

Oaks at Lake Mary -
Eastern Outparcel
Site for Ground Lease

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

.67^{+/-} Acre Directly on Lake Mary Blvd.



Quest Company
Commercial Real Estate Services

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Aerial – Property Location



In addition to prominent exposure directly on busy Lake Mary Blvd, the outparcel offers convenient proximity to Interstate 4. Additionally, the side street, Longwood-Lake Mary Road, is well-traveled by local residents.



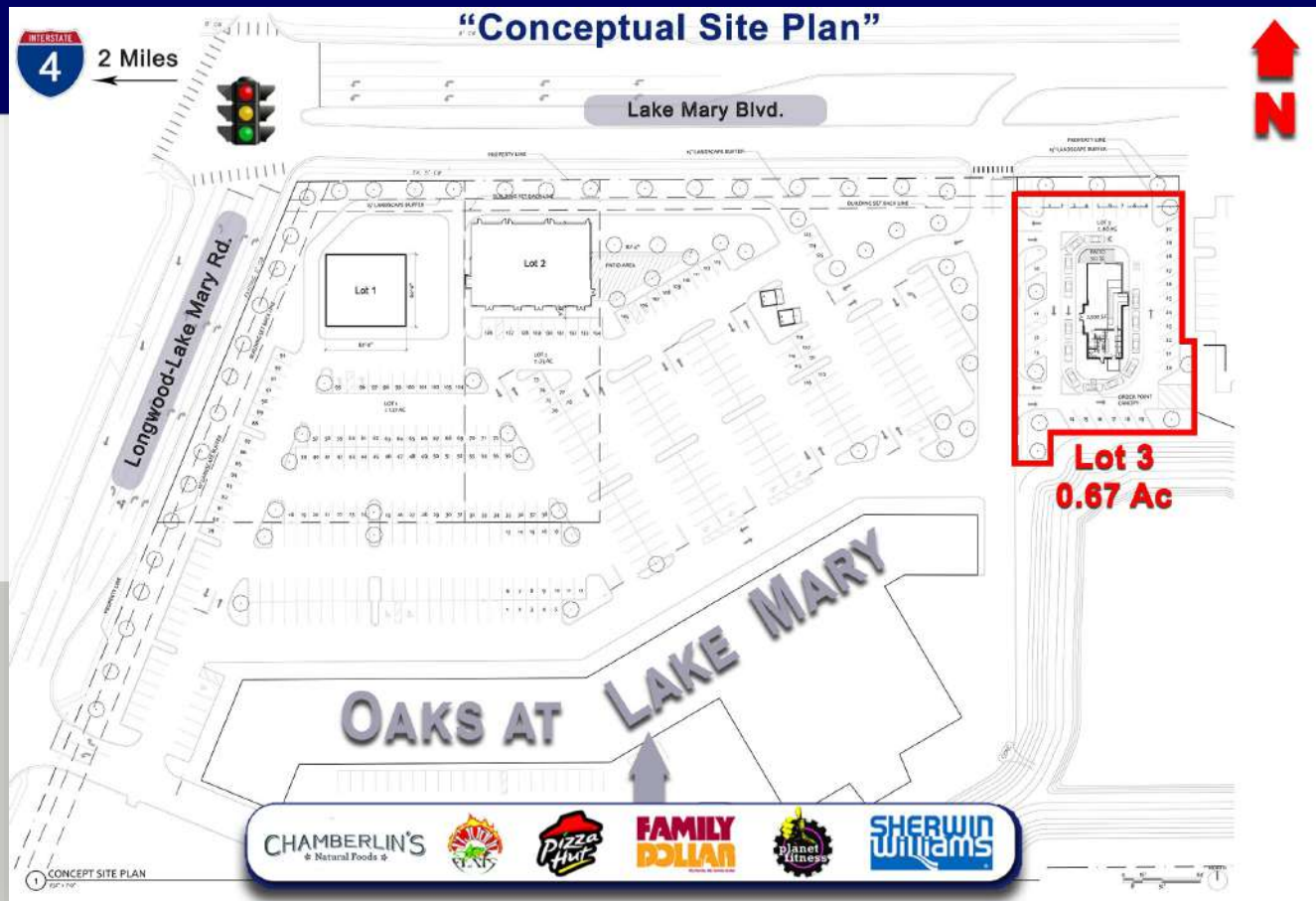
Aerial – Overhead



Street View



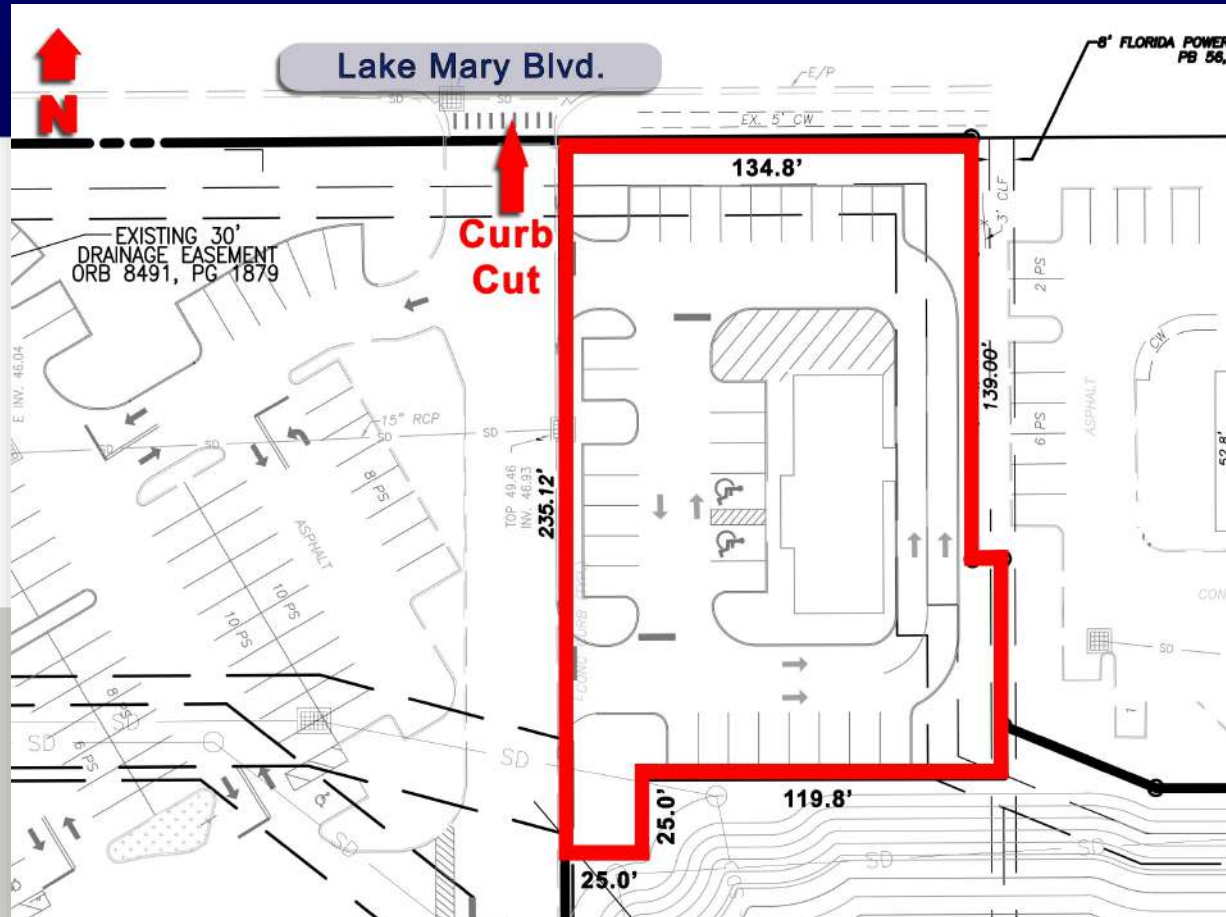
Conceptual Site Plan - Macro



"Proposed Retail" depicted within Oaks Centre [Lots 1 & 2] is proposed, but not guaranteed.
Prospects are encouraged to conduct their own due diligence.



Conceptual Site Plan - Micro



Configuration of outparcel is conceptual, but NOT guaranteed.
Prospects are encouraged to conduct their own due diligence.



Property Description | Demographics

- **Approx. 0.67-Acre^{+/-} outparcel** for ground lease with frontage directly on heavily-traveled Lake Mary Boulevard
- Eastern outparcel to The Oaks at Lake Mary, a **thriving 67,146 SF retail center** surrounded by a dense, residential **population of 68,000** within 3 miles.
- **Avg. HH Income of more than \$105,000** and **population growth of 21.5%** within a 1-mile radius since 2010!
- \$200M, mixed-use development across Longwood-Lake Mary Rd. from Oaks Centre serves as an **additional traffic generator**.
- Ground lease rate of **\$85,000 annually**.

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% |



Market Overview

CITY OF LAKE MARY

Located approximately 18 miles north of Orlando, just off Interstate 4, Lake Mary continues to be a location of choice. Among other things, the city is known for its well-planned residential communities, including prestigious Heathrow, Timacuan and Alaqua. Excellent schools, prominent businesses, a variety of shopping opportunities and outstanding restaurants add to Lake Mary's desirability.

SEMINOLE COUNTY

Seminole County has been the perfect incubator for growth with everything from a new expressway to pre-approved development sites, specialized job training and infrastructure incentives. The median household effective buying income is the highest in the region.

FLORIDA STATE TAX INCENTIVES

Florida boasts no state personal income tax, no state-level ad valorem tax; no inventory tax; no ad valorem tax on goods -in-transit; exemptions from sales tax on manufacturing machinery and equipment used in production; and exemptions from sales tax on purchases of research and development equipment.



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