

# OAKS AT LAKE MARY

**Your Choice: Restaurant or Retail!**

3005 W. Lake Mary Blvd. | Lake Mary, FL 32746



- 3,112 SF unit within **successful shopping center**. Space can also be utilized as **straight retail** with its **highly-visible, inline position**.
- Oaks at Lake Mary has undergone an almost **\$2 Million renovation** with new **façade, signage, lighting & landscaping**!
- Join fellow tenants **Planet Fitness, Sherwin Williams, Chamberlin's, Dollar Tree and Pizza Hut** for \$32/SF, NNN. **Operating expenses are only \$6.<sup>70</sup>/SF!**
- **Facing the City's busiest corridor**, at a **signalized intersection**.

#### 2023 Demographics

	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	7,828	161,075	452,957
Avg. HH Income:	\$105,309	\$97,259	\$95,443
2010-22 Growth:	21.45%	13.31%	12.24%

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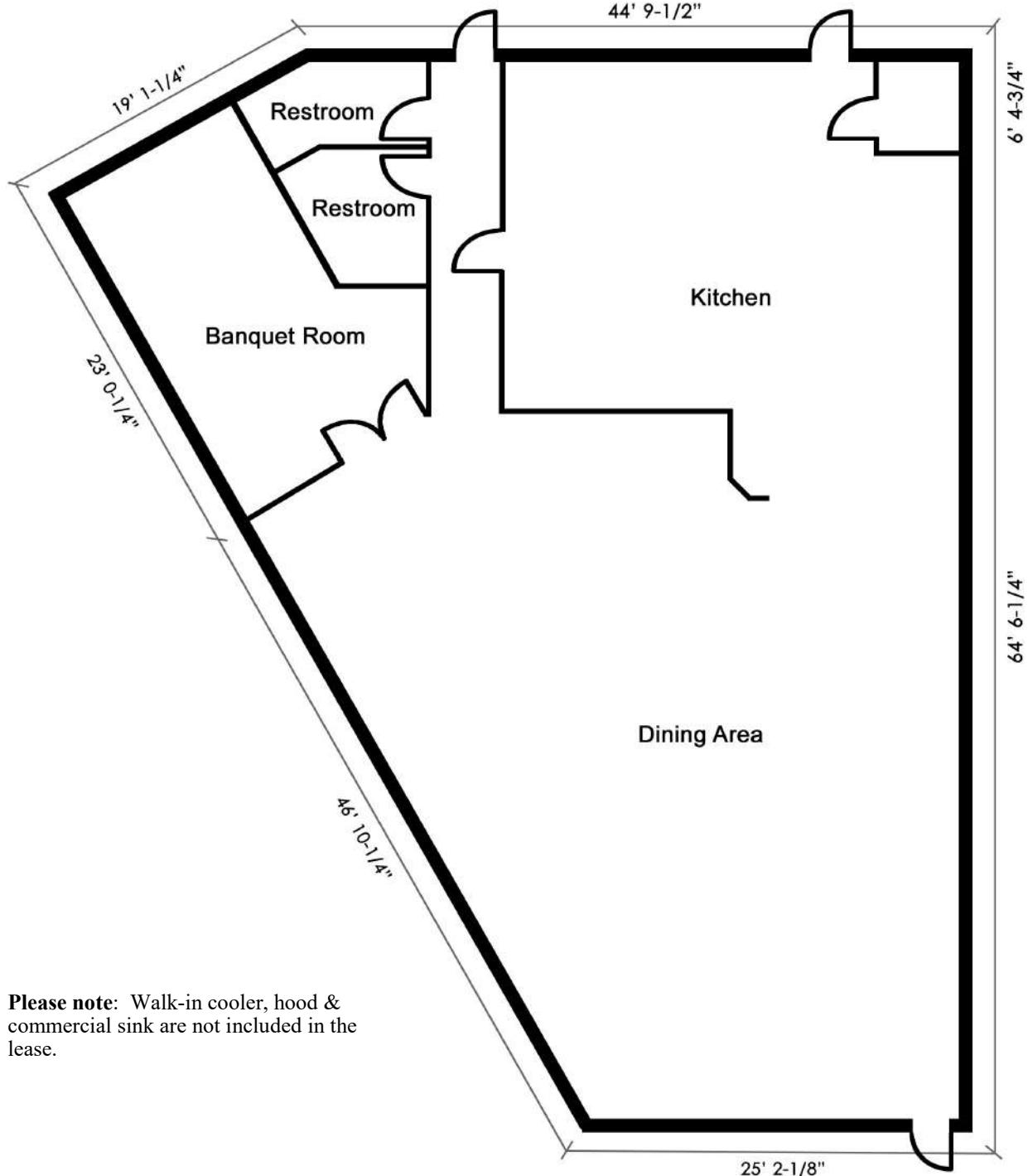
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**Disclaimer:** Dimensions shown are deemed to be accurate, but are not guaranteed. Since prior tenant may have altered the interior layout, prospects are encouraged to conduct their own due diligence.