



**396 Rinehart Rd  
Lake Mary, FL 32746**

**57,200 s.f. office building | Ability to subdivide  
Premier Lake Mary location**

# Floor Plan

57,200 s.f. office building



**Address:** 396 Rinehart Rd  
Lake Mary, FL 32746

**Parking:** Excellent ratio of 6.57/1,000 s.f.

**Built/Reno:** 1984/2018

**Market:** Orlando

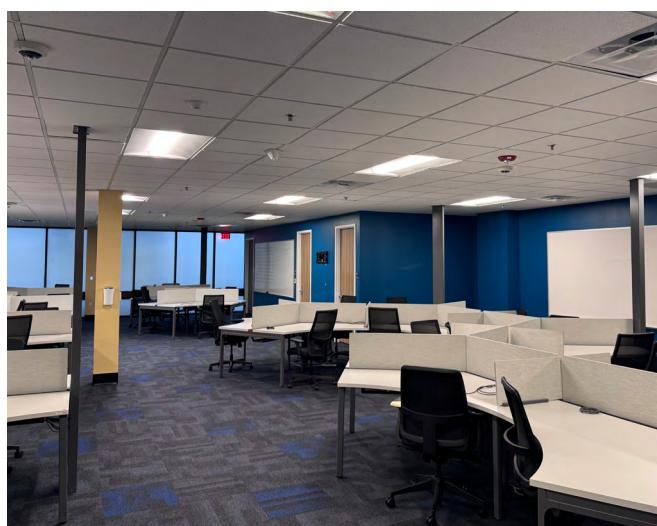
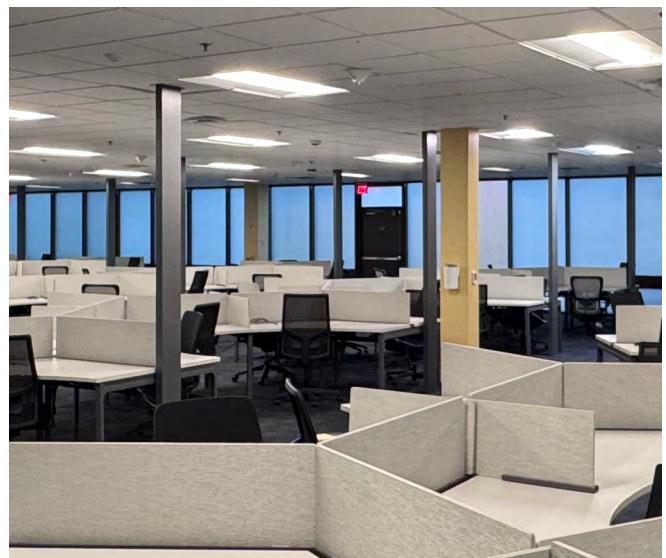
**Submarket:** Lake Mary

**County:** Seminole

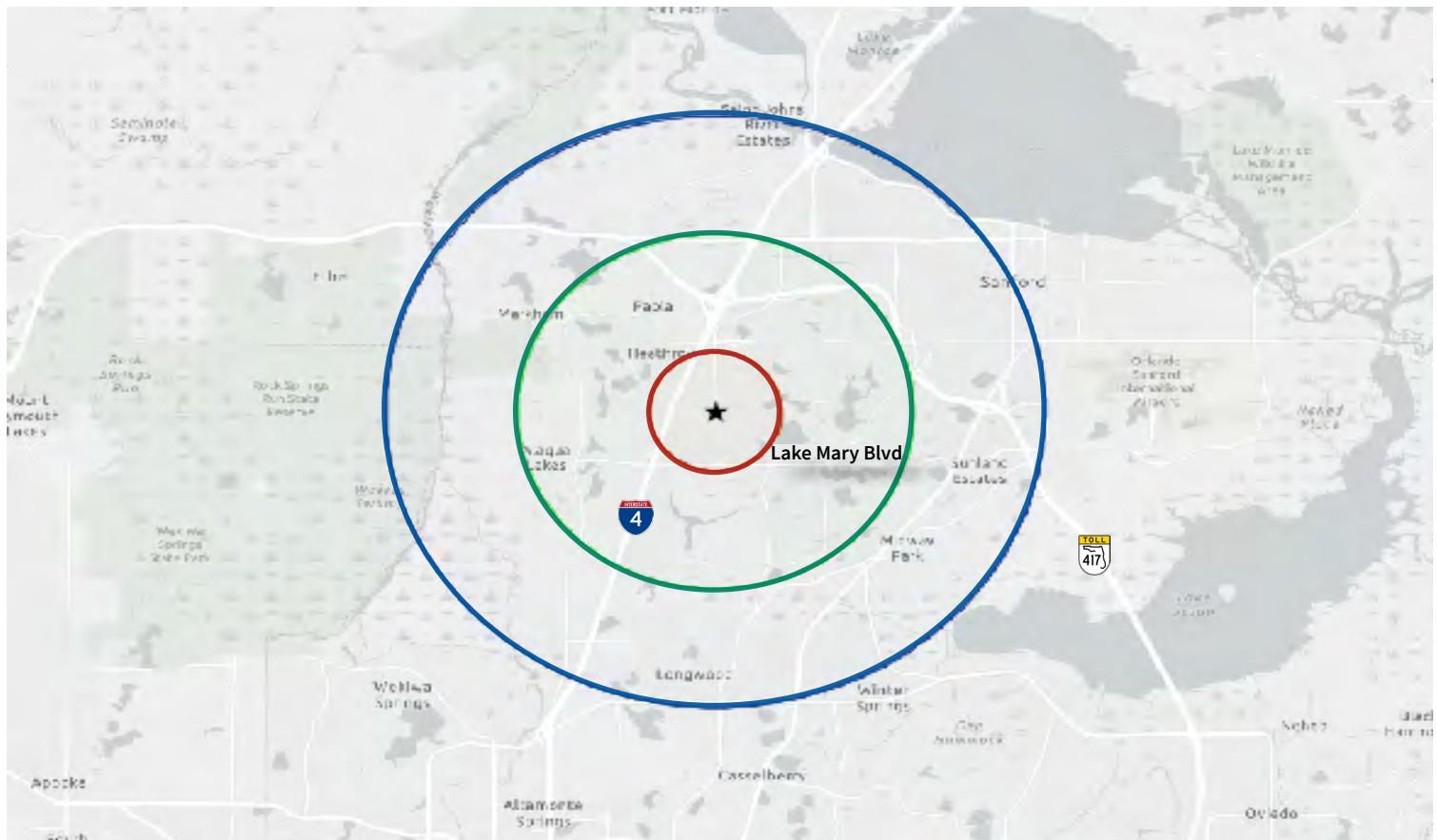
**Square Feet:** 57,200

**Rental Rate:**  
Inquire with Broker

**Excellent location with easy access to I-4 via Lake Mary Blvd and CR-46**



# Demographics



Population	1 mile	3 miles	5 miles
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2025 Estimated population	5,711	66,059	150,953
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2030 Estimated population	6,007	68,554	156,442
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Projected annual growth 2025 to 2030	5.2%	3.8%	3.6%
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## Households

2025 Estimated households	2,505	27,055	59,168
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2030 Estimated households	2,665	28,514	62,280
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Projected household growth 2025 to 2030	6.4%	5.4%	5.3%
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## Household income

2025 Estimated average household income	\$137,775	\$130,735	\$122,700
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2030 Estimated median household income	\$149,661	\$143,249	\$135,024
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## Business and employees

2025 Total businesses	947	4,016	7,776
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2025 Total employees	10,116	40,022	74,528
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Employee / Residential Ratio (per 100 residents)	177	61	49
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# Amenity Map

## RESTAURANTS

- 1 CAVA
- 2 Chili's Grill & Bar
- 3 Too Jay's Deli | Bakery | Restaurant
- 4 Peach Valley Cafe
- 5 Outback Steakhouse
- 6 Texas Roadhouse
- 7 Miller's Ale House
- 8 Red Lobster
- 9 LongHorn Steakhouse
- 10 Carrabba's Italian Grill

## RETAIL

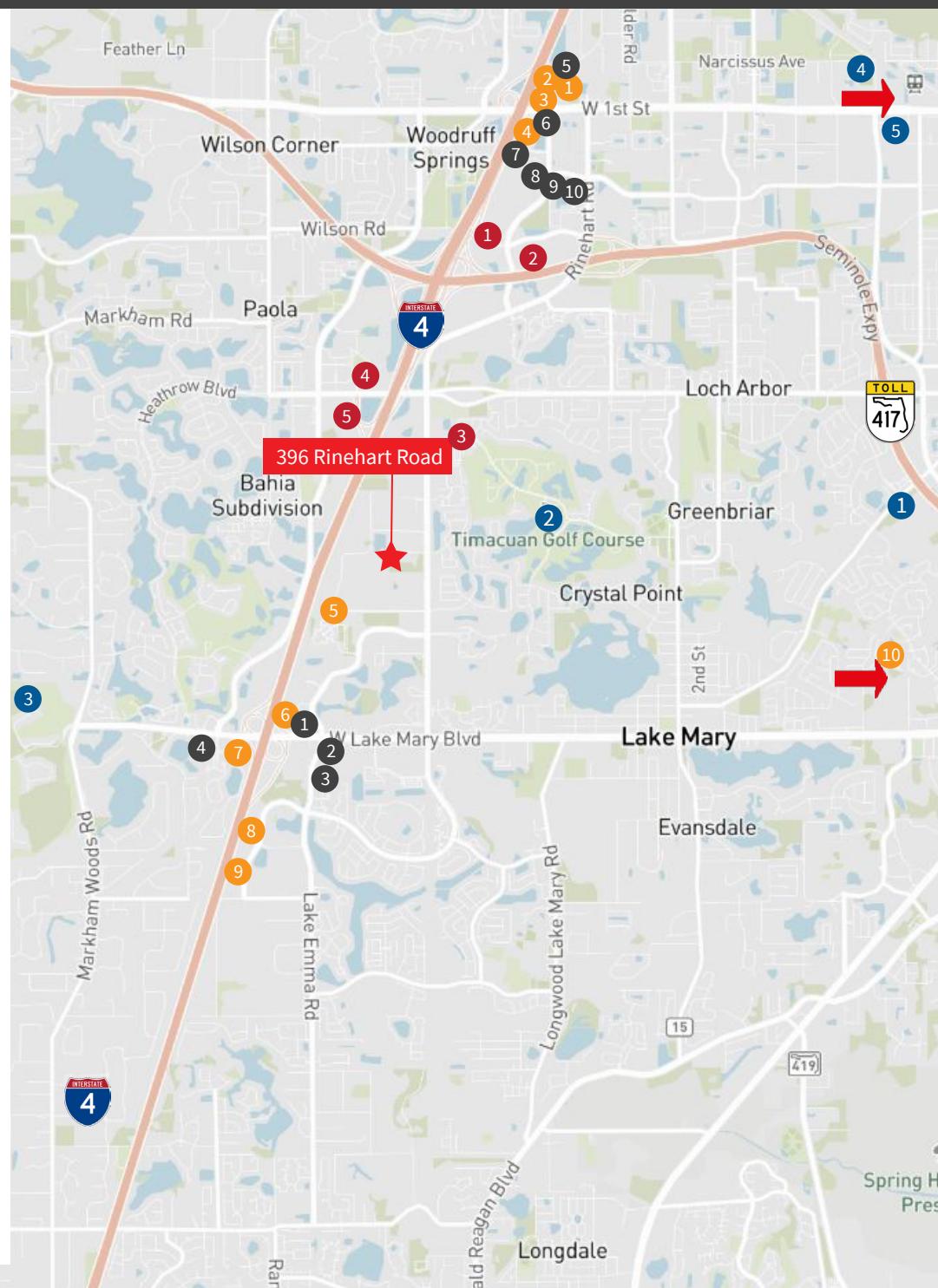
- 1 Seminole Towne Center Mall
- 2 Marketplace at Seminole Towne Center
- 3 Cornerstone at Lake Mary
- 4 Colonial Town Park
- 5 Park Place
- 6 Lake Mary Shopping Centre
- 7 Shoppes of Lake Mary
- 8 Lake Mary Village Shopping

## LANDMARKS

- 1 Sanford Airport (SFB)
- 2 Timacuan Club
- 3 Alaqua Country Club
- 4 Downtown Sanford
- 5 Fort Mellon Park

## HOTELS

- 1 WoodSpring Suites -Sanford
- 2 Home2 Suites -Sanford/Orlando North
- 3 Holiday Inn Express -Sanford/Lake Mary
- 4 SpringHill Suites -Orlando North/Sanford
- 5 Home2 Suites -Lake Mary/Orlando
- 6 Hilton Garden Inn -Orlando North
- 7 Hyatt Place -Lake Mary/Orlando North
- 8 LaQuinta Inn -Orlando/Lake Mary
- 9 Candlewood Suites -Lake Mary
- 10 Best Western Plus -Sanford Airport/Lake Mary



## Contact:

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