

For Lease

Renovated Office Space

1,975 - 2,000 SF | \$17.50 - \$18.50 / SF



1270 Upsala Road

Sanford, Florida 32771

Property Highlights

- Legacy Park is a recently renovated, three-story office building totaling 23,700± SF
- Each suite offers a private kitchen with refrigerator, in-suite restroom, secure keypad access, and monitored common areas for added safety
- Modernized in 2019 with redesigned lobby, upgraded bathrooms, new lighting, carpet, paint, and kitchens in every suite
- Prime location at SR 46 & Upsala Rd—just minutes to I-4, SR 417 & SR 429, offering easy access to entire Central Florida area
- Situated among abundant retail, restaurants, and upscale residential neighborhoods
- Monument signage on busy Upsala Road
- CAM charges: \$4.27/SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1260 (First Floor)	\$18.50 SF/yr	2,000
1274 (Third Floor)	\$17.50 SF/yr	1,975



For more information

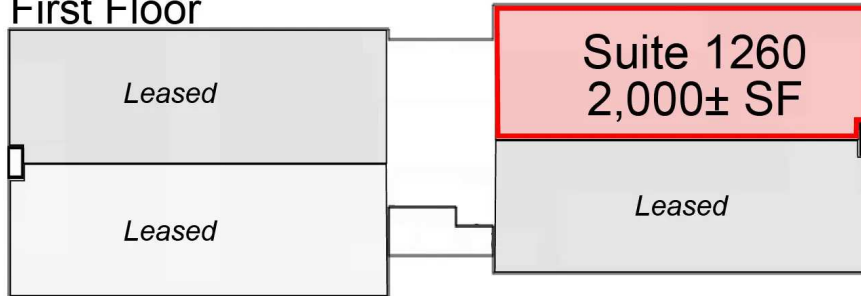
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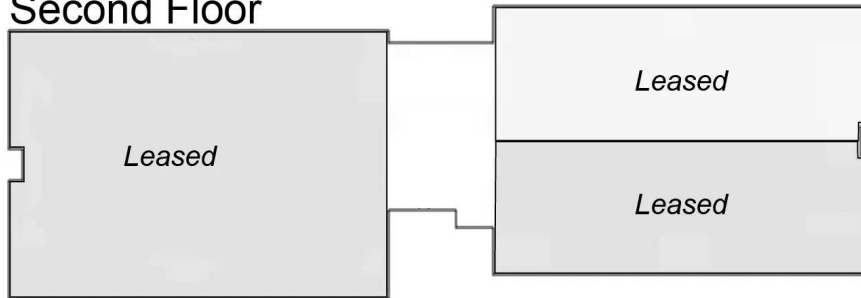
Property Photos



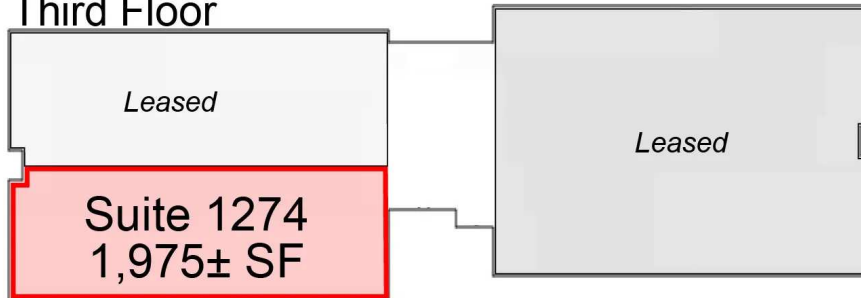
First Floor



Second Floor



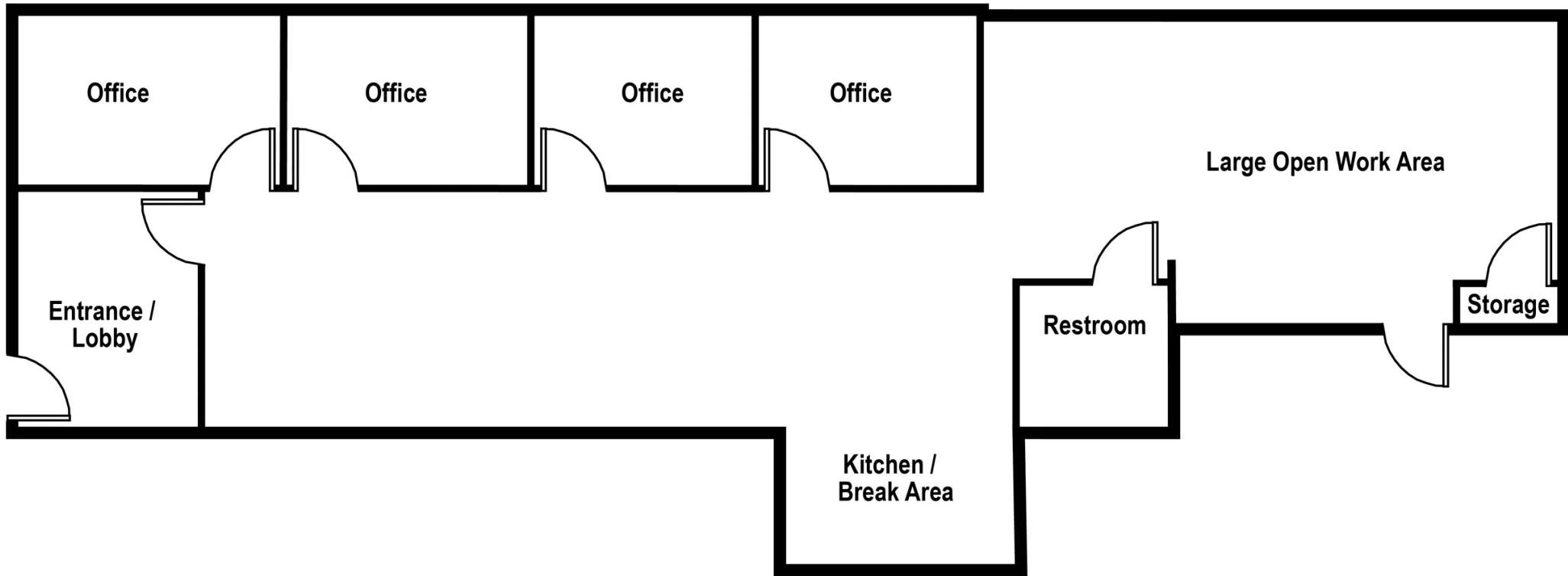
Third Floor



AVAILABLE SPACES

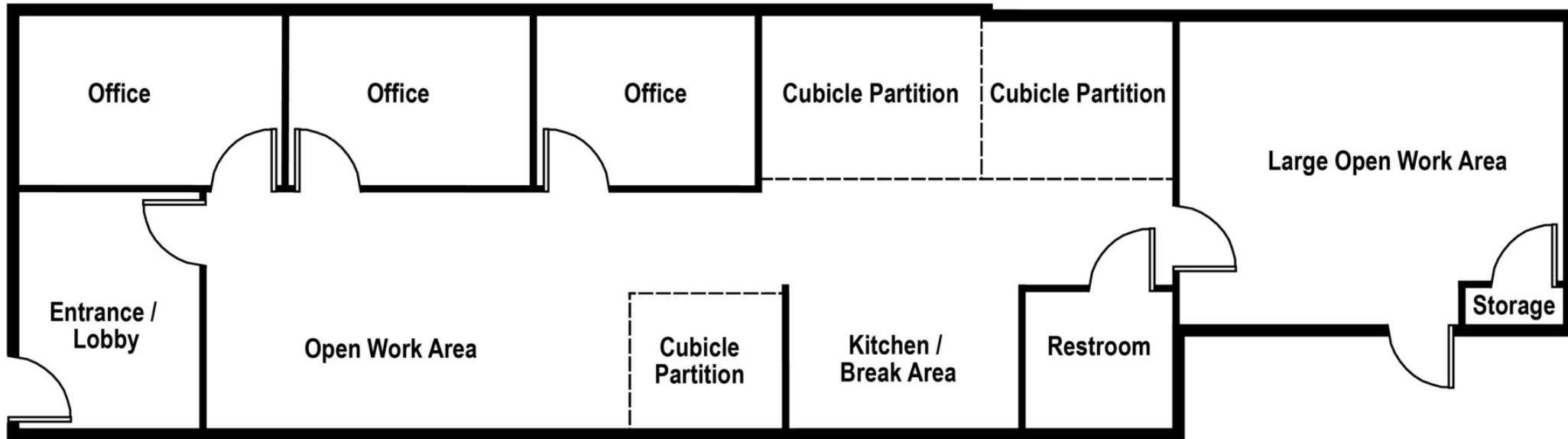
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1260 (First Floor)	2,000 SF	NNN	\$18.50 SF/yr	Available now
1274 (Third Floor)	1,975 SF	NNN	\$17.50 SF/yr	Available in 60 days

Suite 1260 - 2,000± SF (1st Floor)

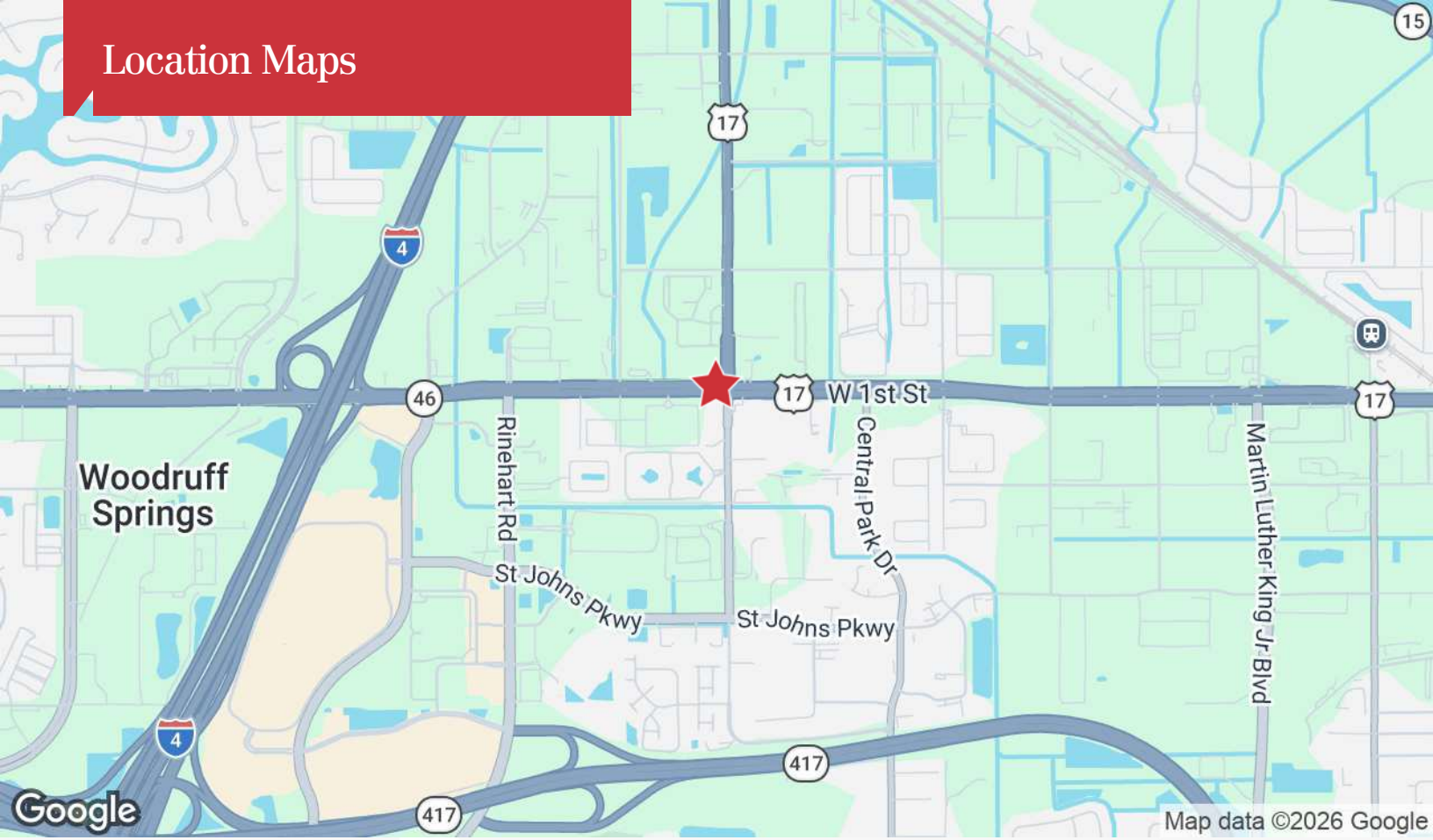


Suite 1274 - 1,975± SF (3rd Floor)

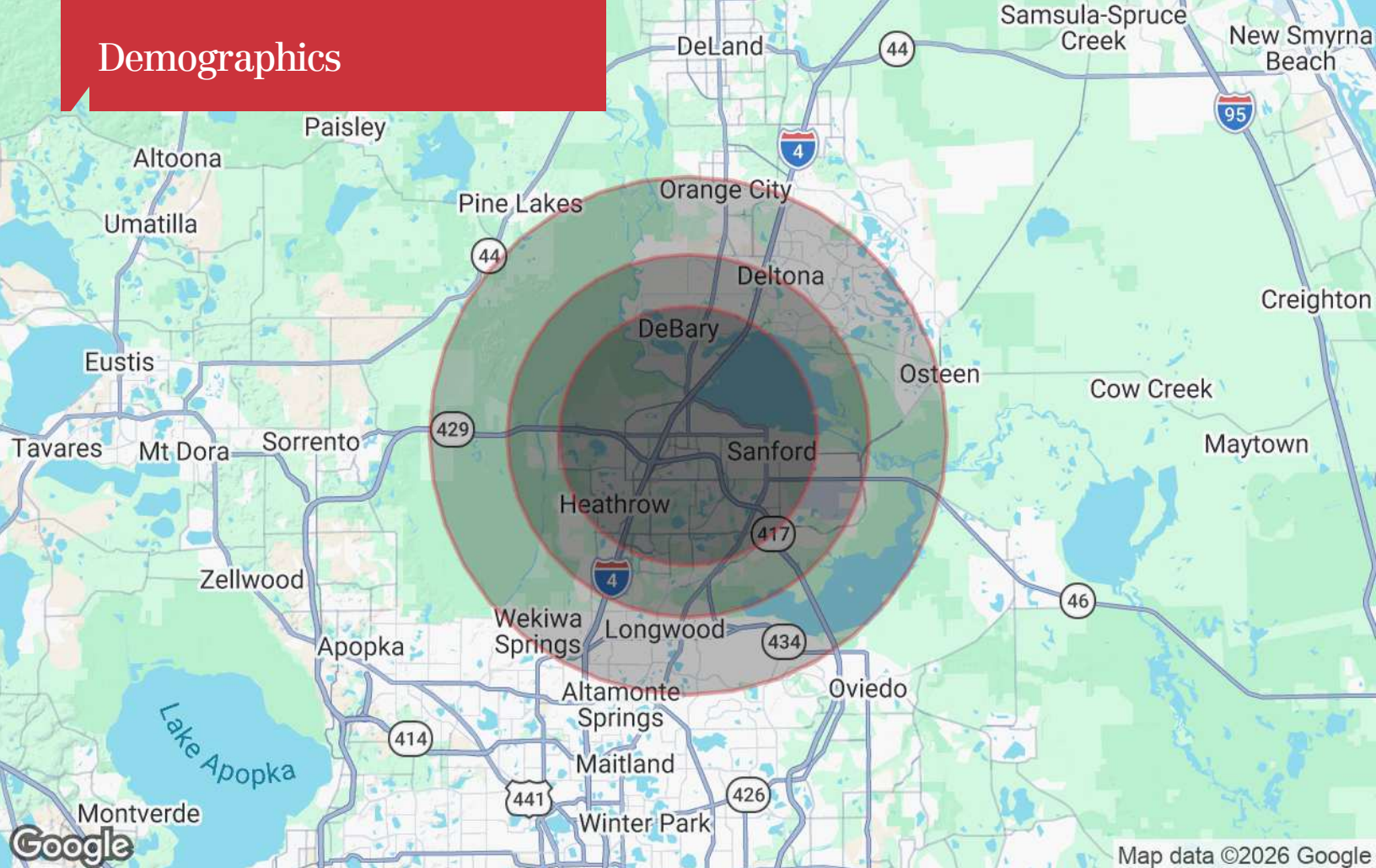
[Click for 3D Virtual Tour](#)



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	120,328	187,311	342,959
MEDIAN AGE	40.3	41.4	41.6
MEDIAN AGE (MALE)	39.2	40.6	40.6
MEDIAN AGE (FEMALE)	41.6	42.3	42.8

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	47,490	72,559	133,564
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$107,946	\$113,734	\$105,755
AVERAGE HOUSE VALUE	\$394,826	\$395,520	\$359,028

* Demographic data derived from 2020 ACS - US Census