FOR SALE

OWNER-USER OFFICE + YARD · WINTER SPRINGS

Office Up Front. Yard Out Back.

A signalized SR 434 corner, ready to own and occupy.

995 W SR 434
WINTER SPRINGS

TAKE THE 3D VIRTUAL TOUR



995 W State Road 434 | Winter Springs, Florida 32708

$800,000	±2,070 SF	±0.77 AC	±33,000 AADT
Asking price · ±$386 / SF	Office · ±3,007 SF gross with storage	Corner lot at the SR 434 signal	Vehicles per day on SR 434

CONTACT: COLIN CHOU | 850.218.1902 | COLIN@4ACRE.COM

4ACRE COMMERCIAL

THE OPPORTUNITY

A Signalized Corner on SR 434

Own your address, your offices and your yard on one of Seminole County's busiest east-west corridors.

995 W SR 434 WINTER SPRINGS



SITE AERIAL · BOUNDARY APPROXIMATE

DETAILS AT A GLANCE

SALE PRICE	$800,000 · ±$386/SF building
ADDRESS	995 W State Road 434, Winter Springs, FL 32708
BUILDING	±2,070 SF office · ±3,007 SF gross with enclosed storage[2]
LOT	±0.77 acres (±33,541 SF)[2]
PROPERTY TYPE	Office / Flex with storage and yard
ZONING	OUT[3]
FRONTAGE	SR 434 and N. Winter Park Drive, at the signal
TRAFFIC	±33,000 AADT on SR 434[1]
PARCEL ID	04-21-30-501-0000-0070
COUNTY	Seminole County

4 Acre Commercial presents 995 W State Road 434, a ±2,070 SF single-story office building on ±0.77 acres at the signalized corner of SR 434 and N. Winter Park Drive in Winter Springs.

The front of the building is finished office: a reception area, four private offices, a 20' meeting room and a breakroom. Behind it are roughly 1,400 SF of enclosed storage rooms, a covered work bay and a paved back lot with room for trucks, trailers and equipment. It is the layout a contractor, trades or service company looks for and rarely finds on a main road.

HIGHLIGHTS

- Corner lot with two street frontages at a traffic signal
- Building signage facing ±33,000 vehicles a day[1]
- Finished offices up front, storage and a back lot behind
- Four miles to I-4; Winn-Dixie center next door

[1] AADT per the listing broker; buyer to confirm against current FDOT counts. [2] Building area per listing; the ±3,007 SF gross figure is the Matterport measurement including enclosed storage. Lot area per listing; buyer to verify with survey. [3] Zoning per the listing; buyer to confirm permitted uses with the governing jurisdiction. Price per SF = $800,000 ÷ 2,070 SF. Boundary drawn on the aerial is approximate.

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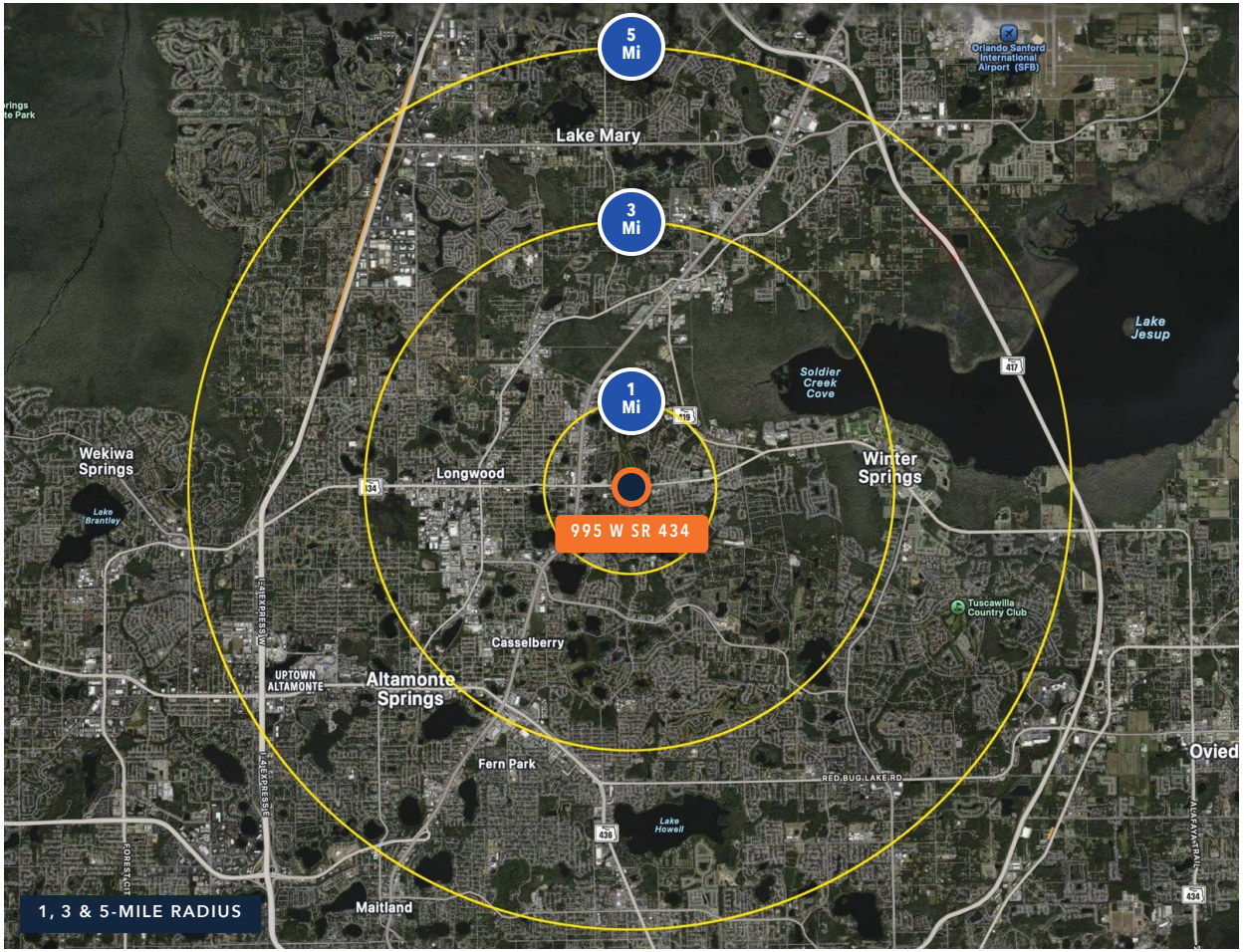
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LOCATION

Central to Seminole County

On SR 434 between Longwood and Winter Springs, with I-4, US 17-92 and the GreeneWay all close at hand.

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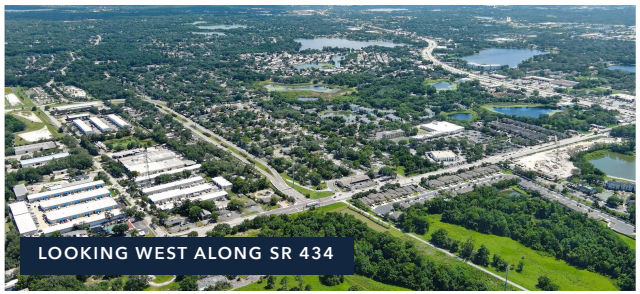


DISTANCES FROM THE PROPERTY[1]

1	Winn-Dixie center, Sunshadow Dr	0.3 mi
2	I-4 at SR 434 (Longwood)	3.9 mi
3	Lake Mary Blvd corridor	4.5 mi
4	SR 417 GreeneWay, east SR 434	5.1 mi
5	Orlando Sanford Int'l Airport	7.4 mi
6	Downtown Orlando	11.4 mi
7	Orlando Int'l Airport (MCO)	18.4 mi

±33,000
Vehicles a day on SR 434 past the corner[2]

55,311
Daytime population within three miles[2]


LOOKING WEST ALONG SR 434

Your crews and your customers get here easily. SR 434 runs east to Winter Springs and Oviedo and west to Longwood, I-4 and Altamonte Springs, so a service company based here covers most of Seminole County without fighting downtown traffic.

[1] Straight-line distances, rounded; driving distances are longer. [2] Per the listing broker; buyer to verify. Map imagery for general reference only; locations approximate.

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THE NEIGHBORHOOD & THE MARKET

Built-In Demand, Tight Flex Supply

Retail and industrial neighbors on every side, in a submarket where flex space is close to full.

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LOOKING TOWARD ORLANDO



RETAIL ALONG SR 434 AND US 17-92

4.93%
Flex vacancy, Longwood / Lake Mary / Sanford, Q2 2026[1]

$13.86 /SF
Direct flex asking rent in the same submarket, Q2 2026[1]

10.6%
Orlando metro industrial vacancy, Q3 2026[2]

$10.48 /SF
Orlando industrial asking rent, Q3 2026, up from $10.31[2]

Why own instead of lease. With flex space in the north Seminole submarket under 5% vacant, a business that needs offices and outdoor storage has few places to lease and little say over the rent. Buying 995 W SR 434 fixes that cost, puts the company's name on a signalized corner and builds equity in the land underneath.

[1] Lee & Associates Central Florida, Q2 2026 Market Report (Longwood / Lake Mary / Sanford submarket). [2] CBRE Orlando Industrial Figures, Q3 2026. Third-party figures as reported and unverified. Aerial labels approximate.

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HIGHEST & BEST USE

Three Ways to Put It to Work

The layout decides the buyer: finished offices in front, working space behind, on a corner people pass every day.

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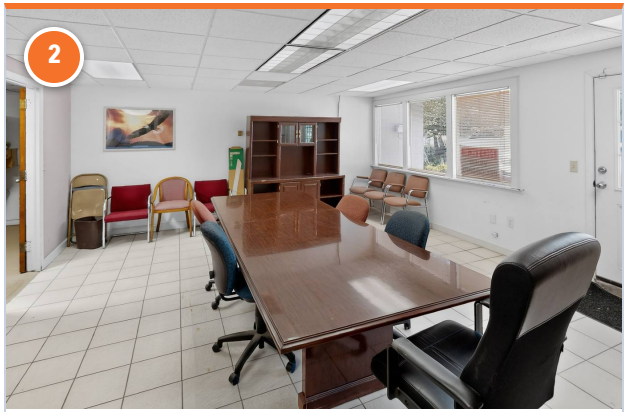


CONTRACTOR & TRADES HQ

Office Up Front, Yard Out Back

Run the company from the front offices and keep trucks, trailers, materials and equipment in the covered bay, storage rooms and paved back lot behind. It is how the building is used today.

BEST FIT: GENERAL CONTRACTOR · HVAC · PLUMBING · ELECTRICAL · POOL · LANDSCAPING

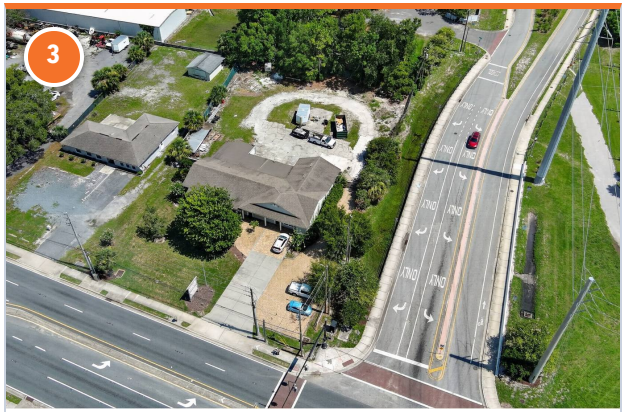


PROFESSIONAL OFFICE

Your Name on SR 434

A reception area, four private offices, a 20' meeting room and a breakroom are already built, with building signage facing SR 434 traffic.[1]

BEST FIT: INSURANCE · TITLE · ENGINEERING · STAFFING · PROPERTY MANAGEMENT



INVESTOR OR FUTURE USER

Hold the Corner

Lease the building to a user while you hold ±0.77 acres at a signalized SR 434 corner, with room to reposition later.[2]

BEST FIT: PRIVATE INVESTOR · 1031 EXCHANGE · FUTURE REDEVELOPMENT[2]

THE NUMBERS

$800,000	±$386 /SF	±$23.85 /SF	±$80,000	Corner
Asking price, fee simple	Per SF of office building[3]	Per SF of land, ±33,541 SF lot[3]	10% down under SBA 504, for a qualified owner-user[4]	SR 434 + N. Winter Park Dr, signalized

[1] Signage subject to the governing sign code. [2] Illustrative uses only; any change of use or redevelopment is subject to zoning verification, site plan approval and all required approvals. [3] $800,000 ÷ 2,070 SF building and ÷ 33,541 SF land (0.77 ac per listing). [4] SBA 504 financing subject to lender and program eligibility; 10% of $800,000 shown before closing costs. Not a loan offer.

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THE PROPERTY

Curb Appeal on the Corridor

A gabled, single-story office with a paver drive, mature landscaping and building signage.

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FRONT ENTRY & SIGNAGE



FROM ABOVE THE DRIVE


APPROACH & PARKING


SIDE LAWN


LANDSCAPED FRONTAGE

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THE PROPERTY

Covered Bays and a Back Lot

About 1,400 SF of enclosed storage rooms, an open-front work bay and paved, fenced outdoor space behind the offices.[1]

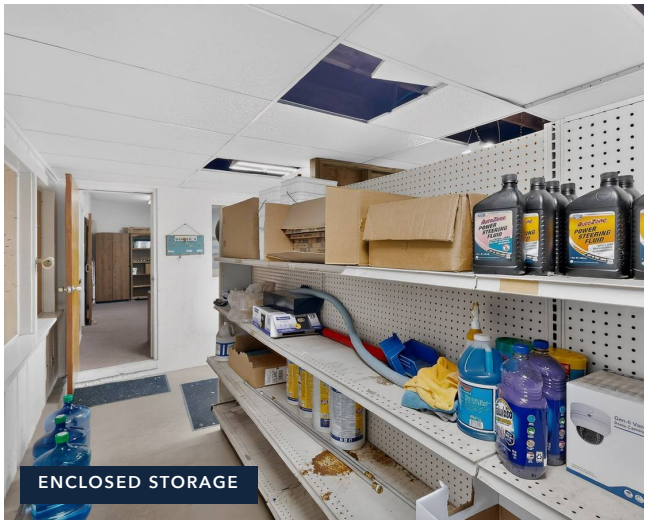
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PAVED BACK LOT


COVERED WORK BAY


REAR ELEVATION


INSIDE THE WORK BAY


ENCLOSED STORAGE

[1] Storage area summed from the floor-plan room dimensions; approximate. Contents, vehicles and equipment shown belong to the current occupant and are not included in the sale.

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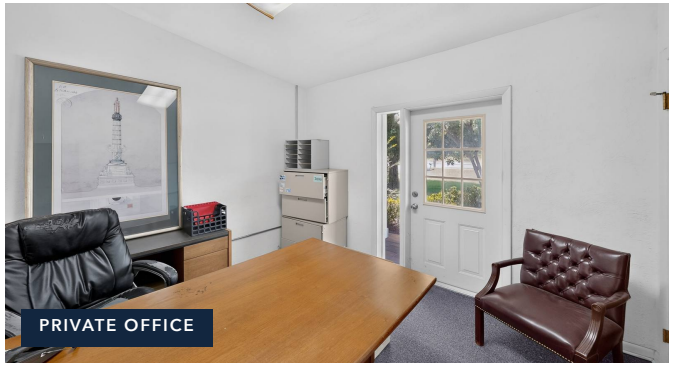
INSIDE

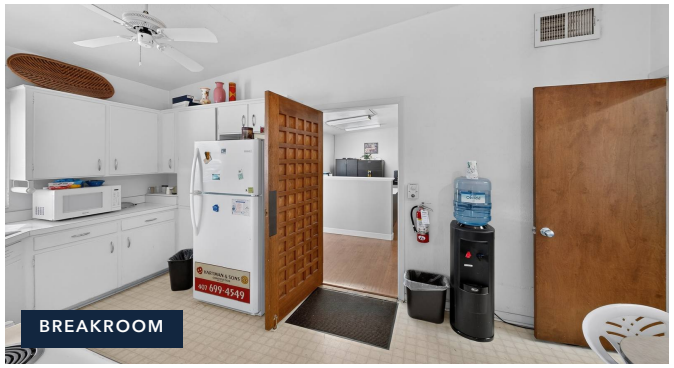
Move-In Ready Offices

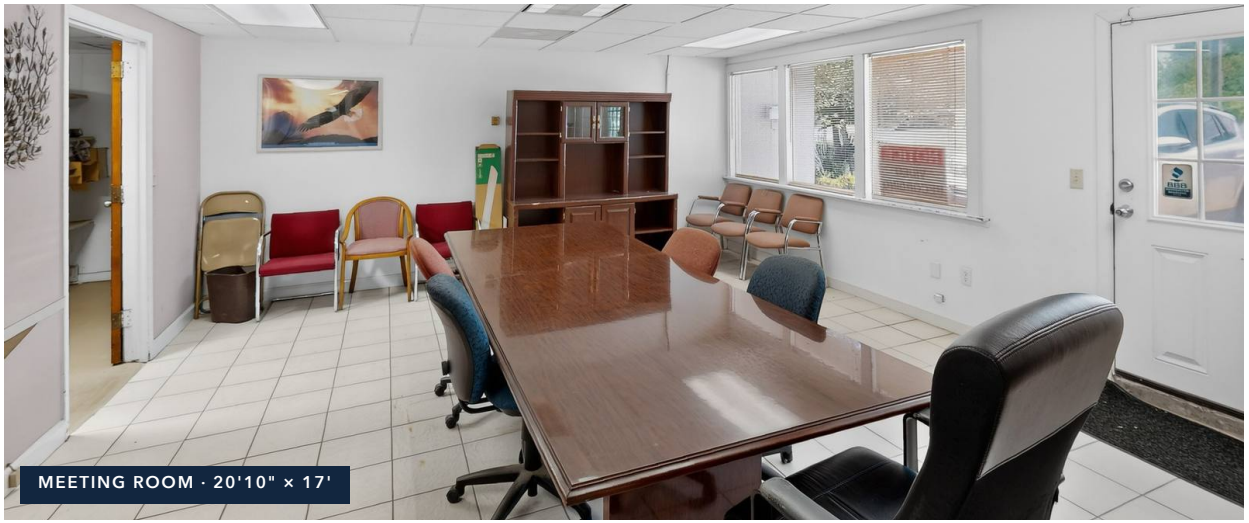
Wood-look floors, natural light and a practical plan: reception, four offices, a meeting room and a breakroom.

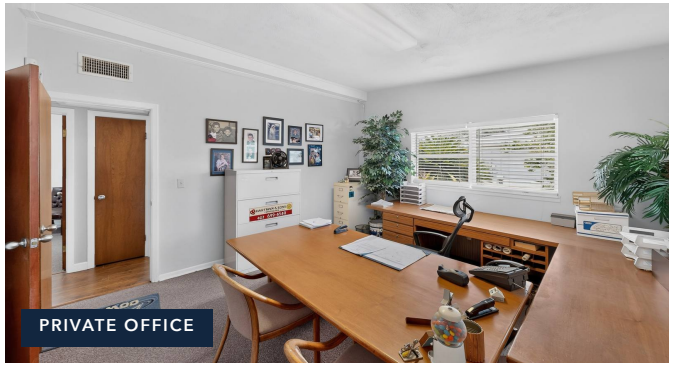
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RECEPTION


PRIVATE OFFICE


BREAKROOM


MEETING ROOM · 20'10" × 17'


PRIVATE OFFICE

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THE FLOOR PLAN

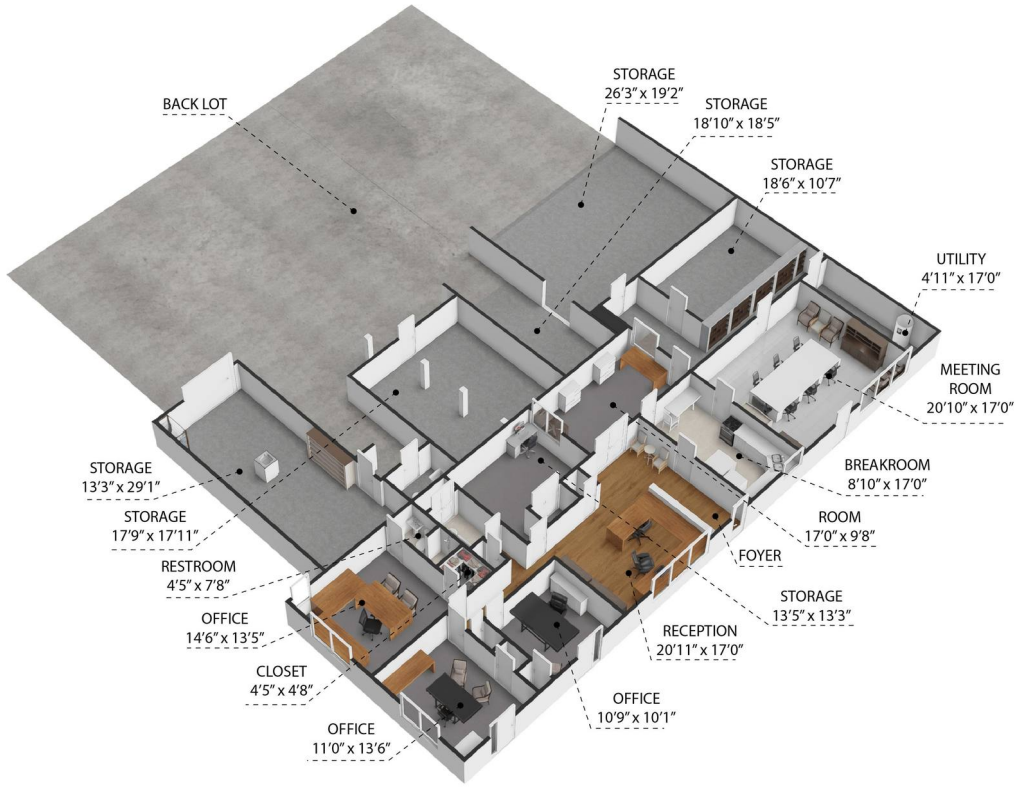
One Floor, Office + Storage

OFFICE ±2,070 SF

GROSS[1] ±3,007 SF

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3D FLOOR PLAN



2D FLOOR PLAN



ROOM	NO.	SIZE
Reception	1	20'11" × 17'0" with foyer
Private offices	4	10'9" × 10'1" up to 14'6" × 13'5"
Meeting room	1	20'10" × 17'0"
Breakroom	1	8'10" × 17'0"
Flex room	1	17'0" × 9'8"
Restrooms	2	Plus utility room 4'11" × 17'0"
Storage rooms	4	Up to 26'3" × 19'2" (±1,400 SF total)
Covered patio / bay	1	18'10" × 18'5"
Back lot	–	Paved, fenced, gated access

WALK THE BUILDING NOW

Every office, storage room and the back lot, in a self-guided Matterport tour.

TAKE THE 3D VIRTUAL TOUR

[1] Matterport gross measurement including enclosed storage; office area per listing. Floor plans are illustrative and not to scale; dimensions approximate. Buyer to verify all measurements.

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995 W SR 434 · WINTER SPRINGS

Office Up Front.
Yard Out Back.

±2,070 SF on ±0.77 acres at a signalized SR 434 corner. Offered at $800,000.

Call Colin to arrange a private tour.

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Colin Chou

BROKER

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