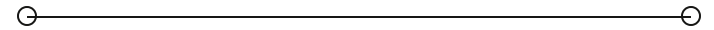


SALE

Alhambra Medical Park, a 20,000 SF medical office project

2801 W LAKE MARY BLVD

Lake Mary, FL 32746



PRESENTED BY:

CHRIS BUTERA

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FL #SL3083110

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------------|--------------------------------------------------------------------|
| SALE PRICE: | \$2,500,000 |
| LOT SIZE: | 2+/- Acres |
| APPROVED SITE PLAN: | 20,060 SF Medical or Prof Office (with all site plan approvals) |
| ZONING: | PO Professional Office (City of Lake Mary) |
| PARCEL ID: | 16-20-30-300-023B-0000 |

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PROPERTY DESCRIPTION

Offered for sale is Alhambra Medical Park, a fully approved development site for 20,060 SF of medical/professional office in desirable Lake Mary, FL. This 2+/- acre site at 2801 W Lake Mary Blvd is strategically positioned to take advantage of the strong demographics of the area. It sits directly on Lake Mary Blvd and offers maximum visibility and exposure to its 23,500 cars per day.

Ideally located along Lake Mary Blvd. just 1 mile east of Rinehart Rd. and 0.5 miles west of Downtown Lake Mary. Truly in the heart of Lake Mary. We are just minutes from I-4, Sunrail, two brand new hospitals, banks, shops and restaurants.

PROPERTY HIGHLIGHTS

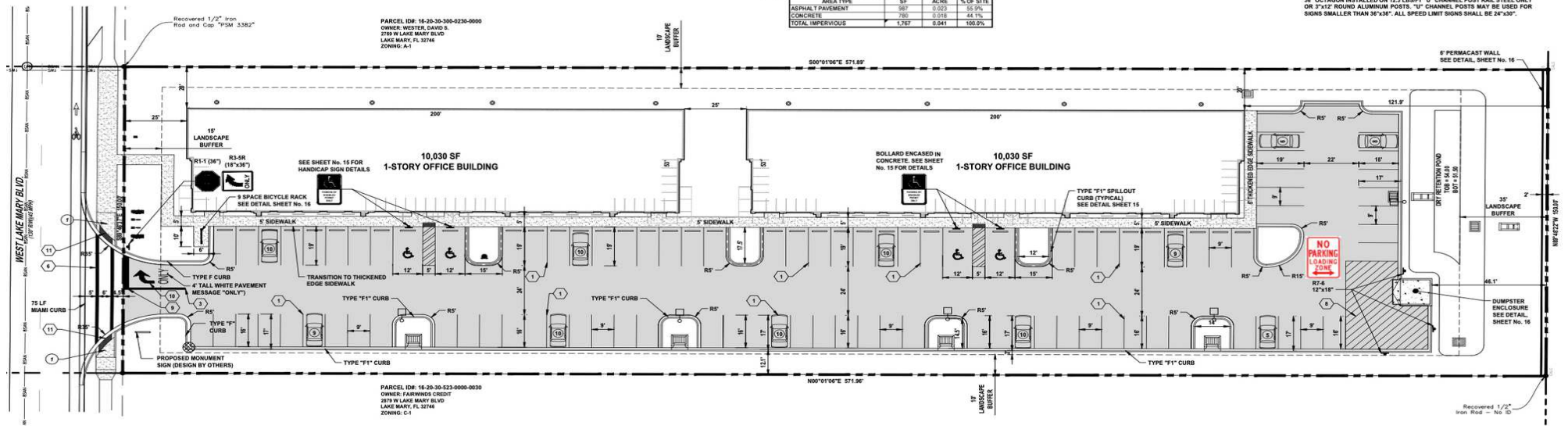
- 2+/- Acre Medical/Professional Office Site
- Directly on Lake Mary Blvd (23,500 AADT)
- Engineering underway for a 20,060 SF med/prof office park

SITE PLAN

THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER AGENCIES, WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

| PROPOSED SITE COVERAGE | | | |
|-------------------------------------------------|---------------|--------------|---------------|
| AREA TYPE | SF | ACRE | % OF SITE |
| BUILDING | 20,060 | 0.461 | 23.4% |
| ASPHALT PAVEMENT | 20,480 | 0.700 | 28.5% |
| CONCRETE | 2,840 | 0.065 | 3.3% |
| GREEN SPACE | 32,235 | 0.740 | 37.8% |
| TOTAL SITE | 85,620 | 1.966 | 100.0% |
| | | | |
| PROPOSED SITE COVERAGE - LAKE MARY BLVD. R.O.W. | | | |
| AREA TYPE | SF | ACRE | % OF SITE |
| ASPHALT PAVEMENT | 197 | 0.023 | 0.5% |
| CONCRETE | 780 | 0.018 | 4.4% |
| TOTAL IMPERVIOUS | 1,247 | 0.041 | 100.0% |

- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17361 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 11860, 11863, 17362, 17344 AND 17345.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 30"x48" SIGNS SHALL BE 1/8" GA MINIMUM AND SHALL BE INSTALLED USING 7"x17" ROUND ALUMINUM POSTS. ALL STOP SIGNS SHALL BE 30" OCTAGON INSTALLED ON 12.3 LB/SFT "U" CHANNEL, POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".



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RETAILER MAP



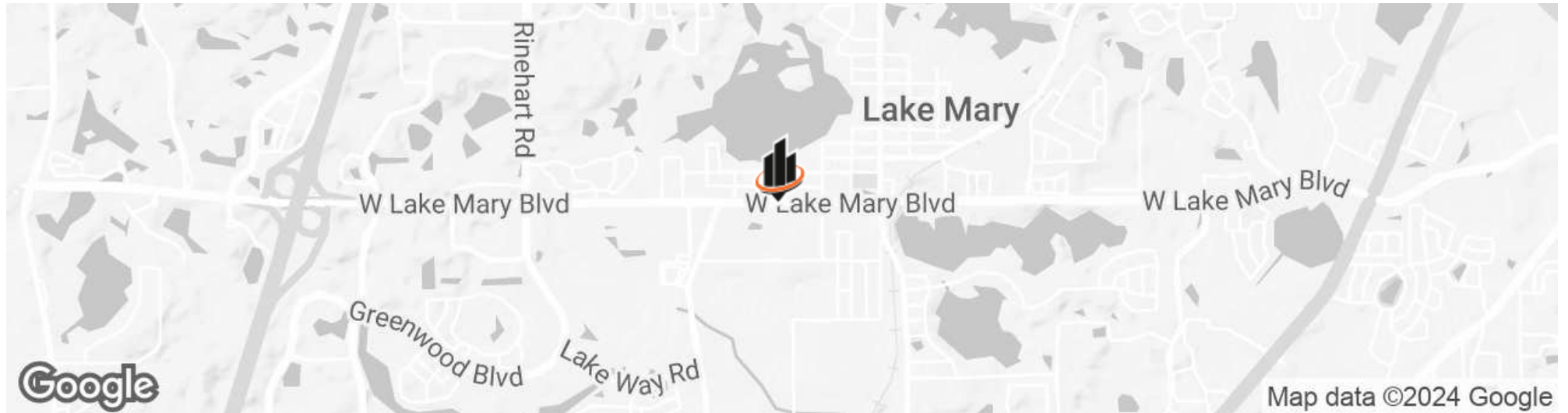
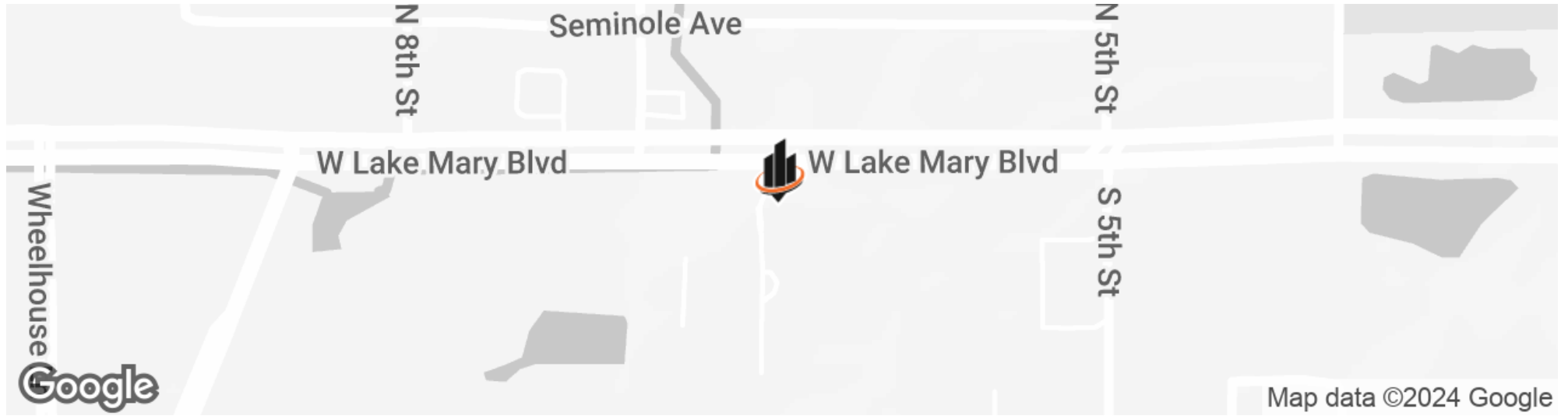
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

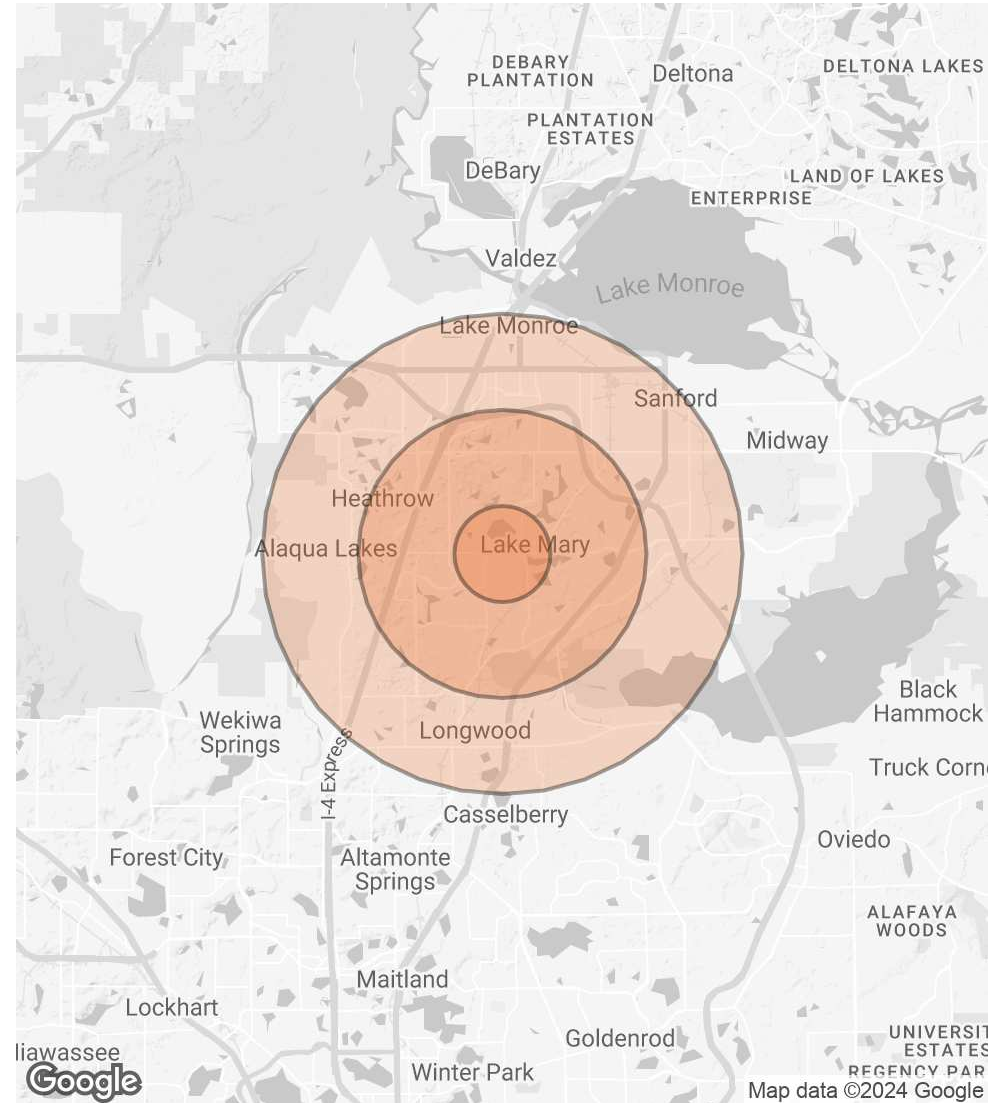
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 7,892 | 68,837 | 155,124 |
| AVERAGE AGE | 40.4 | 40.5 | 40.7 |
| AVERAGE AGE (MALE) | 36.5 | 38.5 | 38.8 |
| AVERAGE AGE (FEMALE) | 42.3 | 41.5 | 41.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,318 | 28,381 | 64,351 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$88,094 | \$88,602 | \$88,603 |
| AVERAGE HOUSE VALUE | \$296,054 | \$262,198 | \$261,289 |

2020 American Community Survey (ACS)



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