

OAKS CENTRE - LOT 1

1.27 Acre Retail Pad

\$160,000/Yr Ground Lease



Quest Company
Commercial Real Estate Services

Signalized
Corner Outparcel
on Main
Thoroughfare

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Street Views



Facing East

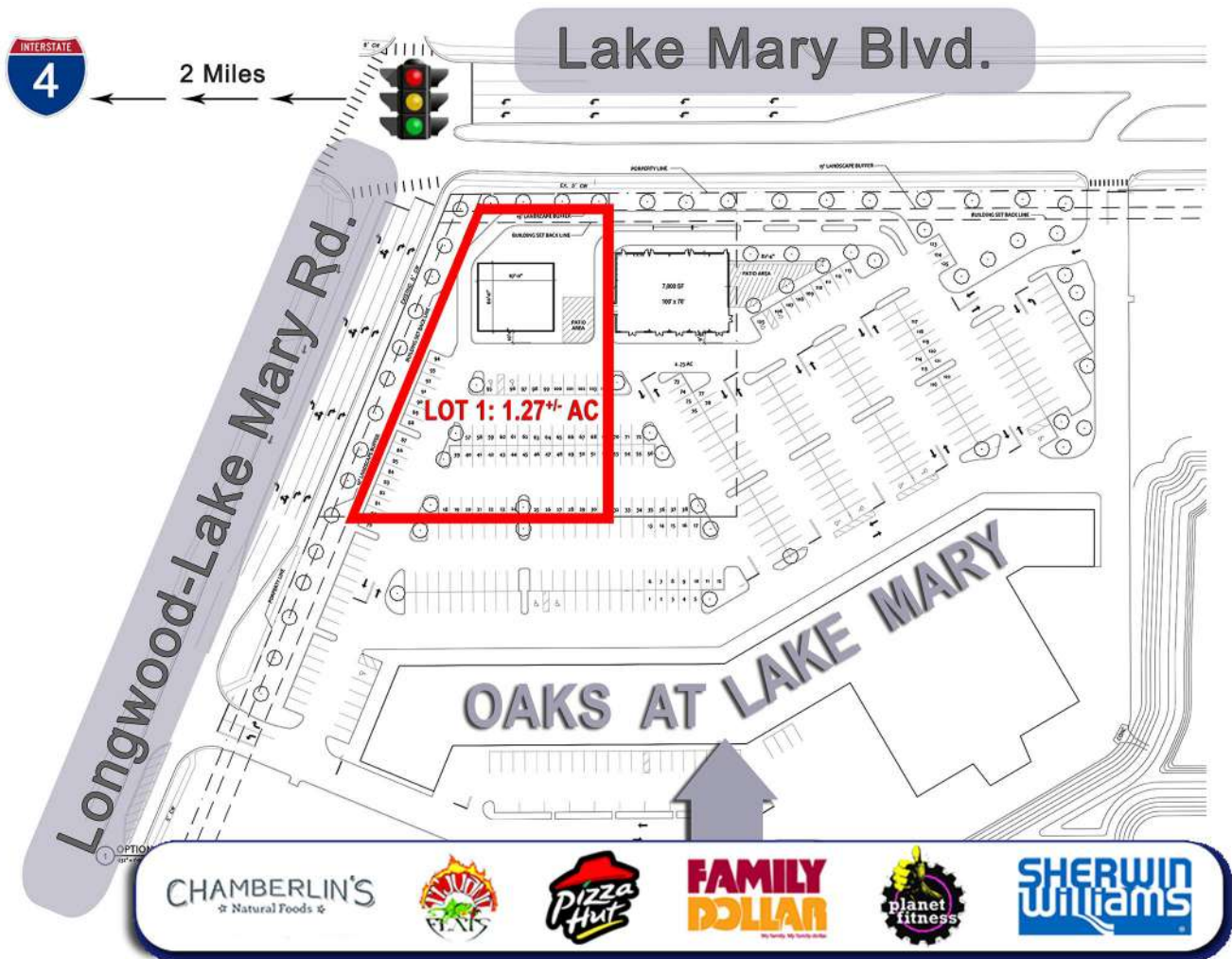


Facing West



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Conceptual Site Plan

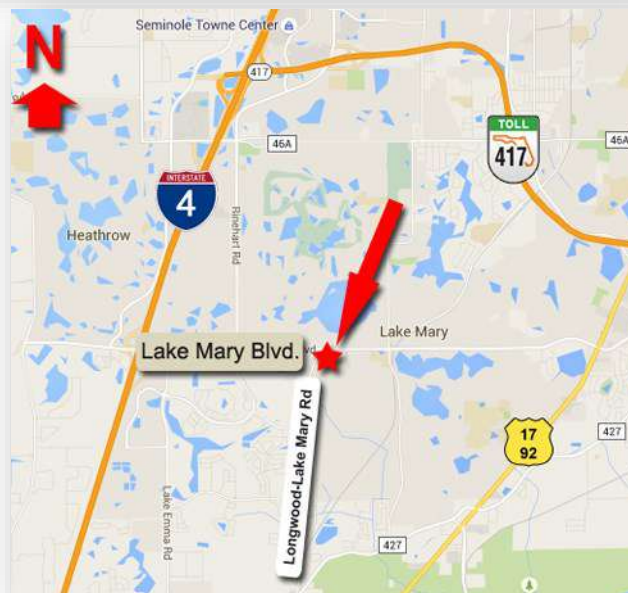


Note: Parking will be open to all tenants and their customers.



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Location Maps



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Property Description

- = 1.27-Acre retail pad serves as an outparcel to the popular "Oaks at Lake Mary" shopping center located at the **signalized corner of busy Lake Mary Boulevard and Longwood-Lake Mary Rd.**
- = Population growth of more than **21%** within 1 mile since 2010, and average HH Income of **\$105,309** in the same radius!
- = Located in the "Lake Mary Midtown" area on Lake Mary Blvd., **the main thoroughfare** running from 17-92 to the Interstate.
- = Across the side street, Longwood-Lake Mary Road, from Griffin Park Town Center, the **\$200 million, mixed-use project**, which serves as an additional traffic generator.
- = **Only 2 miles from Interstate 4** and close to multiple secondary roads for easy access from all directions.
- = Oaks at Lake Mary has undergone a **major renovation** with an entirely new façade, lighting, security cameras and monument sign!
- = Offered on a **Ground Lease** basis for \$160,000 annually, with final rate subject to the lease terms and Tenant's fiscal strength.



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Demographics

2022 Traffic Count

Lake Mary Blvd: 24,888 AADT

Proximity to Airport

Orlando-Sanford International: 7.3 Miles

2023 Demographics

	<u>1-Mile</u>	<u>5-Mile</u>
Avg. HH Income:	\$105,309	\$97,259
Population:	7,694	452,957
Pop. Growth '10-'23:	21.45%	12.24%



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Aerial



Lake Mary Blvd. is the main thoroughfare in Lake Mary, running from Interstate 4 to the West, past US Hwy 17-92 to the East.

The retail pad is located in the enviable position of the corner outparcel, providing superb exposure at the signalized intersection.

The Oaks at Lake Mary center behind it has stayed almost perpetually leased by tenants such as Planet Fitness, Tijuana Flats, Pizza Hut, Family Dollar & Sherwin Williams.



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Lake Mary Synopsis

Lake Mary has evolved from a quiet suburb of Orlando into the cosmopolitan sister city to Sanford.

Known as the “City of Lakes,” Lake Mary’s residents enjoy an extremely high quality of life. This thriving region features numerous luxury home communities, manicured golf courses, and abundant natural resources.

Seminole County public schools repeatedly enjoy high rankings nationally, and recreational and cultural opportunities abound, so it’s no surprise growth since 2010 has been almost 30%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.

Considering all of these attributes, it’s understandable why *Family Circle* named Lake Mary #7 of the “Country’s 10 Best Towns” and *CNN/Money Magazine* named Lake Mary the 4th “Best Place in the Country” to live!



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