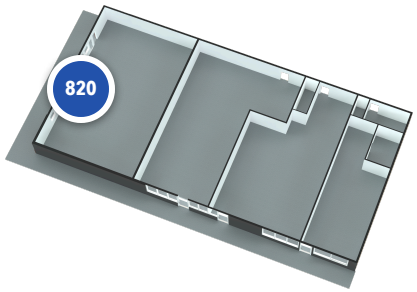
Suite 820 is the center's 2,280 SF end cap, the space closest to US 17-92 and the lighted intersection, and it is built out and operating as a convenience store today. It has 38 feet of storefront on the parking field, a 60-foot depth and a second set of doors on the side wall facing the highway. A convenience, beer-and-wine or everyday-needs operator can step into a proven retail layout at the corner instead of building one from scratch, while other retail users can reposition the open floor plate.

BEST FIT: CONVENIENCE STORE, BEER AND WINE, SPECIALTY OR ETHNIC GROCERY, VAPE / SMOKE, CELLULAR AND EVERYDAY RETAIL

2D PLAN



3D LAYOUT



SIZE	2,280 SF · 38' × 60'
CONDITION	Existing convenience store build-out
ENTRIES	Storefront + side doors
AVAILABILITY	Call for availability date

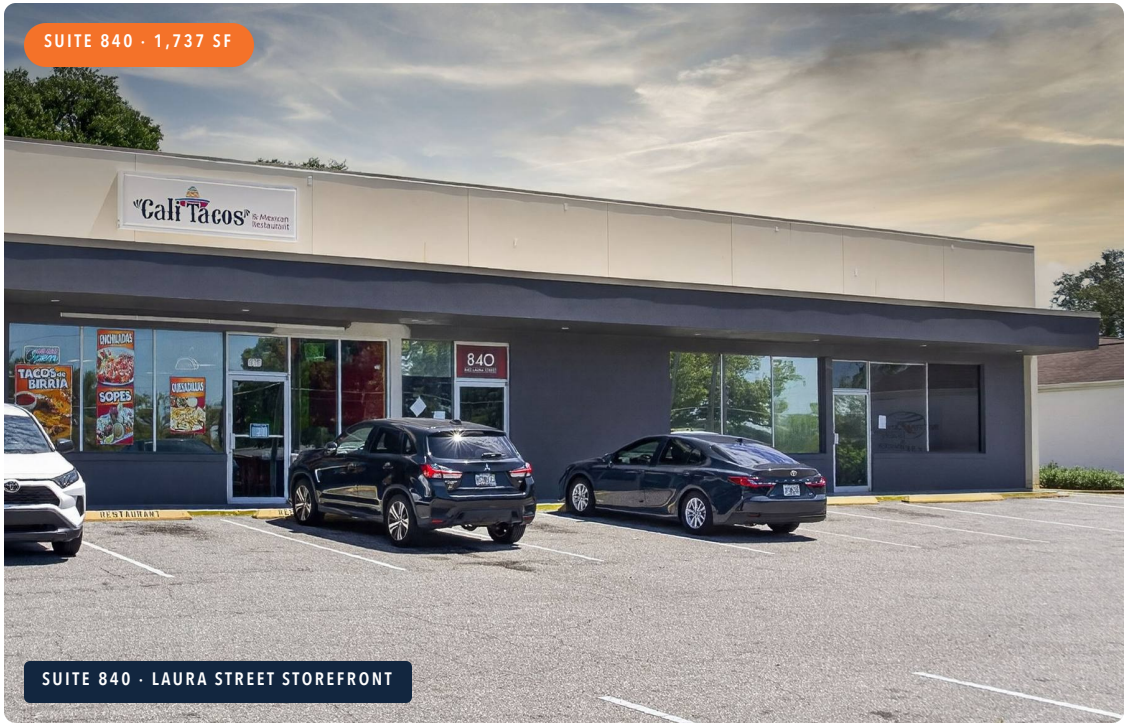
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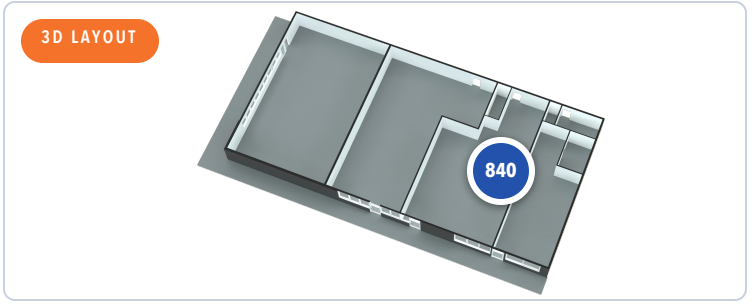
SUITE 840 · INLINE ON LAURA ST · AVAILABLE

Inline Frontage Beside a Busy Restaurant

LONGWOOD CORNERS







Suite 840 is a 1,737 SF inline suite on the Laura Street side of the center, between Cali Tacos and Dragon's Vape, so a new tenant shares their daily customer traffic. The space is 33'6" wide with a full glass storefront, an open sales floor and a storage room at the rear with its own back door. Its size suits a salon, a personal-service studio or a small food or dessert concept.

BEST FIT: SALON / BARBER, NAIL OR LASH STUDIO, CAFÉ, DESSERT OR SMOOTHIE, TAX AND INSURANCE OFFICE, PET GROOMING

SIZE	1,737 SF · 33'6" wide
CONDITION	Vanilla shell
FEATURES	Glass storefront · rear storage
AVAILABILITY	Call for availability date

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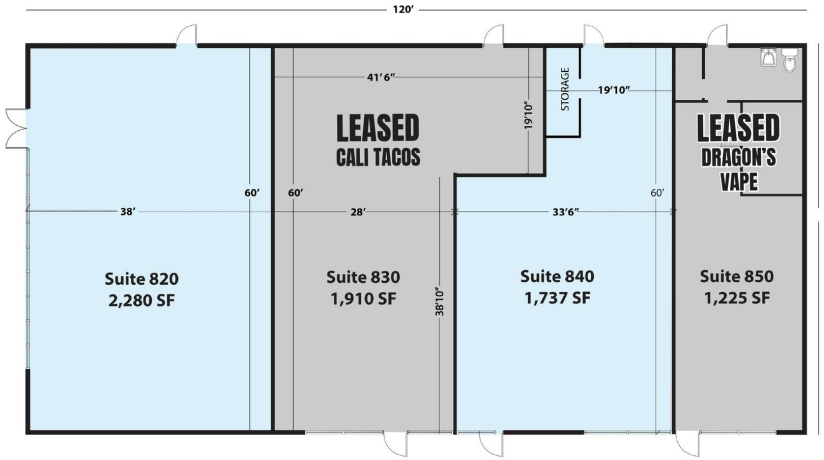
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BUILDING FLOOR PLAN · ±7,200 SF

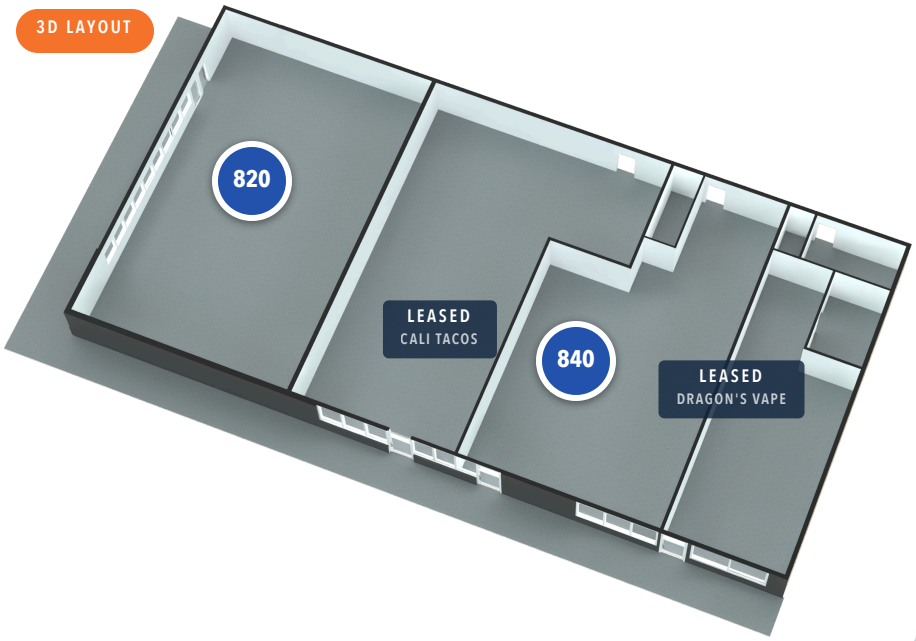
A Store Ready to Run, A Shell to Build

LONGWOOD CORNERS

2D PLAN



3D LAYOUT



SUITE	SIZE	DIMENSIONS	TENANT / STATUS
820	**2,280 SF**	**38' × 60' end cap · existing convenience store**	**Available**
830	1,910 SF	28' × 60' with rear L	Leased · Cali Tacos
840	**1,737 SF**	**33'6" wide · vanilla shell · rear storage**	**Available**
850	1,225 SF	20'6" wide · restroom + office	Leased · Dragon's Vape

Plans are illustrative and not to scale. Square footages and dimensions are approximate and taken from the as-built floor plan; tenants should verify before lease. Uses shown are subject to zoning and ownership approval.

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NEIGHBORHOOD · POINTS OF INTEREST

Everyday Traffic All Around You

NEARBY

Wawa, Winn-Dixie, Dollar Tree, Dunkin', Wendy's, AdventHealth Centra Care, LA Fitness, Wells Fargo, Fifth Third and AutoZone, all along the US 17-92 corridor.

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LOCATION & DEMOGRAPHICS

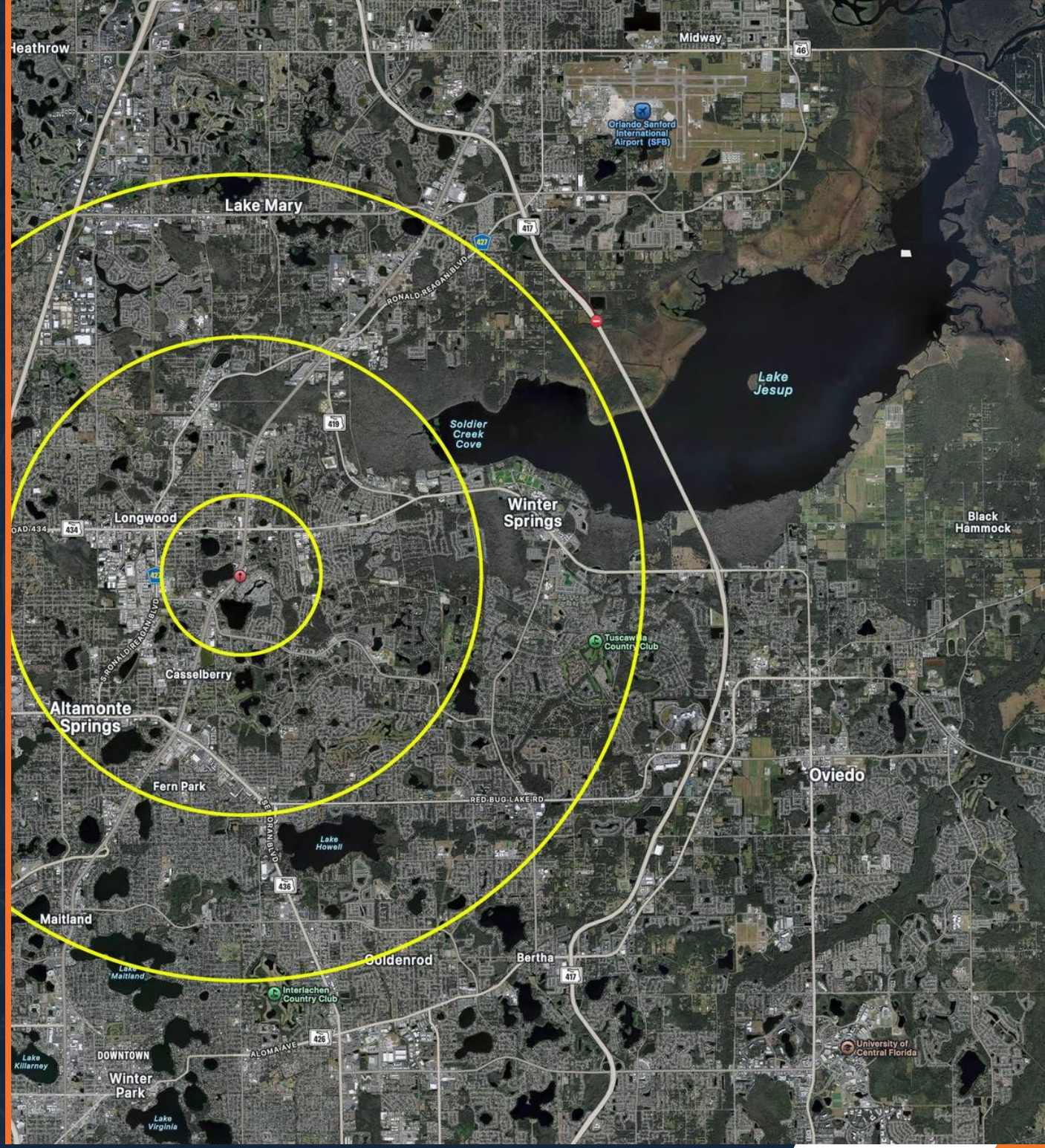
210,000 People Within Five Miles

Longwood Corners sits between Longwood, Casselberry, Altamonte Springs and Winter Springs, minutes from SR 434 and I-4, so its customers come from established neighborhoods in every direction.

RADIUS	POPULATION	AVG HH INC.
1 mile	**10,511**	$67,787
3 miles	**74,819**	$79,787
5 miles	**210,528**	$90,892

RADIUS	BUSINESSES	EMPLOYEES
1 mile	643	4,720
3 miles	5,152	38,463
5 miles	14,580	105,828

Metro Orlando retail fundamentals remain tight: vacancy sits well below its long-term average, and average asking rents reached $31.19/SF in Q3 2026.[1]



Demographics as presented in the prior Longwood Corners brochure; source and vintage to be confirmed. [1] Cushman & Wakefield, Orlando Retail MarketBeat Q3 2026; Marcus & Millichap, Orlando 2026 Retail Forecast. Metro-wide figures, not specific to this property.

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LONGWOOD CORNERS

Two Suites.
One Corner.

2,280 SF convenience store end cap and 1,737 SF inline shell at US 17-92 and Laura Street

Call today to tour.

ACRE COMMERCIAL



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