

SPECTRUM

REALTY PARTNERS

**5,211 SF +/- MEDICAL OFFICE
WITH ADDITIONAL CONDITIONAL USES
101 N. 8TH STREET, LAKE MARY, FL 32746**



EXCLUSIVELY PRESENTED BY

Ravi K. Bahl

Direct: 407/ 230-6262 Office: 407/ 614-7070

E-mail: SpectrumRP@Gmail.com



SPECTRUM REALTY PARTNERS

PRESENTS

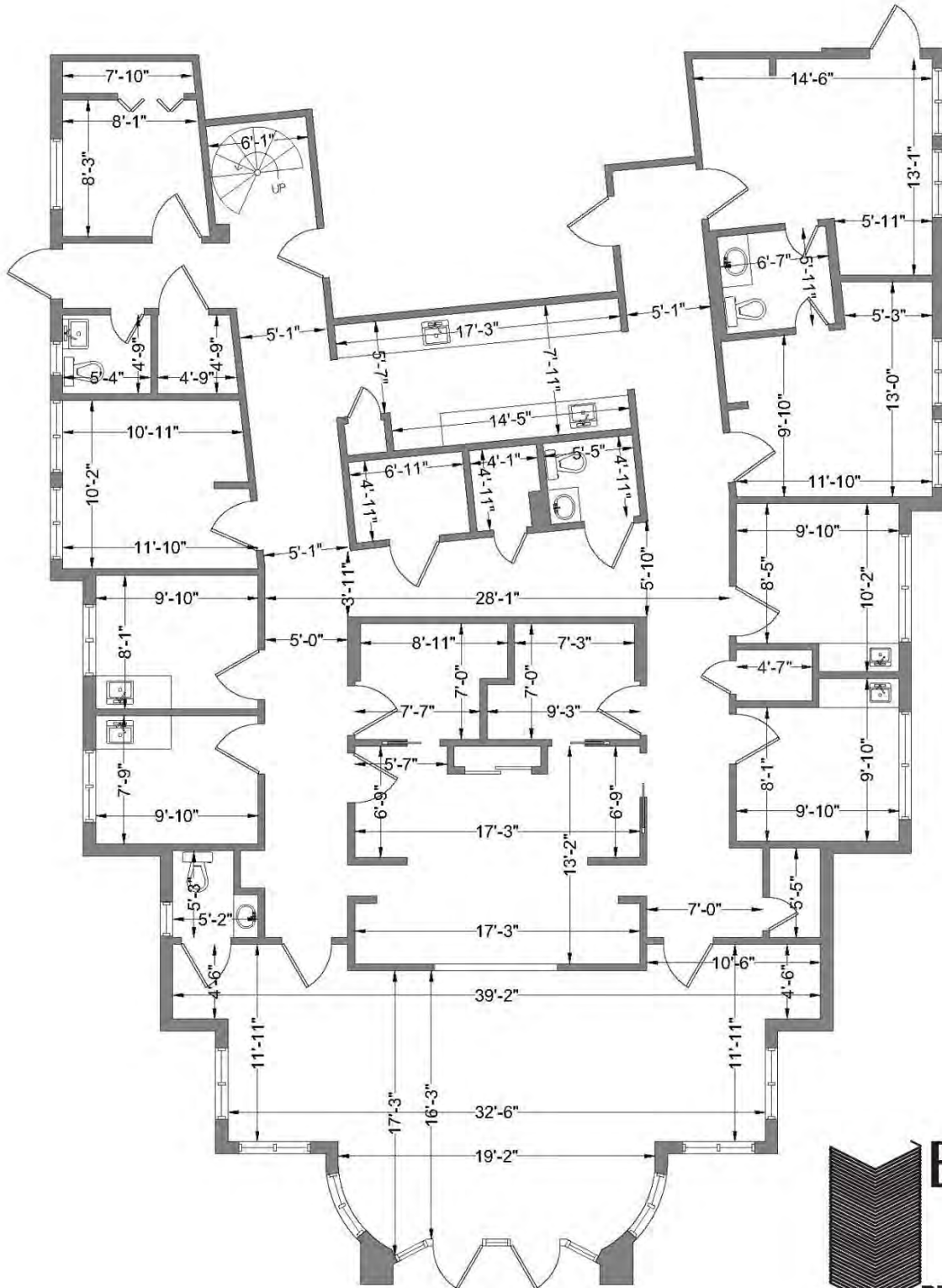
5,211 SF OFFICE BUILDING LAKE MARY, FLORIDA

- Description:** This multi-use office building has 250 feet frontage and signage on Lake Mary Blvd. and 8th street. Perfect use for a potentially large professional / medical practice or for mixed use with a pharmacy. First floor consists of approximately 4,635 SF with multiple exam rooms and offices. It is divided into larger and smaller sub offices, each with independent access from the front and the rear. There is an interconnecting door allowing the entire space to be used as one large office. The back-office section can be sub-leased as an independent office with its own separate air-conditioning system, utilities and telecommunication equipment. The 2nd floor consists of approximately 576 SF with separate access from the outside by its own staircase, and also from the main office below for additional sub-leasing space. **Please see floor plan on pages 4 and 5 of this offering.**
- Accessibility:** This property has high visibility from the main street, and easily accessed from 8th street and Lake Mary Blvd. Additionally there is signage on Lake Mary Blvd.
- Demographics:** This building is in the heart of Lake Mary with a daily traffic count of 23,500 vehicles per day. Strategically located only 2 miles to Interstate-4 and 4 miles to Central Florida ring road SR 417. Average household income of \$114,000+ within 3 miles and 117,000+ daytime employees.
- Nearby Major Health Providers & Retailers:** Orlando Health Hospital, AdventHealth Emergency Facility (including their Centra Care unit), Nemours Children Health, Sonata Assisted Living, plus a large number of Physicians offices - both primary care and specialty care. Home Depot, Target, Publix, Winn-Dixie, Fresh Market, Academy Sports, PetSmart, Home Goods, Hobby Lobby, Chipotle.
- Location:** The subject property is in prestigious Lake Mary in Seminole County which is consistently ranked the number one county in Central Florida. It is approximately five minutes from Interstate 4; 20 minutes to downtown Orlando to the south and an additional 10 minutes to Universal Studios and other major tourist attractions. To the north of the property are the beaches; New Smyrna Beach and Daytona Beach areas are approximately 30 minutes away. Nearby employers include the national headquarters for AAA. Other notable employers are Deloitte, Mitsubishi Power Systems, Axium Healthcare, Convergys, NCR, Symantec, Verizon, Fiserv. The newly expanded Orlando-Sanford Airport is directly down Lake Mary Blvd. Seminole County schools are ranked among the best in Central Florida.
- Soil Conditions:** It is assumed that the soil is of sufficient load-bearing capacity to support further development. The property appears to be adequately drained.
- Zoning:** PO Professional Office with Conditional Uses. **Please see page 15 for additional details.**
- Folio:** 02-20-30-503-4800-00MO Seminole County, Florida.
- Price:** **\$1,795,000**

This information is believed to be accurate but is not guaranteed. The listing and/or selling broker(s) or the sellers are not responsible for misstatements of facts, error or omission, prior sale, changes of price or withdrawal from the market without notice. Interested parties are strongly advised to independently verify this information through personal inspection or with appropriate professionals. Both Buyer and Seller acknowledge that Spectrum Realty Partners has neither represented nor warranted the truth or accuracy of any of the facts, figures, books, records, memoranda, financial information, or other information of any nature or kind concerning the operations of the Seller and that Spectrum Realty Partners shall not be liable if said information proves to be false, misleading or fraudulent. The parties acknowledge that the Broker has only been a conduit of information.

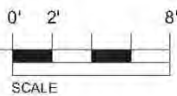


Floor Plan - 1st Floor



ANSI/BOMA Z65.1-2017

101 N. 8 STREET
LAKE MARY, FL



AUGUST 23, 2022

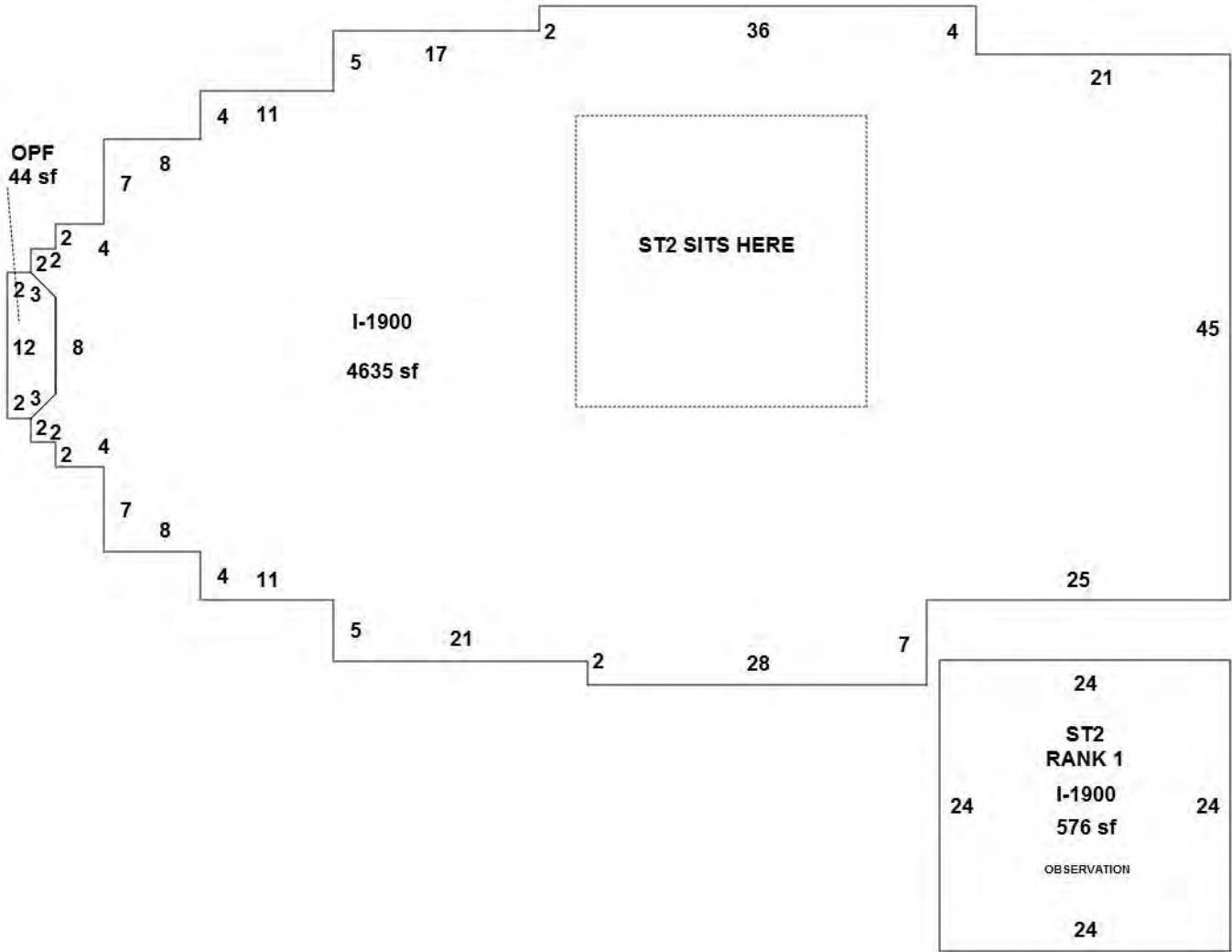
4,635 SF



B.Doc
BUILDING
DOCUMENTATION
SPECIALISTS

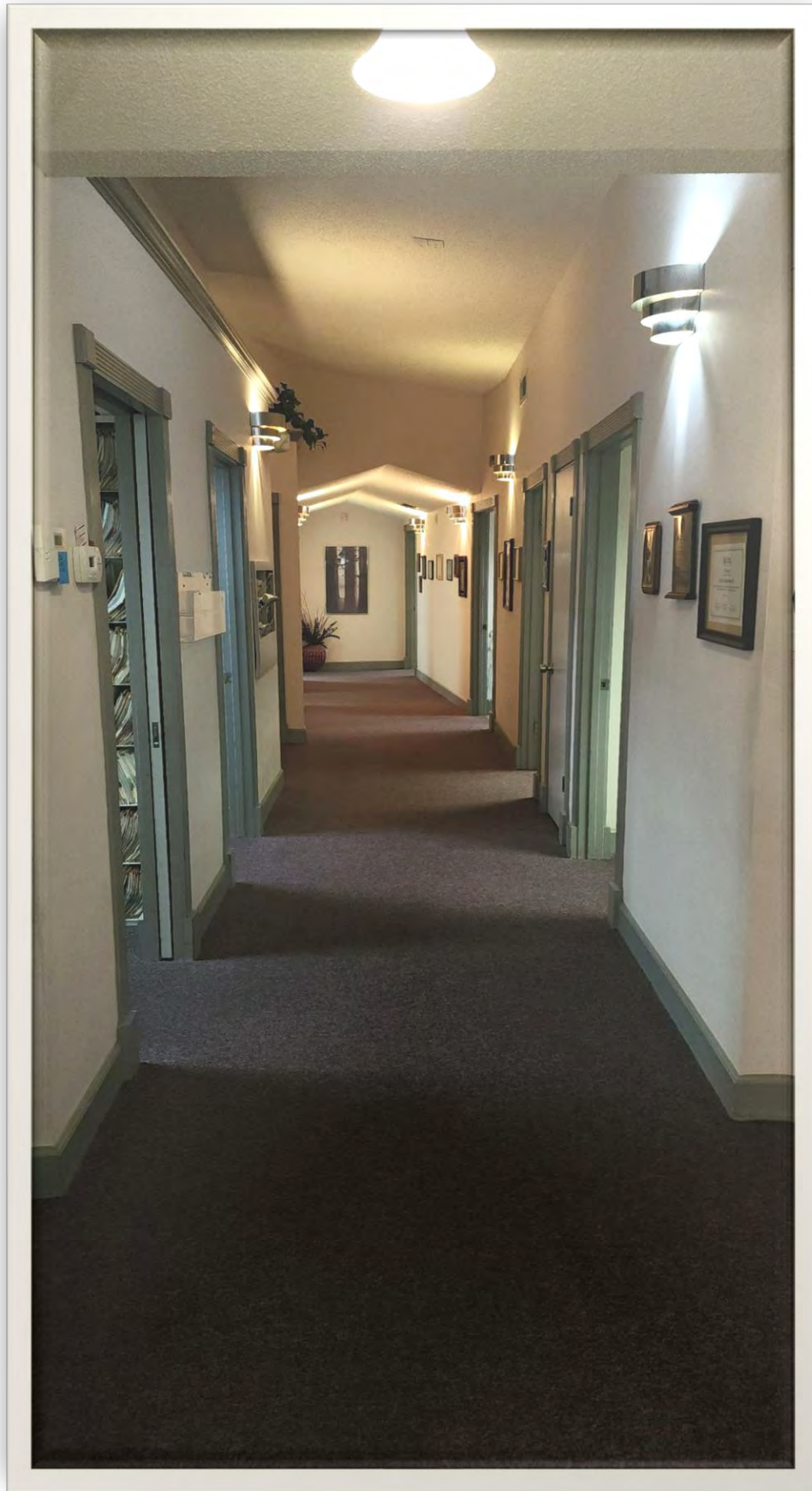
9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net

Seminole County Building Information



















Zoning: City of Lake Mary

§ 154.62 PO PROFESSIONAL OFFICE.

(A) Description of district.

(1) This district is established in order to identify and provide for geographic areas within the city that are appropriate for the development and maintenance of an office-oriented environment. The purpose of this district is to provide professional services at the neighborhood and community level. It is often located in areas undergoing transition from residential uses. The PO District is designed to be compatible with residential uses.

(2) Certain limited commercial uses are permitted as conditional uses in demonstrated support of office uses. Areas of the city for which this zoning category is appropriate are designated on the land use map of the comprehensive plan as commercial, industrial, or the downtown district.

(B) Permitted and conditional uses. No building or land in the PO District shall be used, and no building shall be hereafter erected, structurally altered, or enlarged, except for the permitted and conditional uses listed below. Conditional uses are permitted only after approval, in accordance with §§ [154.70](#) through [154.73](#).

(1) Permitted uses:

(a) Professional offices offering consulting services, such as architects, attorneys, engineers, accountants, doctors, dentists, and the like.

(b) Real estate offices.

(c) Financial institutions without drive-in facilities.

(d) Churches.

(e) Other uses which are similar or compatible and which promote these intents and purposes.

(2) **Conditional Uses:**

(a) Pharmacies.

(b) Child Care centers.

(c) Community services and facilities.

(d) Living quarters in conjunction with PO use.

(e) Clinics that do not include overnight treatment or housing of patients.

(f) Any permitted use requiring a structure exceeding the maximum allowable building height.

(g) Parking garages.

(h) Instructional studios.

(C) Site development standards. All PO land uses are subject to site plan approval in accordance with [Chapter 156](#). The following standards are also hereby established to maintain the purpose of the district, to promote the functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, and to otherwise protect the public health, safety, and general welfare:

(1) Access requirements must comply with [Chapter 155](#), Appendix A, Street System Requirements.

(2) Minimum setbacks and buffers shall conform to [Chapter 157](#), but in no case shall the minimum building setback be less than 25 feet from any property line or right-of-way.

(3) Maximum building height:

(a) 30 feet when adjacent to single family residential property.

(b) 40 feet when not adjacent to single family residential property.

(D) Off-street parking. Off-street parking shall be provided in accordance with [Chapter 155](#).

(E) Additional requirements.

(1) All PO uses must conform to applicable setback, landscape, and buffer requirements.

(2) Lakefront regulations are included in § [154.12](#).

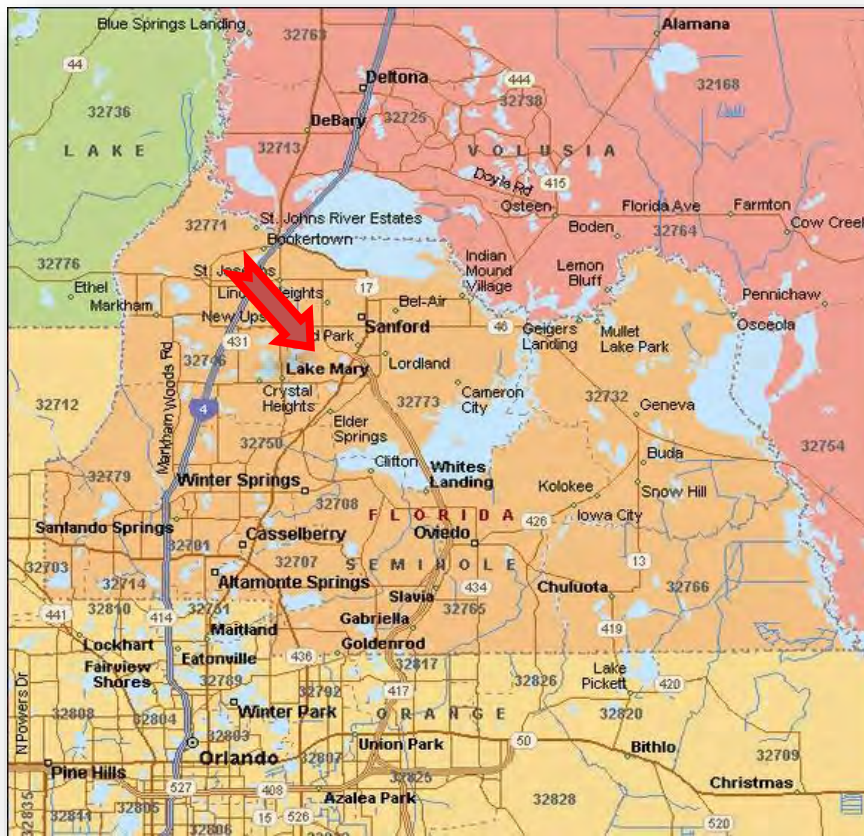
(3) School location, regulations and requirements are included in § [154.68](#).

(Ord. 241, passed 11-27-85; Am. Ord. 594, passed 3-5-92; Am. Ord. 773, passed 11-2-95; Am. Ord. 848, passed 8-14-97; Am. Ord. 990, passed 8-3-00; Am. Ord. 1120, passed 3-4-04; Am. Ord. 1219, passed 11-2-06) Penalty, see § [154.999](#)

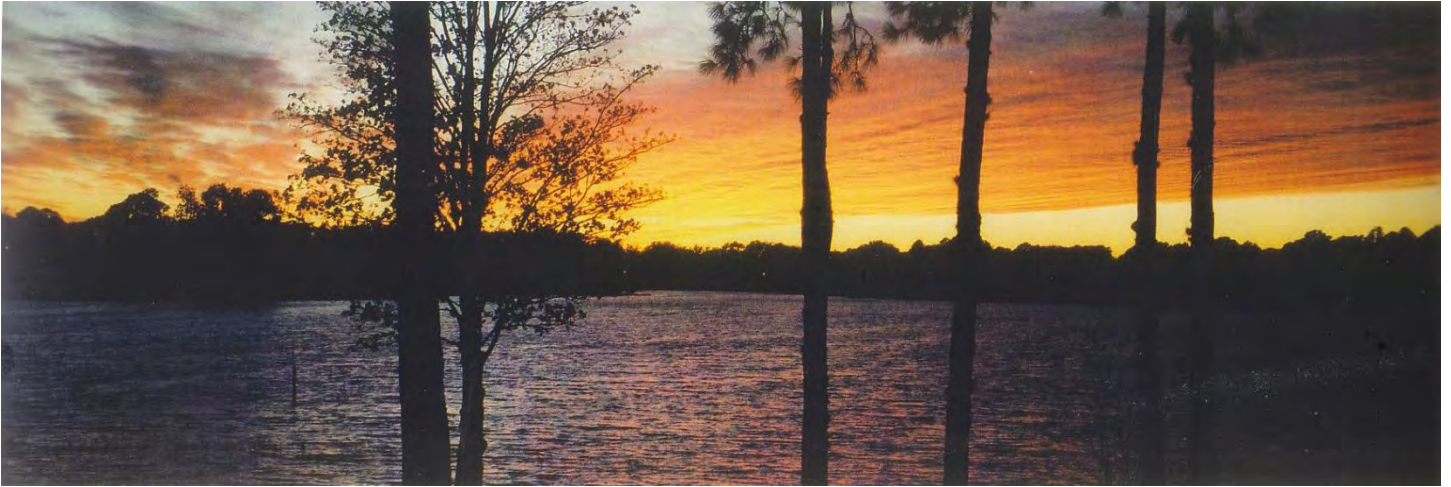
FLORIDA STATE MAP



REGIONAL MAP



DEMOGRAPHICS - ZIP CODE 32746



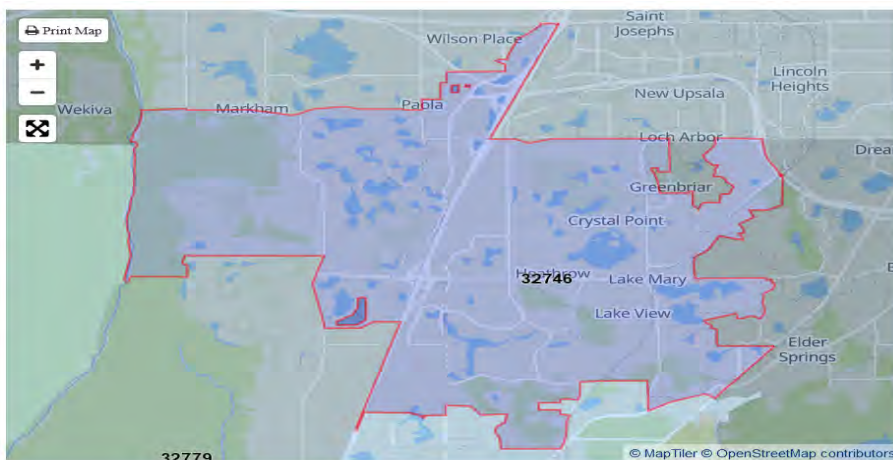
Stats and Demographics for the 32746 ZIP Code

ZIP code 32746 is located in central Florida and covers a slightly less than average land area compared to other ZIP codes in the United States. It also has a slightly higher than average population density.

The people living in ZIP code 32746 are primarily white. The number of people in their late 20s to early 40s is extremely large while the number of middle aged adults is extremely large. There are also a slightly higher than average number of families and a slightly less than average number of single adults. The percentage of children under 18 living in the 32746 ZIP code is slightly higher than average compared to other areas of the country.

For more information, see [Lake Mary, FL population](#).

Population	40,571	Land Area	22.07 sq mi
Population Density	1,838 people per sq mi	Water Area	1.50 sq mi
Housing Units	17,700	Occupied Housing Units	15,986
Median Home Value	\$245,100	Median Household Income	\$75,344



ZIP Code 32746

- Population
- Real Estate
- Employment
- Schools

Post Office City:	Lake Mary, FL (View All Cities)
Neighborhood:	Lake Mary
County:	Seminole County
Timezone:	Eastern (2:29pm)
Area code:	407 (Area Code Map)
Coordinates:	28.76, -81.36 ZIP (~4 mile radius)

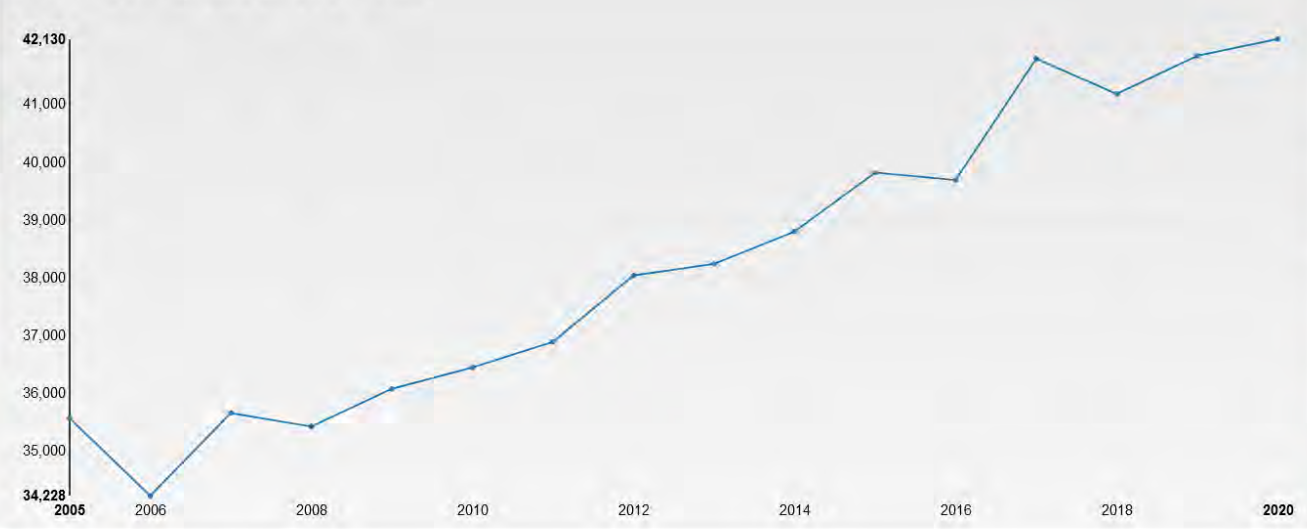
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Cities in ZIP code 32746

The list below includes the cities that the US Post Office accepts for ZIP code 32746. The preferred city may not be the city in which the ZIP is located. The city for 32746 is usually the name of the main post office. When mailing your package or letter, always include the preferred or acceptable cities. Using any city in the list of unacceptable cities may result in delays.

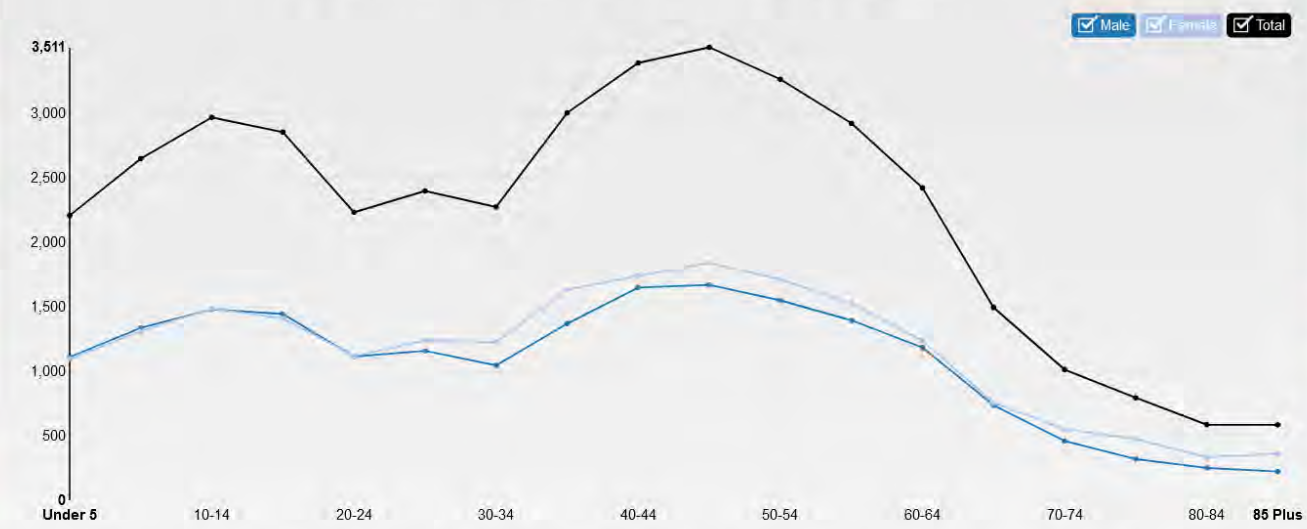
Primary/preferred city: Lake Mary, FL
Acceptable: Heathrow

Estimated Population over Time



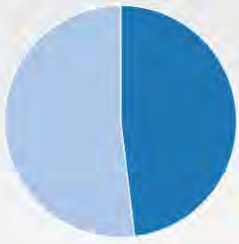
Total Population by Age

Median Age: 40 Male Median Age: 39 Female Median Age: 40



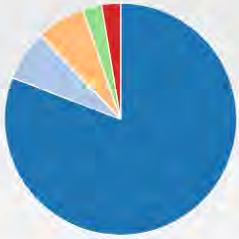
	Under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85 Plus
Male	1,111	1,338	1,481	1,444	1,115	1,159	1,047	1,370	1,650	1,670	1,550	1,395	1,185	738	461	321	252	224
Female	1,097	1,310	1,487	1,410	1,118	1,239	1,227	1,633	1,740	1,841	1,713	1,527	1,237	757	553	474	335	362
Total	2,208	2,648	2,968	2,854	2,233	2,398	2,274	3,003	3,390	3,511	3,263	2,922	2,422	1,495	1,014	795	587	586

Gender



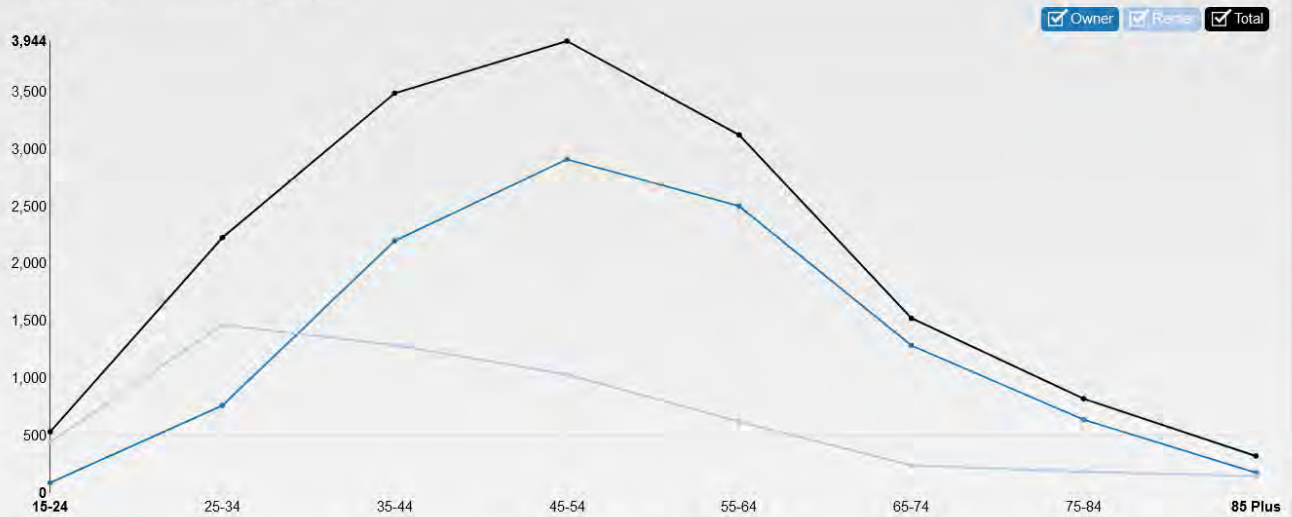
Male	19,511	48%
Female	21,060	52%

Race



White	32,789	80.8%
Black Or African American	2,802	6.9%
American Indian Or Alaskan Native	107	0.3%
Asian	2,713	6.7%
Native Hawaiian & Other Pacific Islander	9	0.0%
Other Race	1,089	2.7%
Two Or More Races	1,062	2.6%

Head of Household by Age



	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85 Plus
Owner	88	762	2,200	2,911	2,503	1,286	639	175
Renter	444	1,466	1,289	1,033	622	239	183	146
Total	532	2,228	3,489	3,944	3,125	1,525	822	321

Real Estate and Housing

ZIP code 32746 has a slightly less than average percentage of vacancies. The Census also indicates that there are one or more nursing homes and universities nearby.

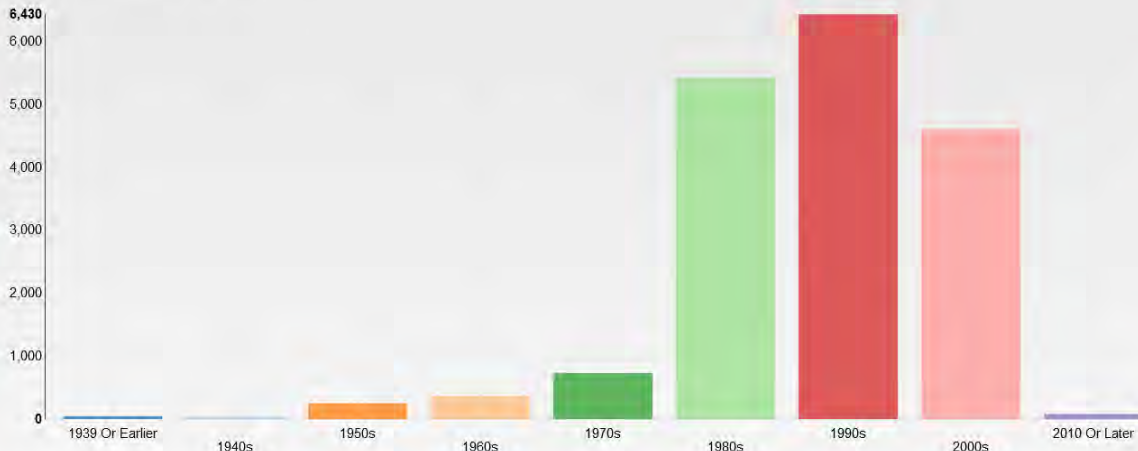
The majority of household are owned or have a mortgage. Homes in ZIP code 32746 were primarily built in the 1990s or the 1980s. Looking at 32746 real estate data, the median home value of \$245,100 is high compared to the rest of the country. It is also extremely high compared to nearby ZIP codes. So you are less likely to find inexpensive homes in 32746. Rentals in 32746 are most commonly 2 bedrooms. The rent for 2 bedrooms is normally \$1,000+/month including utilities. 3+ bedrooms are also common and rent for \$1,000+/month. Prices for rental property include ZIP code 32746 apartments, townhouses, and homes that are primary residences.

Housing Type



In Occupied Housing Units	40,438	99.7%
Correctional Facility For Adults	0	0.0%
Juvenile Facilities	0	0.0%
Nursing Facilities	109	0.3%
Other Institutional	0	0.0%
College Student Housing	18	0.0%
Military Quarters	0	0.0%
Other Noninstitutional	6	0.0%

Year Housing was Built



Housing Occupancy



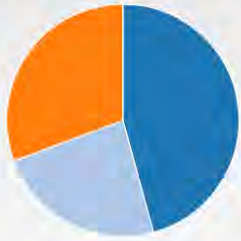
Owned Households With A Mortgage	8,673	49%
Owned Households Free & Clear	1,891	11%
Renter Occupied Households	5,422	31%
Households Vacant	1,714	10%

Vacancy Reasons



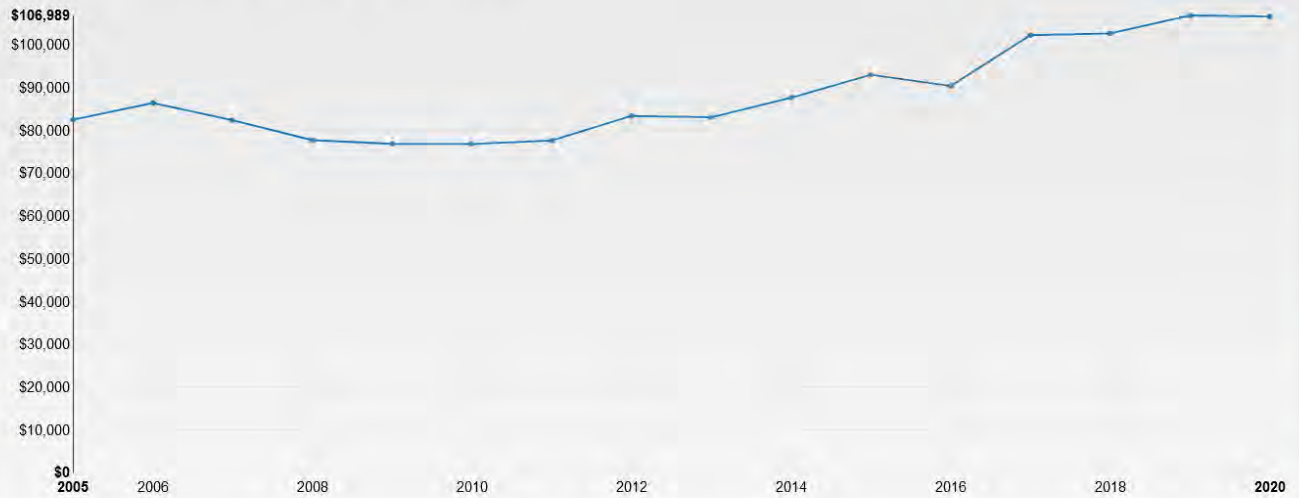
For Rent	746	43.5%
Rented & Unoccupied	13	0.8%
For Sale Only	349	20.4%
Sold & Unoccupied	46	2.7%
For Season Recreational Or Occasional Use	212	12.4%
For Migrant Workers	0	0.0%
Vacant For Other Reasons	348	20.3%

Employment Status

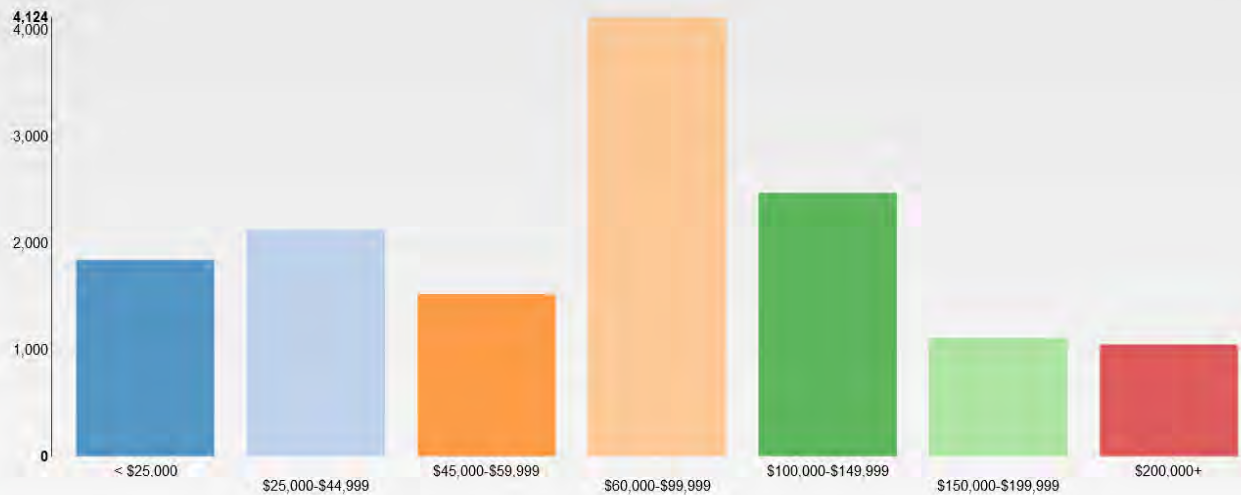


Employment Status	Count	Percentage
Worked Full-time with Earnings	15,108	46%
Worked Part-time with Earnings	7,778	24%
No Earnings	10,137	31%

Average Household Income over Time



Household Income

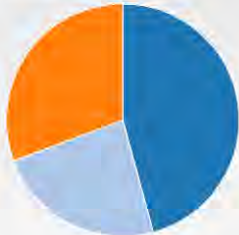


Employment, Income, Earnings, and Work

The median household income of \$75,344 is compared to the rest of the country. It is also compared to nearby ZIP codes. So 32746 is likely to be one of the nicer parts of town with a more affluent demographic.

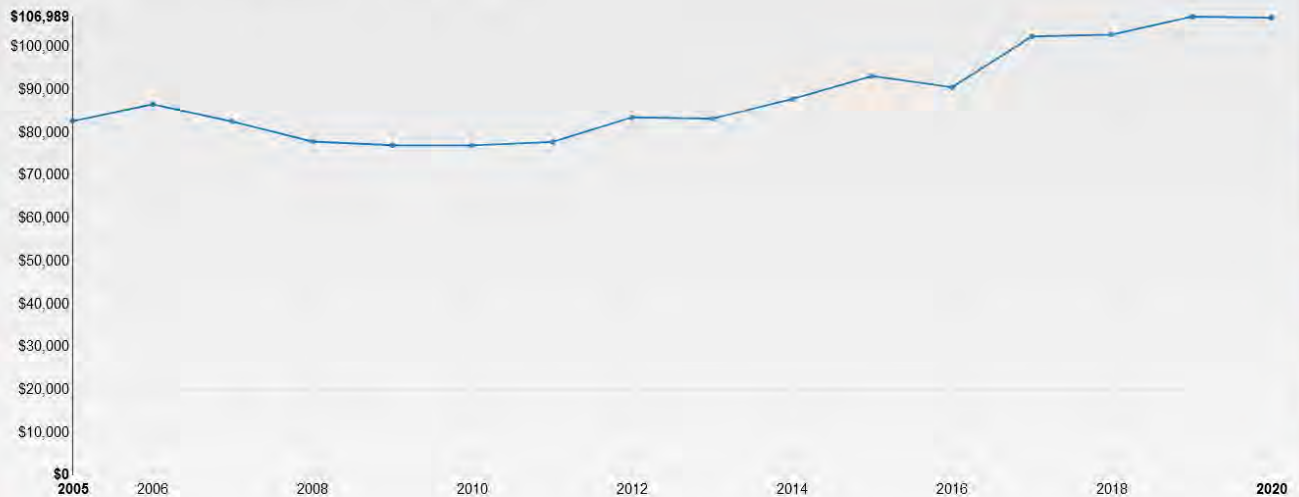
As with most parts of the country, vehicles are the most common form of transportation to places of employment. In most parts of the country, the majority of commuters get to work in under half an hour. Most commuters in 32746 can expect to fall in that range. There are a slightly smaller percentage of employees that have to travel over 45 minutes to reach their place of employment.

Employment Status

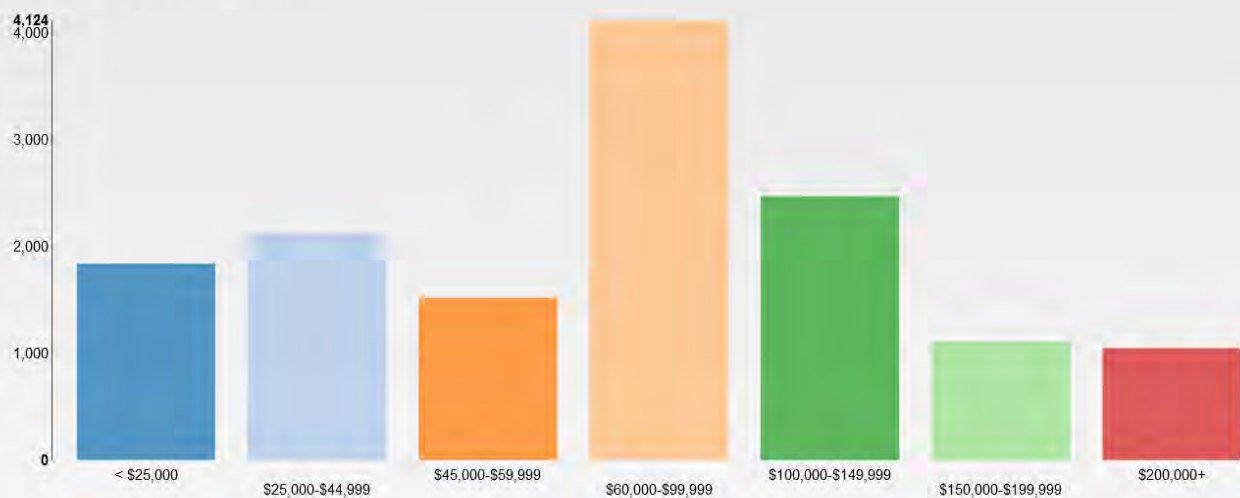


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Worked Part-time with Earnings	7,778	24%
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Average Household Income over Time



Household Income



Household Investment Income

Percent of Households Receiving Investment Income



Average Income per Household by Income Source



* Only taxable income is reported.

Household Retirement Income

Percent of Households Receiving Retirement Income

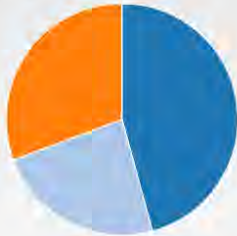


Average Income per Household by Income Source



* Only taxable income is reported.

Source of Earnings



Source of Earnings	Count	Percentage
Worked Full-time with Earnings	15,108	46%
Worked Part-time with Earnings	7,778	24%
No Earnings	10,137	31%

Source: <https://www.unitedstateszipcodes.org/32746/#stats>

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This proposal has been prepared by Spectrum Realty Partners and has been reviewed by the owner of the property. The proposal has been prepared in part based upon information supplied by the owner and in part based upon information obtained by Spectrum Realty Partners from sources it deems reasonably reliable. However, the information contained in this proposal does not purport to be comprehensive or all-inclusive and each prospective purchaser is strongly encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective purchaser is encouraged to independently verify the data and consult his or her own legal, financial, engineering, appraisal, and environmental advisors for independent evaluation of the property. No warranty or representation, express or implied, is made by the owner, Spectrum Realty Partners or their representatives, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective purchasers.

This proposal may contain economic projections and other data concerning the performance affecting this property. All matters relating to the accuracy or completeness of such economic projections should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer.

The owners and Spectrum Realty Partners expressly reserve the right, at their sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Owners shall have no legal commitment or obligation to any purchaser reviewing this information making an offer to purchase the property, unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner and any conditions to owner's obligation thereunder have been satisfied or waived. Spectrum Realty Partners is not authorized to make any representation or agreements on behalf of the owner.

The information contained herein is confidential and intended exclusively for the use of prospective buyers. Further dissemination of this information is strictly prohibited with prior approval of the owner and/or Spectrum Realty Partners.

At the closing of the sale, all parties to the contract are advised that additional costs may be required in the form of closing costs. Some of the known major closing cost items are: state documentary stamps, title insurance policy, attorney's fee, appraisal, survey, environmental studies, loan fees, recording of deed, intangible tax, insurance, escrow fees and others.

Co-Operating Brokerage

Spectrum Realty Partners welcomes and encourages the participation of co-operating brokers in selling this listing. *Spectrum Realty Partners, LLC, strongly recommends the co-operating brokers to register their prospects.* A co-operating broker will be recognized if he/she is authorized in writing to represent the buyer from the introduction of the property through to the successful consummation of the transaction. Such written authorization and/or registration must be provided to Spectrum Realty Partners at the time marketing material is presented to the co-operating broker. The co-operating broker must either personally deliver the Purchase and Sale Agreement to Spectrum Realty Partners or be named in the Purchase and Sale Agreement. A co-operating broker is also expected to share in the effort to close the transaction.

Closing Costs

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