

REDEVELOPMENT
OPPORTUNITY

FOR SALE

48,552 SF ON ± 11.17 ACRES

Price:
\$6,299,000 (\$129 psf)

1097 Sand Pond Road | Lake Mary, FL 32746



48,552 SF



11.17 ACRES



180 PARKING SPACES



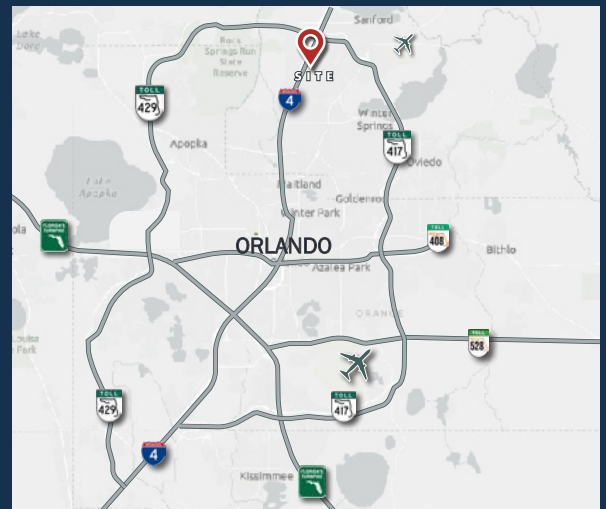
BUILT IN 1987

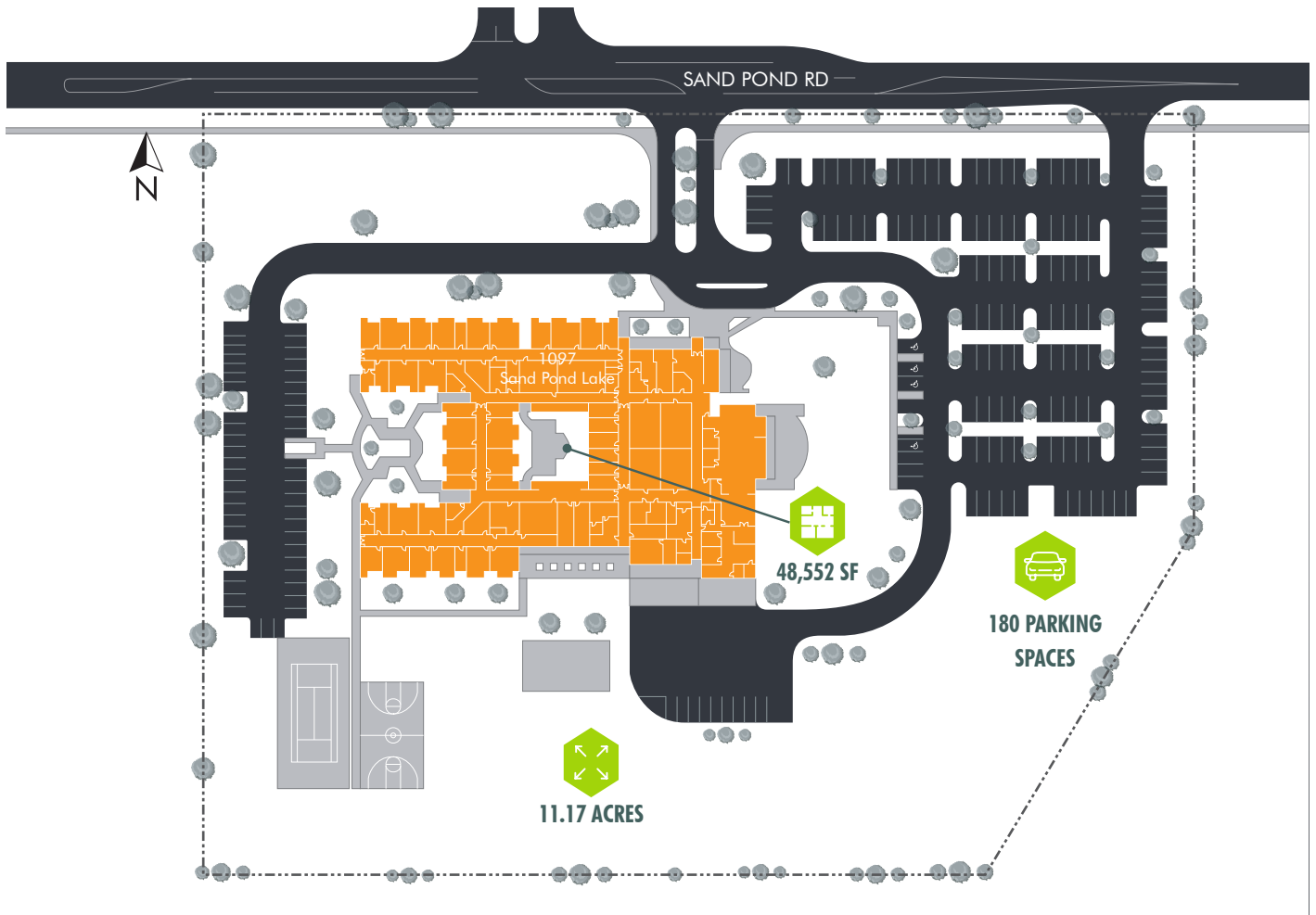


RENOVATED IN 2003

A rare 11 acre infill opportunity in one of Orlando's premier submarkets, offering flexible redevelopment potential with immediate connectivity to major highways, a strong workforce, and abundant nearby amenities.

- FUTURE USE**
(ALL PERMITTED USES PER ZONING)
- LIGHT INDUSTRIAL
 - OFFICE
 - HOTEL





PROPERTY HIGHLIGHTS	
TOTAL SITE	486,385 SF
EXISTING BUILDING	48,522 SF
ACRES	11.17 AC
YEAR BUILT	1987
RENOVATED INTERIOR	2003
CONSTRUCTION	Reinforced Concrete
PARKING	180 Spaces
SPRINKLERS	Wet
AIR CONDITIONING	HVAC - Centrally Mounted
ZONE	M-1A [Light Industrial]
CURRENT USE	Dormitory
FUTURE USE	Office / Light Industrial /Hotel / Child Care
UTILITIES	City of Lake Mary: <ul style="list-style-type: none"> • Water • Sewer
	Florida Power & Light [Electric]
	Natural Gas



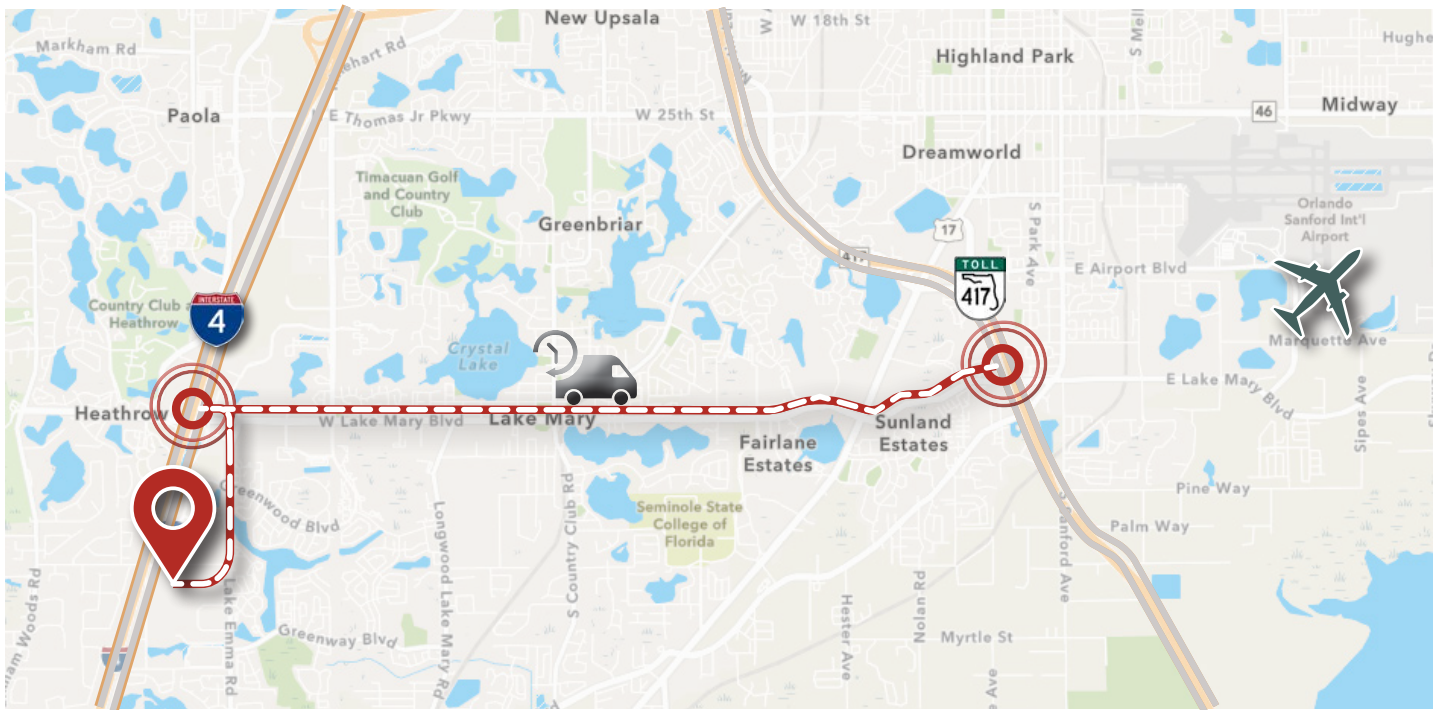
LOCATION HIGHLIGHTS

Located within the highly desirable Lake Mary / Heathrow submarket, the property offers exceptional regional connectivity with Interstate 4 just 2 miles away and State Road 417 approximately 4.7 miles away, providing efficient access across Central Florida. Sanford/Orlando International Airport, located 10 miles east, further enhances accessibility for corporate, logistics, and travel-related uses.

The surrounding Lake Mary community is known for its strong labor force, high household incomes, and a concentration of Fortune 500 and regional headquarters, making it one of the most business friendly and economically resilient areas in the Orlando MSA. This established corporate environment, combined with a deep employment base and extensive nearby amenities, positions the site as an attractive option for industrial redevelopment as well as office, flex, hotel, and broader commercial repositioning.

KEY DISTANCES

Interstate 4	2 Miles
State Road 417	4.7 Miles
Sanford Airport	9.8 Miles
Downtown Orlando	16.8 Miles



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