

OAKS CENTRE OUTPARCELS

2 Retail Pad Options

For Ground Lease

OAKS CENTRE

Lot 1: 1.27-Acre Retail Pad | Lot 2: 0.76-Acre Retail Pad



Quest Company
Commercial Real Estate Services

**Outparcels with
Main Thoroughfare
Frontage**

OAKS CENTRE - LOTS 1 & 2

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OAKS CENTRE - LOTS 1 & 2

Street Views



Facing East

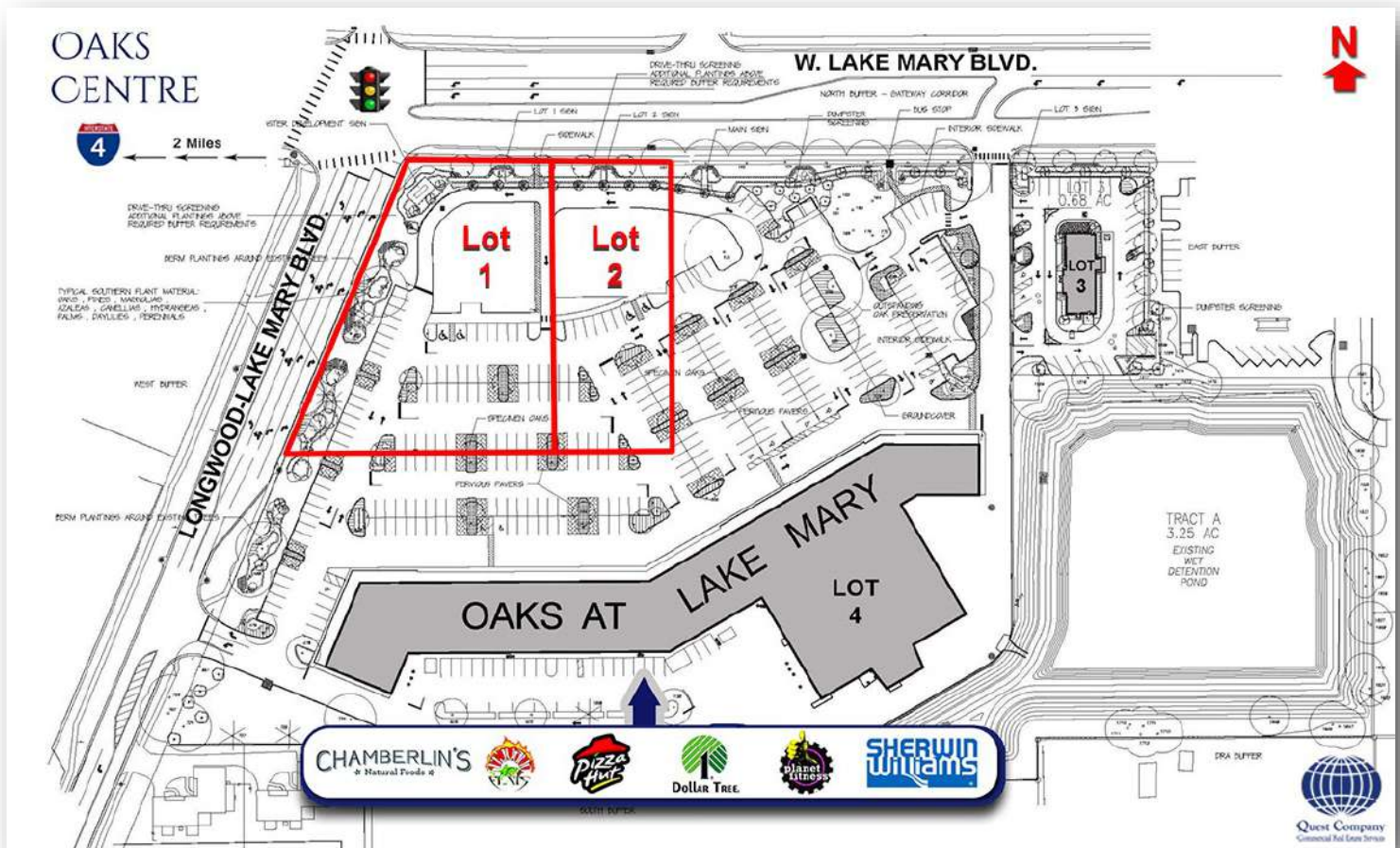


Facing West



OAKS CENTRE - LOTS 1 & 2

Site Plan



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



OAKS CENTRE - LOTS 1 & 2

Plat Map



OAKS CENTRE - LOTS 1 & 2

Aerial View

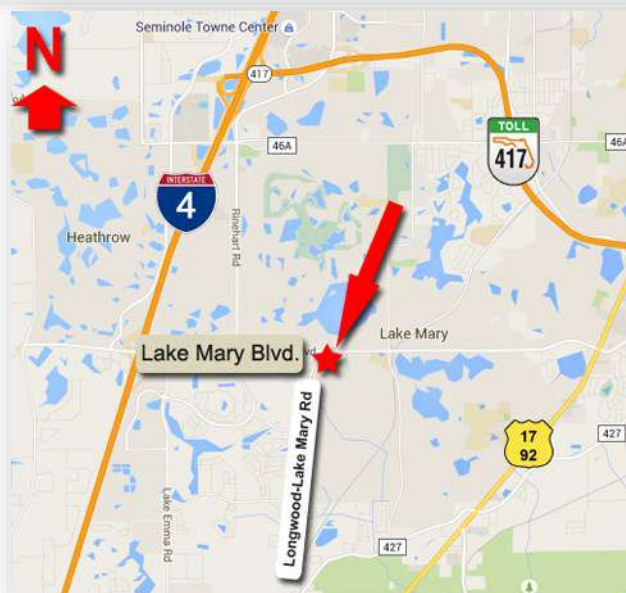


Lake Mary Blvd. is the main thoroughfare in Lake Mary,
running from Interstate 4 to the West, and well past US Hwy 17-92 to the East.



OAKS CENTRE - LOTS 1 & 2

Location Maps



OAKS CENTRE - LOTS 1 & 2

Property Description

-= **Lots 1 & 2 are separately available outparcels** to the popular "Oaks at Lake Mary" shopping center **on Lake Mary Blvd., the main thoroughfare** running from 17-92 to the Interstate.

-= Lot 1 offers **1.27 Acres** at the **signalized corner of busy Lake Mary Boulevard and Longwood-Lake Mary Rd.**

-= Lot 2 is a **0.73-Acre retail pad** immediately East of Lot 1.

-= Oaks at Lake Mary has undergone a **major renovation** with an entirely new façade, lighting, security cameras and monument sign!

-= The City of Lake Mary has enjoyed an **impressive 20.7% growth in population** within 1 mile since 2010, and boasts an **average HH Income of almost \$105,000** in the same radius!

-= Griffin Park Town Center, a **\$200 million, mixed-use project** across the side street, Longwood-Lake Mary Road, serves as an additional traffic generator.

-= Oaks Centre is **only 2 miles from Interstate 4**, and even closer to the **nearby SunRail station**.

-= Offered on a **Ground Lease basis** for \$206,000 annually for Lot 1, and \$124,000 annually for Lot 2.



OAKS CENTRE - LOTS 1 & 2

Demographics

2024 Traffic Count

Lake Mary Blvd: 40,542

Proximity to the Airport

Orlando-Sanford International: 7.3 Miles

2024 Demographics

	<u>1-Mile</u>	<u>5-Mile</u>
Avg. HH Income:	\$103,778	\$97,155
Population:	7,447	161,286
Pop. Growth '10-'23:	20.74%	13.30%



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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 more almost 21%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.

Lake Mary is also home [no pun intended] to several prestigious gated communities such as Heathrow and Alaqua, as well as their country clubs.

Considering all of these attributes, it's understandable why *Family Circle* once 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!



OAKS CENTRE - LOTS 1 & 2

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