

SALE

BAY TREE CENTER

305 Waymont Court Lake Mary, FL 32746



PROPERTY DESCRIPTION

Introducing this prime commercial property offering a 3,000 SF building with 2 units, situated in the dynamic Lake Mary area. Built in 1998 and zoned PUD, this property presents a valuable investment opportunity with enticing growth potential. Currently at 50% occupancy, the flexible layout and strategic location provide a compelling proposition for office building investors seeking to enhance their portfolio or a owner occupant that would like some income from the rented side.

PROPERTY HIGHLIGHTS

- 3,000 SF building
- Two units 1,500 square feet each
- One unit rented to tenant
- Owner is vacating his unit
- Located in Bay Tree Center a Professional office Park

OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	2
Lot Size:	3,000 SF
Building Size:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	440	1,044	3,613
Total Population	1,011	2,450	9,118
Average HH Income	\$96,641	\$106,521	\$112,583

John Wanamaker, CCIM, LEED AP
(386) 456-6650



COLDWELL BANKER
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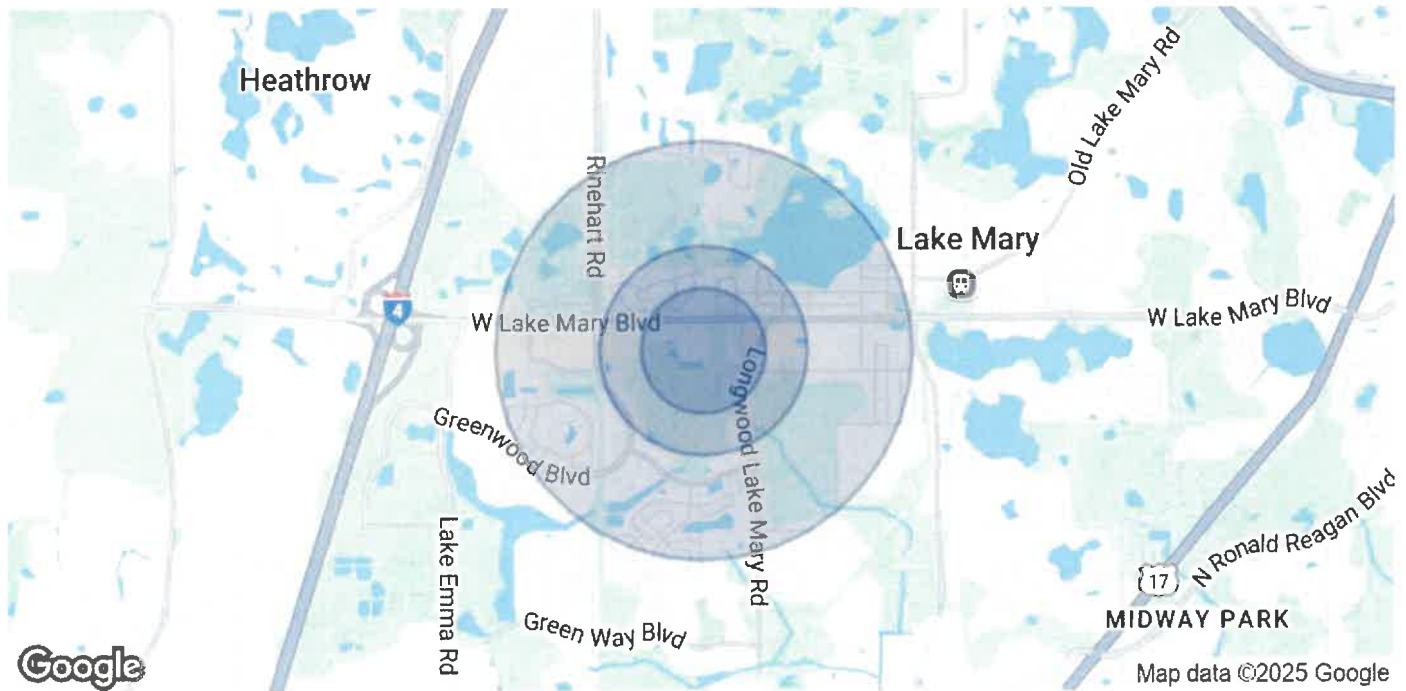


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,011	2,450	9,118
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	440	1,044	3,613
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$96,641	\$106,521	\$112,583
Average House Value	\$491,028	\$475,027	\$412,596

Demographics data derived from AlphaMap

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