

For Lease

Live Oaks Center

620 - 3,100 SF | \$1,220 - \$4,552 per month



102-440 Live Oaks Blvd

Casselberry, Florida 32707

Property Highlights

- 102,340± SF flex park with 6 concrete block buildings
- Flexible office/warehouse configurations
- Grade-level loading with 8' x 8' roll-up doors
- Clear heights: 12' - 18'
- 2.0/1,000 SF parking ratio
- Zoning: CG (Casselberry) - allows broad commercial/light industrial uses
- Monument signage on US Hwy 17-92 and Anchor Road, plus building signage
- Traffic count: 60,000± AADT (FDOT/US Hwy 17-92)
- Located near the intersection of SR 436 and US Hwy 17-92, just east of I-4

Lease Rate: \$14.00-\$20.00 / SF NNN (Op Ex: \$3.62/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
110 Live Oaks Blvd, Bldg 1	\$4,552 per month	3,100
214 Live Oaks Blvd, Bldg 2	\$1,220 per month	620
218 Live Oaks Blvd, Bldg 2	\$3,642 per month	2,480
225 Live Oaks Blvd, Bldg 5	\$4,552 per month	3,100



For more information

Stian Funk

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Property Photos



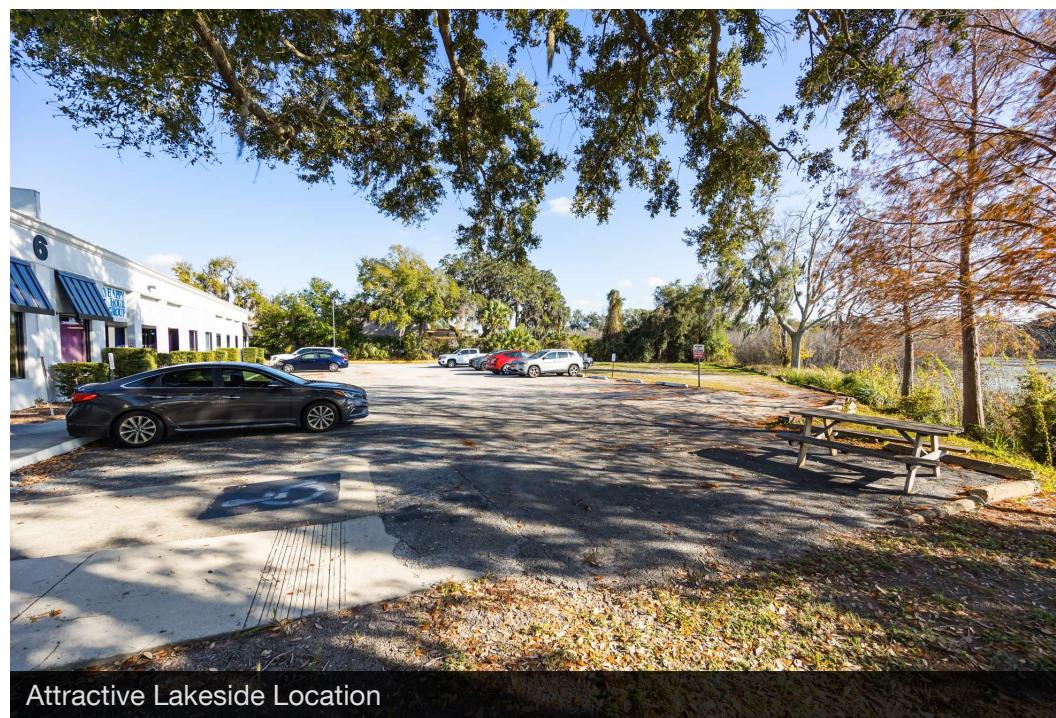
Storefront Entrances



Monument Signage on US Hwy 17-92

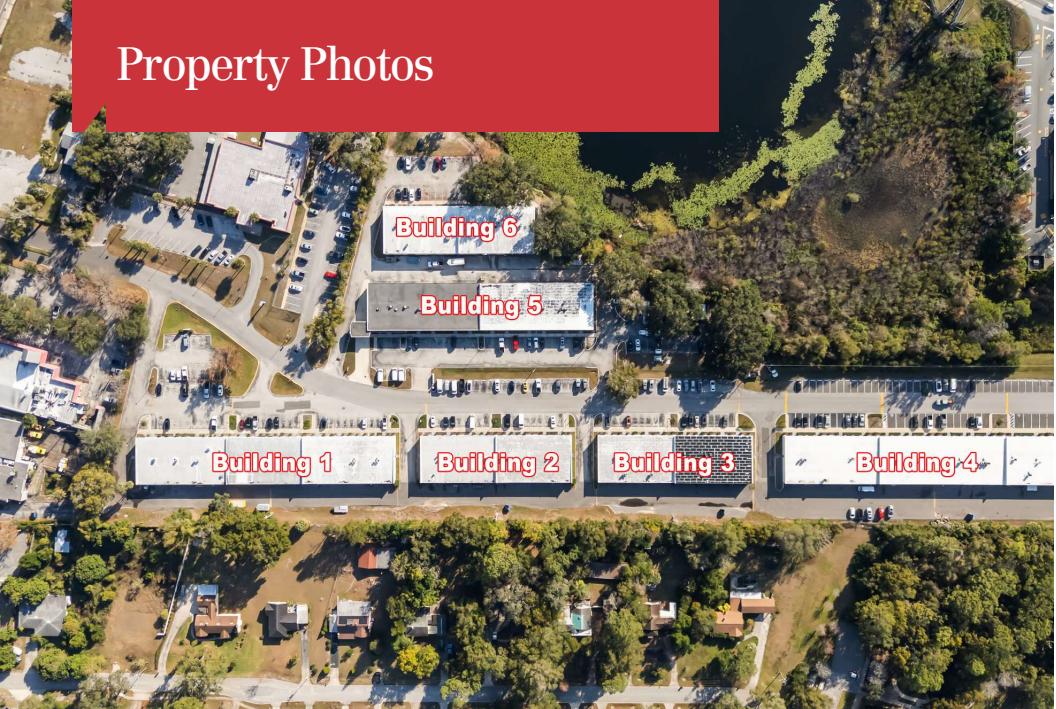


Monument Signage on Anchor Road



Attractive Lakeside Location

Property Photos



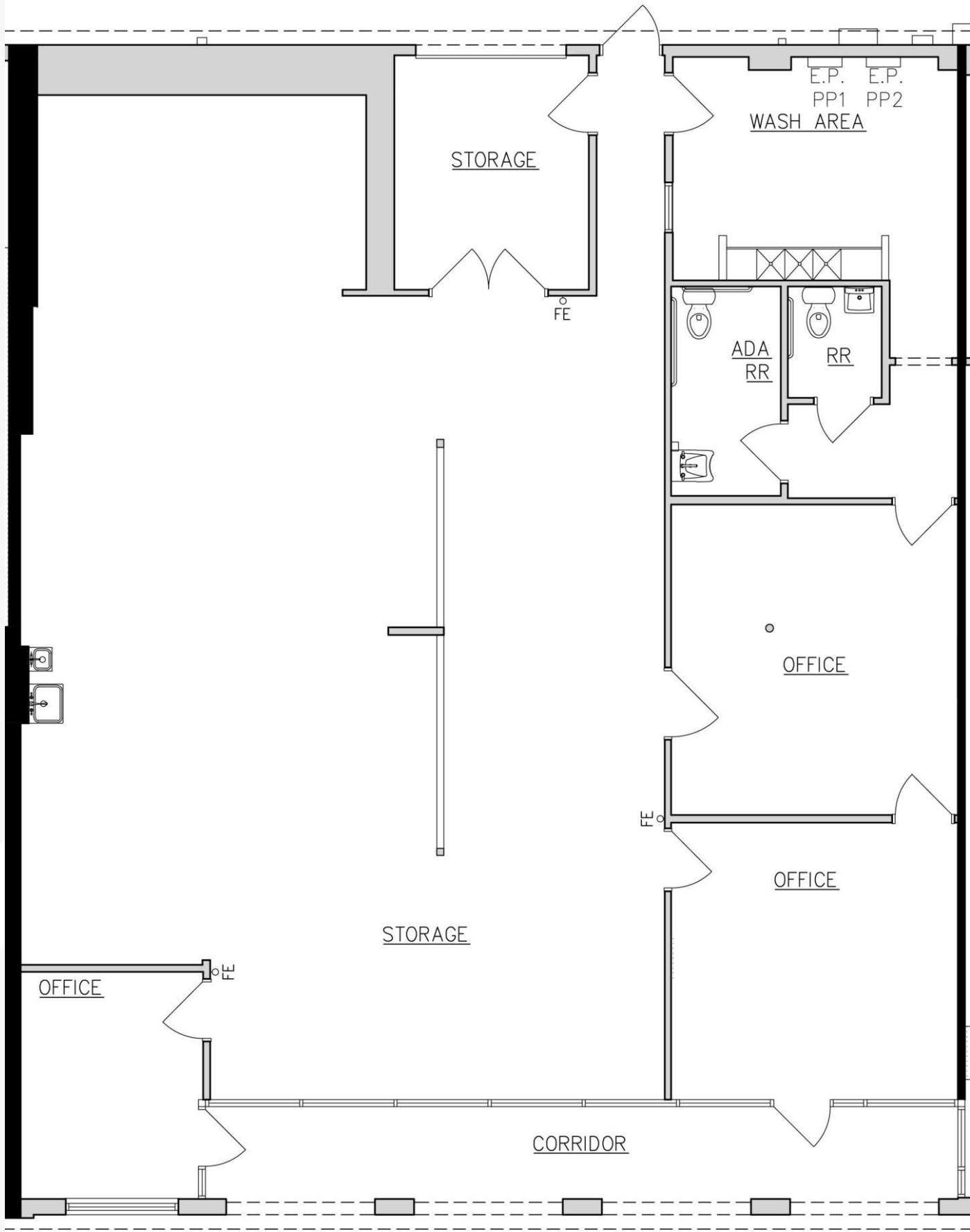
Available Spaces



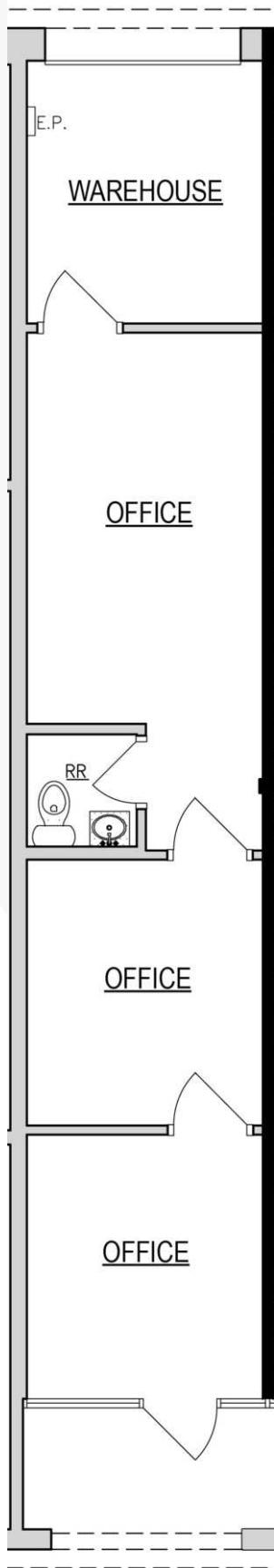
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 Live Oaks Blvd, Bldg 1	3,100 SF	NNN	\$4,552 per month	Flex space: 100% air-conditioned with (1) 8' x 8' roll-up door
214 Live Oaks Blvd, Bldg 2	620 SF	NNN	\$1,220 per month	Flex space: 3 air-conditioned offices and a small warehouse with (1) 8' x 8' roll-up door
218 Live Oaks Blvd, Bldg 2	2,480 SF	NNN	\$3,642 per month	Flex space: 100% air-conditioned. Option to install roll-up door
225 Live Oaks Blvd, Bldg 5	3,100 SF	NNN	\$4,552 per month	Flex space: 100% air-conditioned with (3) 8' x 8' roll-up doors

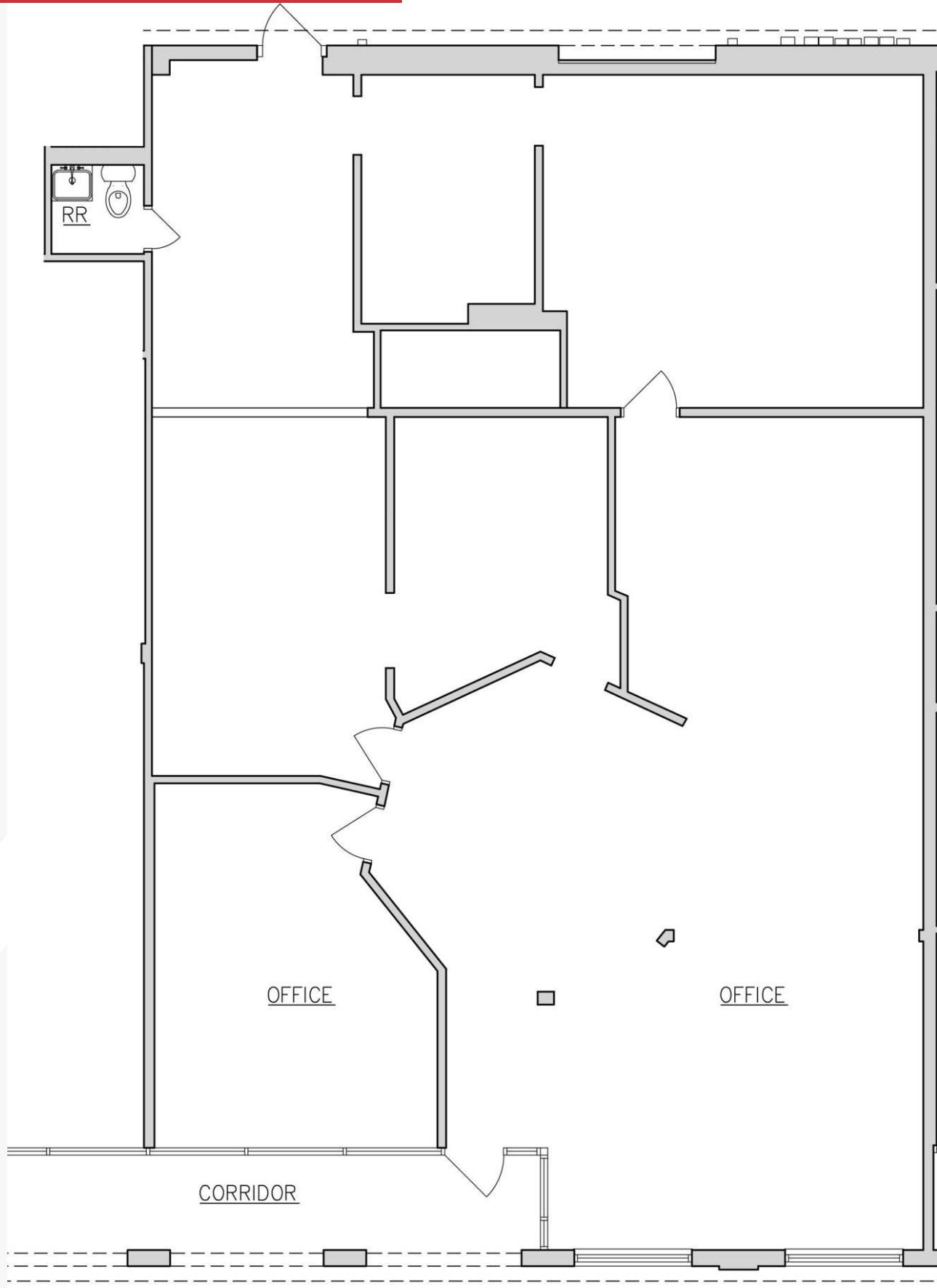
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



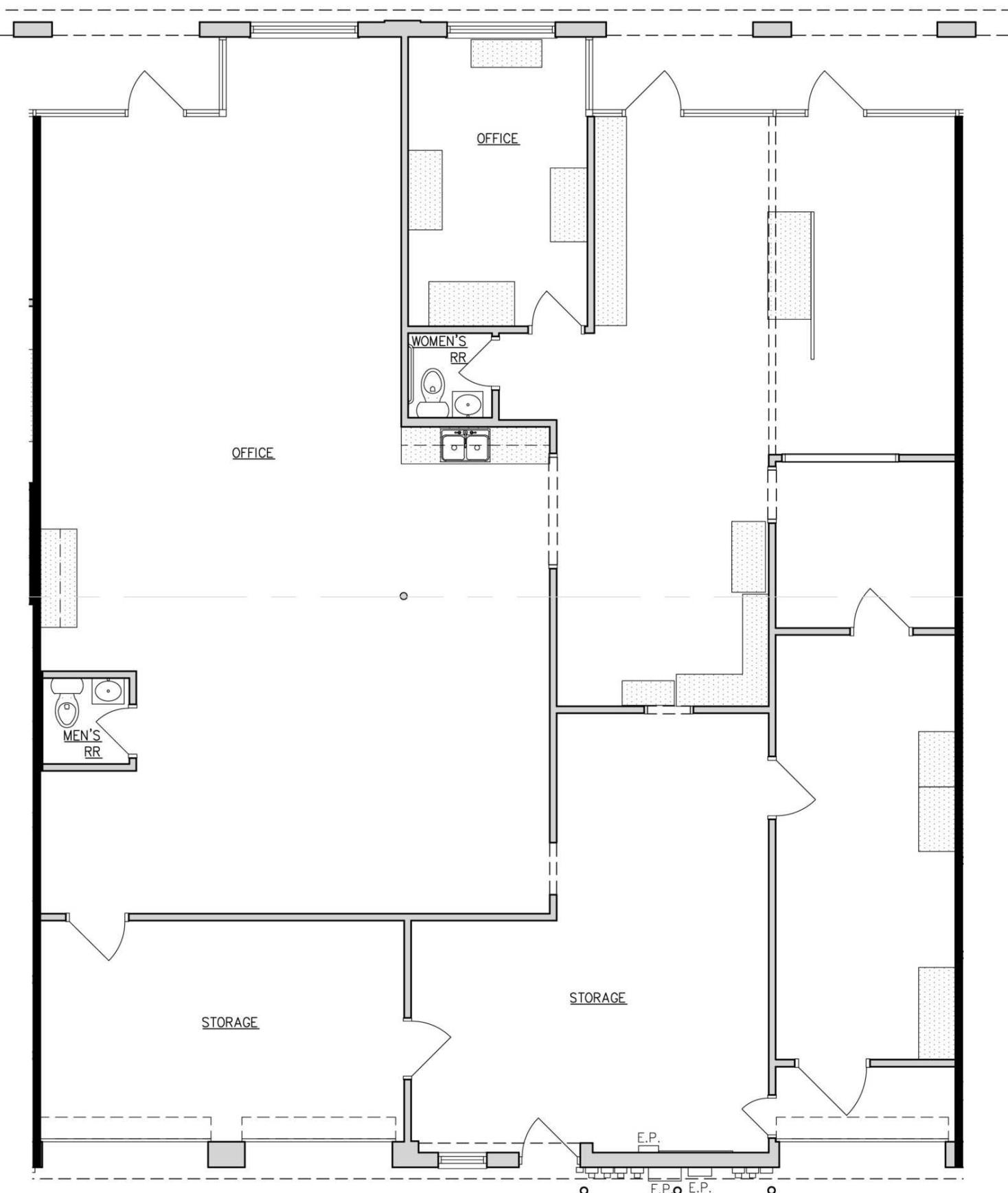
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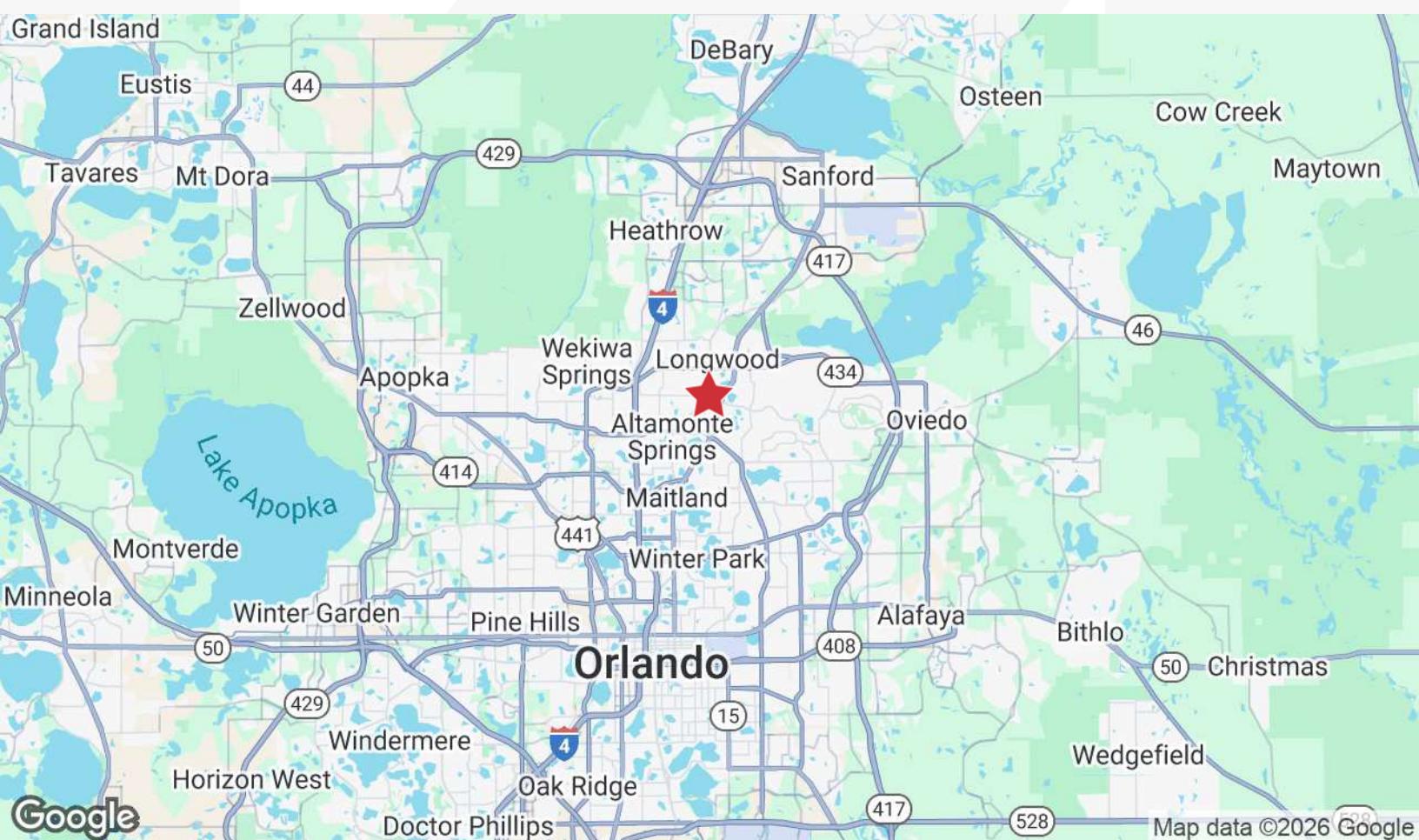
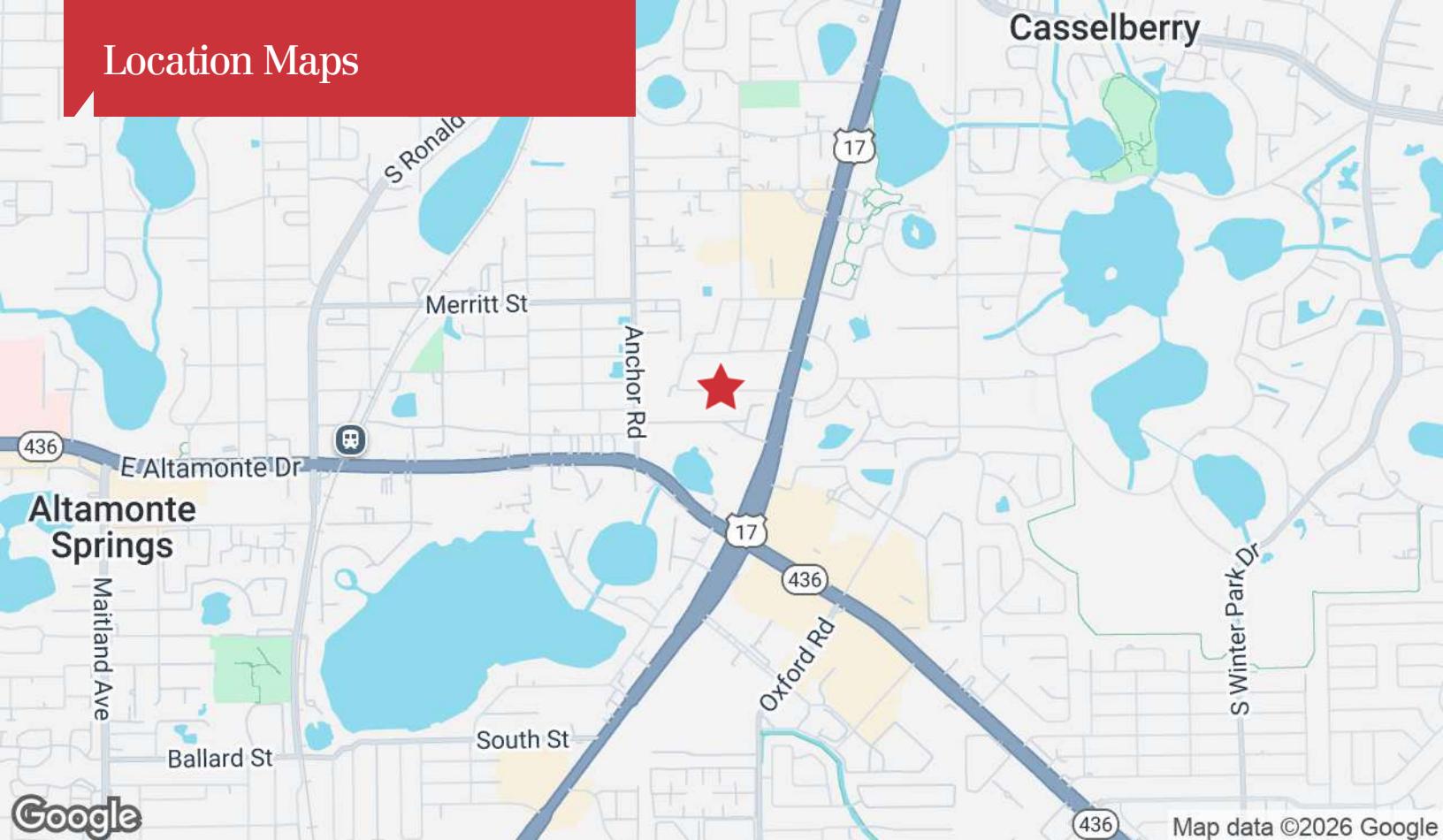


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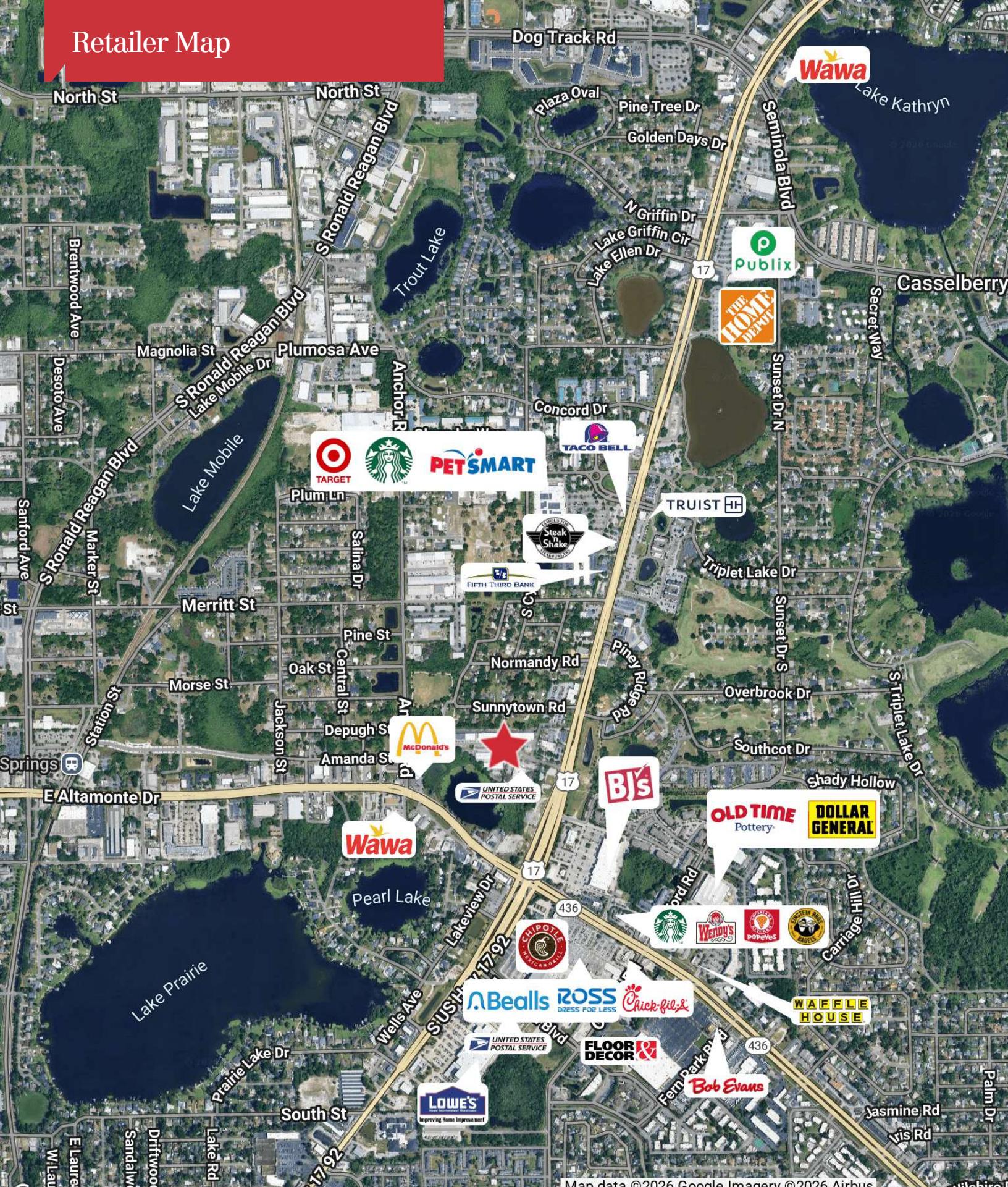
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Location Maps



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Retailer Map

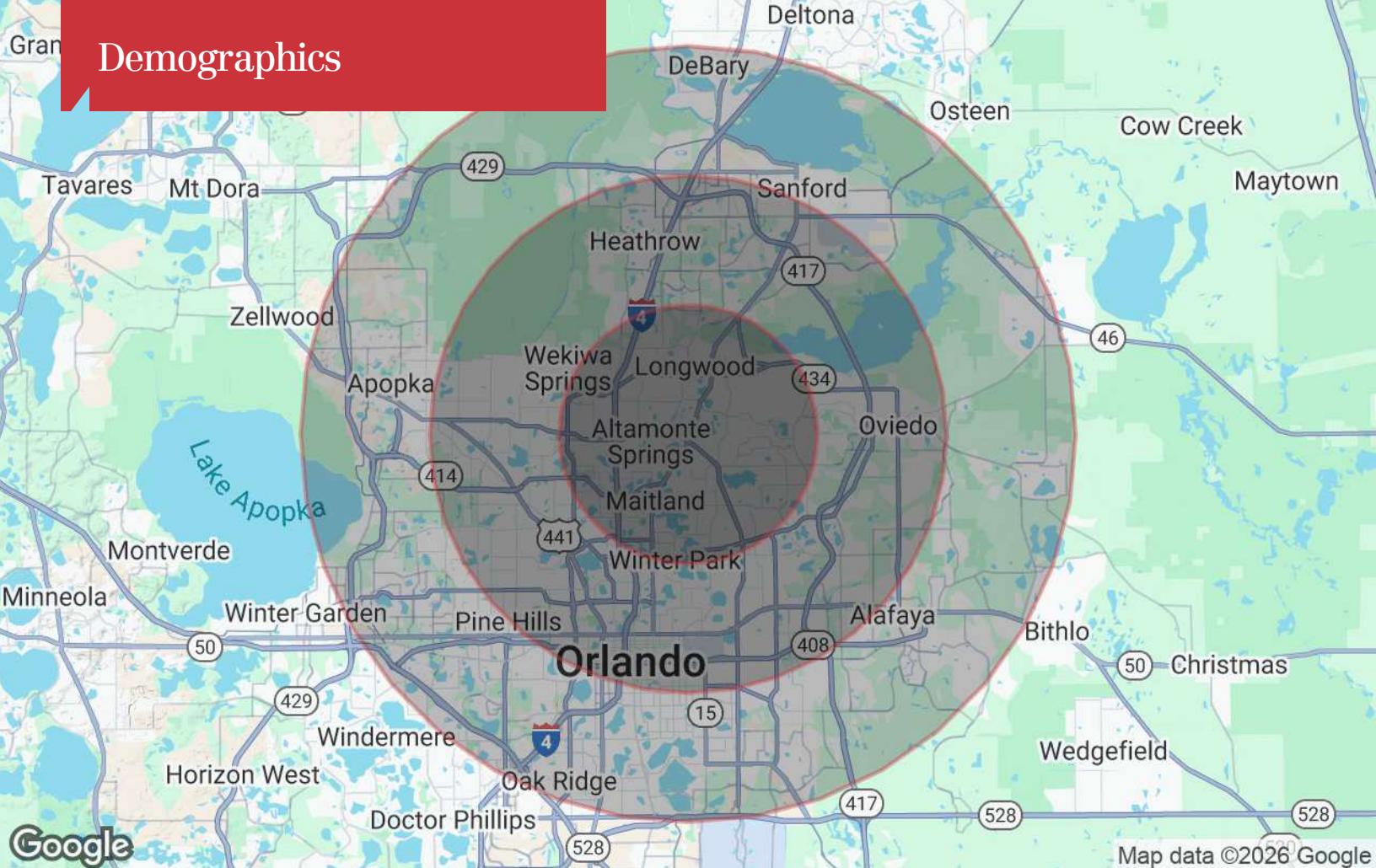


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NAI Realvest®

Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	242,261	755,697	1,514,017
MEDIAN AGE	42	40	39
MEDIAN AGE (MALE)	41	39	38
MEDIAN AGE (FEMALE)	44	42	41

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	101,469	298,070	569,727
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$102,303	\$104,078	\$99,427
AVERAGE HOUSE VALUE	\$431,404	\$422,825	\$391,644

* Demographic data derived from 2020 ACS - US Census

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