

1.52-ACRE INVESTMENT OPPORTUNITY

LAKE MARY | FLORIDA 32746



HARKINS
COMMERCIAL, INC. | SINCE 1976

HARKINS COMMERCIAL INC.

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EXECUTIVE SUMMARY

Harkins Commerical, Inc. is pleased to exclusively present the opportunity to acquire this prime 5-parcel portfolio in Lake Mary, Florida area. This opportunity is a mix of vacant land, residential and commercial properties, totaling 1.52 acres.

This opportunity is highlighted by a number of factors including:

Unbeatable Location:

Located along W. Lake Mary Blvd., with high visibility and traffic counts (over 40,000 TPD), this site is perfect for attracting customers. Just minutes from the I-4 corridor, ensuring easy access for clients and employees alike.

Vibrant Community:

Lake Mary is known for its robust economic growth and a strong residential base, making it an ideal location for businesses looking to thrive. Benefit from a nearby mix of retail, dining, and entertainment options that draw residents and visitors.

Versatile Zoning:

The land is zoned for various commercial uses, allowing for medical, office, or mixed-use development.

Strong Growth Potential:

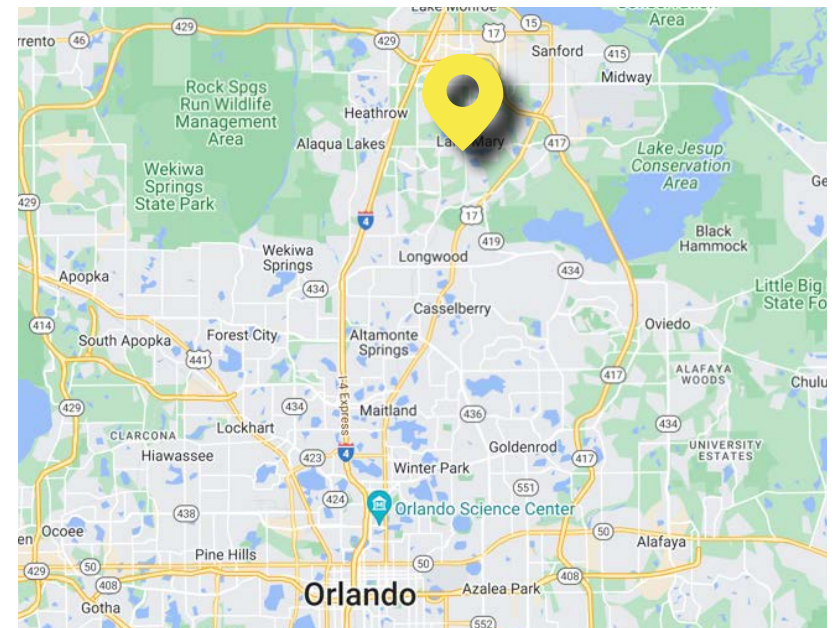
Lake Mary continues to expand, offering significant opportunities for appreciation and business success. Local initiatives support new developments, ensuring a favorable environment for your investment.

Why Choose Lake Mary?:

- The city is committed to fostering economic development, with resources & incentives available for new businesses
- Access to a talented workforce, supported by excellent local schools and universities
- With beautiful parks, recreational facilities, & a welcoming community atmosphere, Lake Mary is a great place to live & work
- A-rated school systems
- Many national corporations in the Central Business District of Lake Mary
- Consistently ranked as one of the best places to live in the country by many publications

OFFERING SNAPSHOT

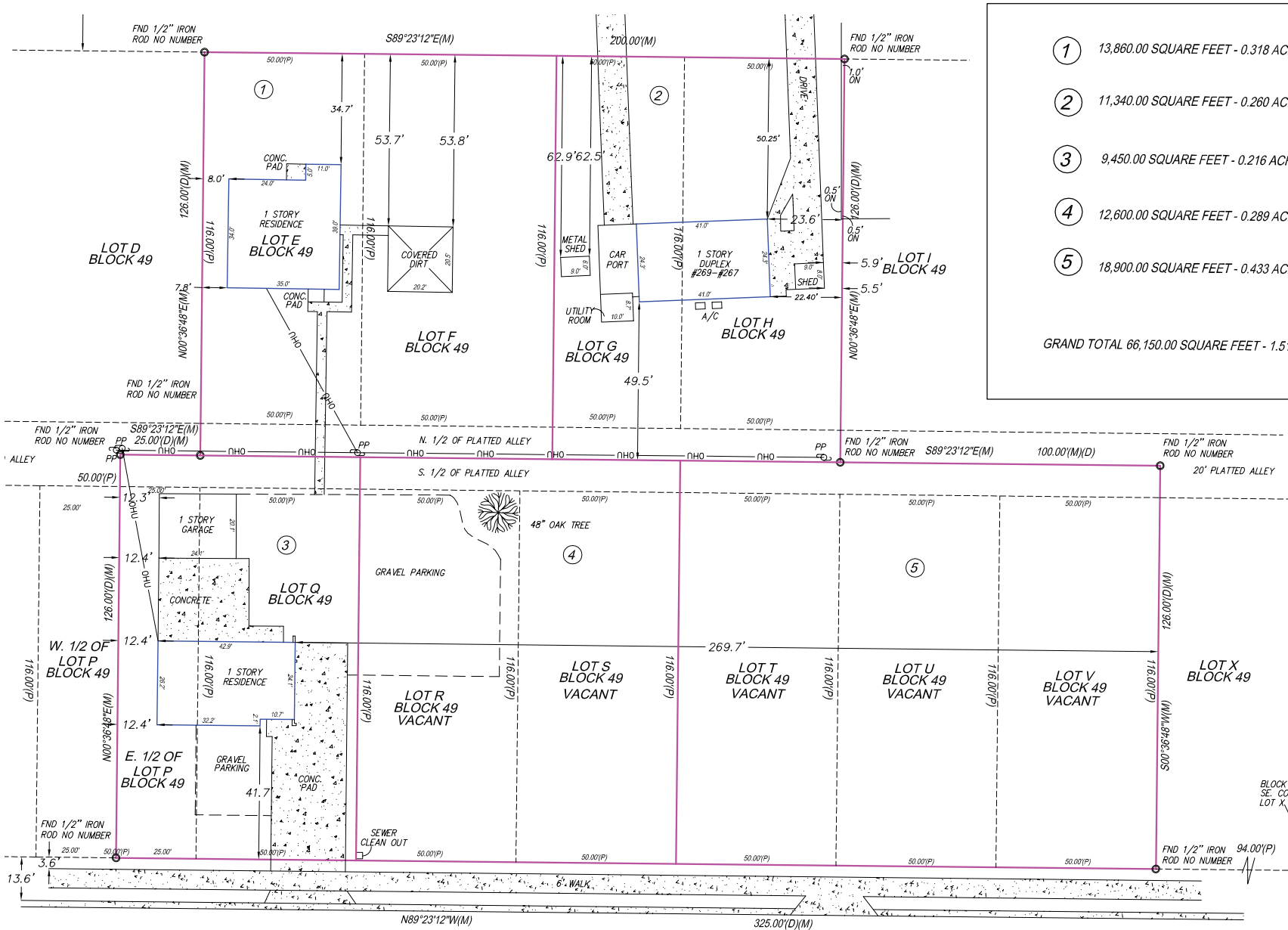
LOCATION	LAKE MARY, FL
TOTAL SIZE	66,150 SF or 1.52 Acres
# OF PARCELS	5
ZONING	City of Lake Mary - PO
UTILITIES	All utilities to site
ASKING PRICE	\$2,000,000



PROPERTY AERIAL



INVESTMENT SURVEY



①	13,860.00 SQUARE FEET - 0.318 ACRES
②	11,340.00 SQUARE FEET - 0.260 ACRES
③	9,450.00 SQUARE FEET - 0.216 ACRES
④	12,600.00 SQUARE FEET - 0.289 ACRES
⑤	18,900.00 SQUARE FEET - 0.433 ACRES
GRAND TOTAL 66,150.00 SQUARE FEET - 1.518 ACRES	

PROPERTY DETAILS

ADDRESSES/PARCEL IDS:

SINGLE FAMILY RESIDENCE: 285 Seminole Ave Lake Mary, FL 32746
Currently Rented - Income Generating

DUPLEX: 269 Seminole Ave Lake Mary, FL 32746
Currently Rented - Income Generating

PROFESSIONAL OFFICE: 2882 W Lake Mary Blvd Lake Mary, FL 32746
Seller - Owner Occupied

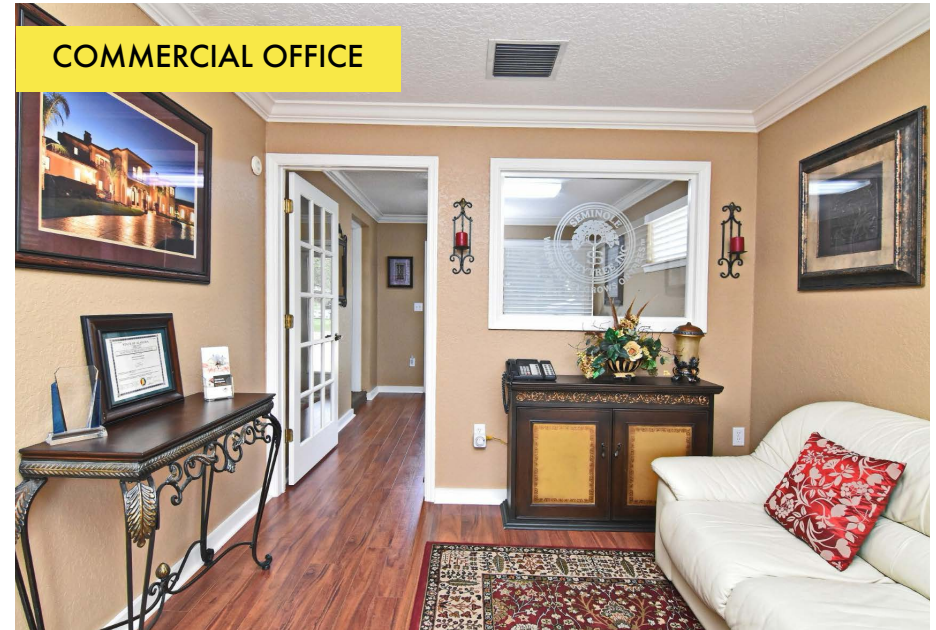
COMMERCIAL LAND: Parcel ID- 08-20-30-503-4900- 00R0
Vacant Land

COMMERCIAL LAND: Parcel ID- 08-20-30-503-4900-00U0
Vacant Land

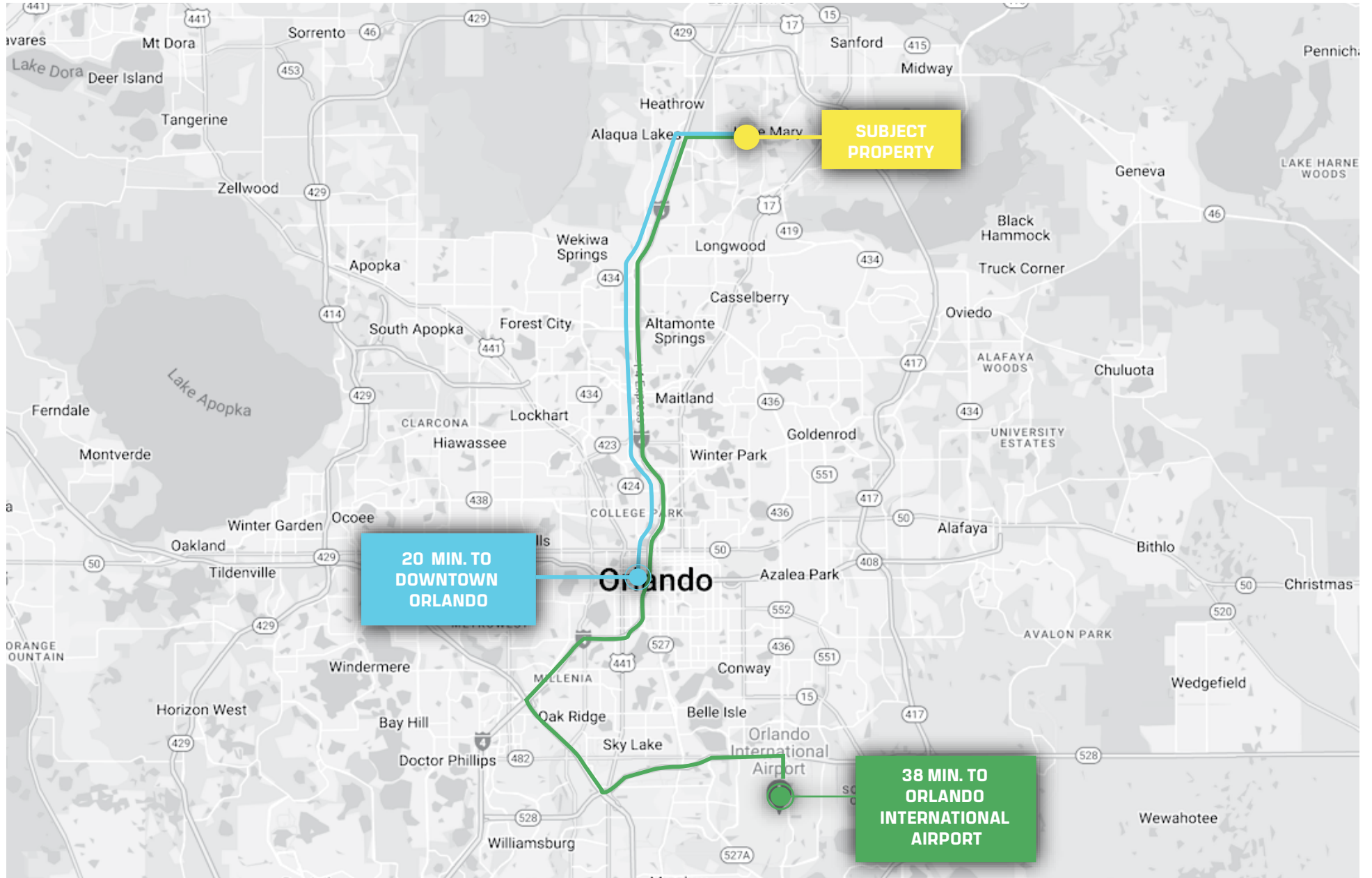
ADDITIONAL DETAILS:

ZONING: City of Lake Mary - PO

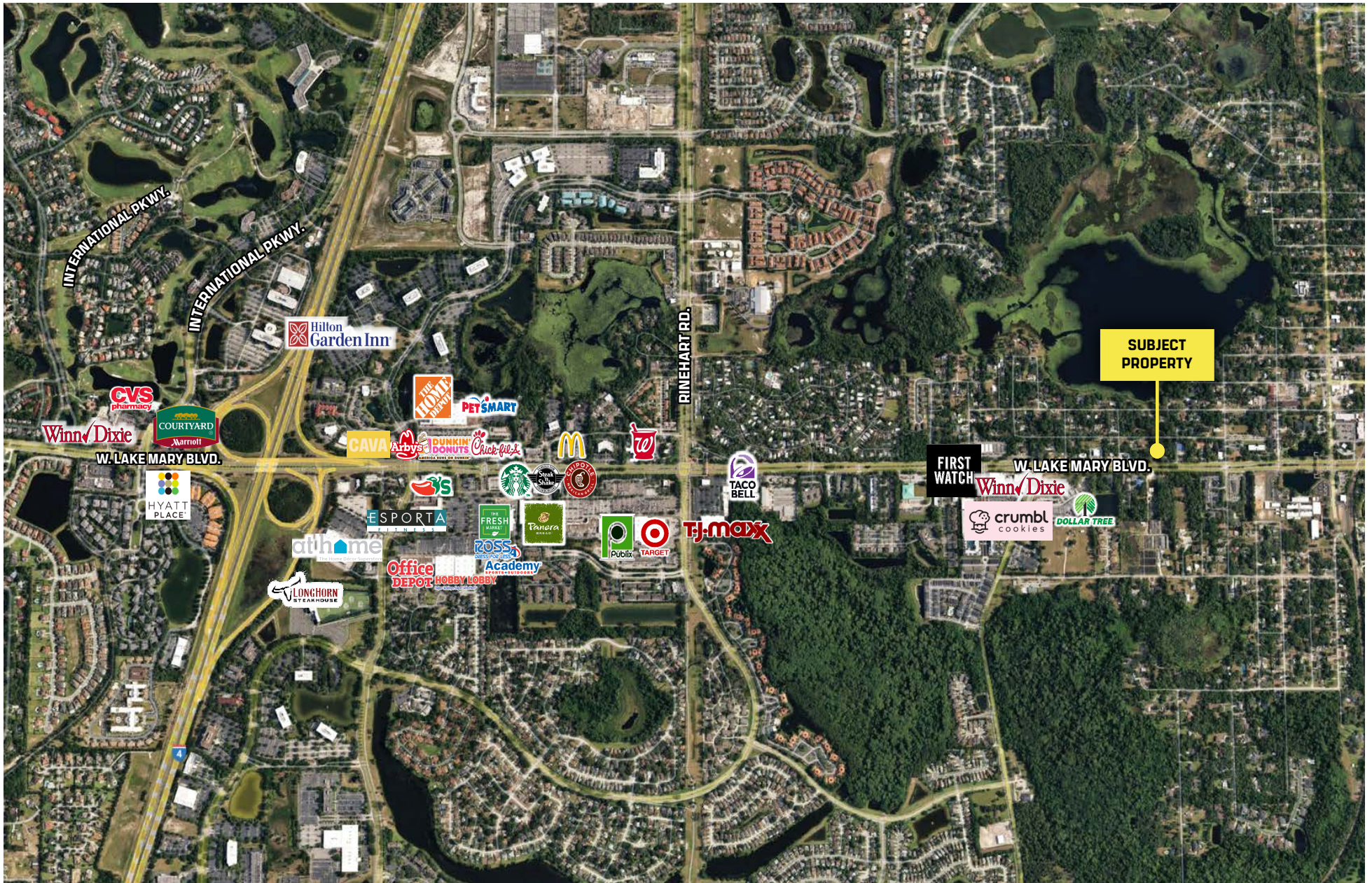
TOTAL ACREAGE: 1.52 Acres



LOCATION OVERVIEW MAP



MARKET OVERVIEW MAP



AREA OVERVIEW | LAKE MARY

Only 18 miles north of Orlando, the peaceful city of Lake Mary beckons visitors with its tree-lined streets, scenic trails, special events, and walkable downtown, all within a short distance of Central Florida's most popular theme parks and attractions.

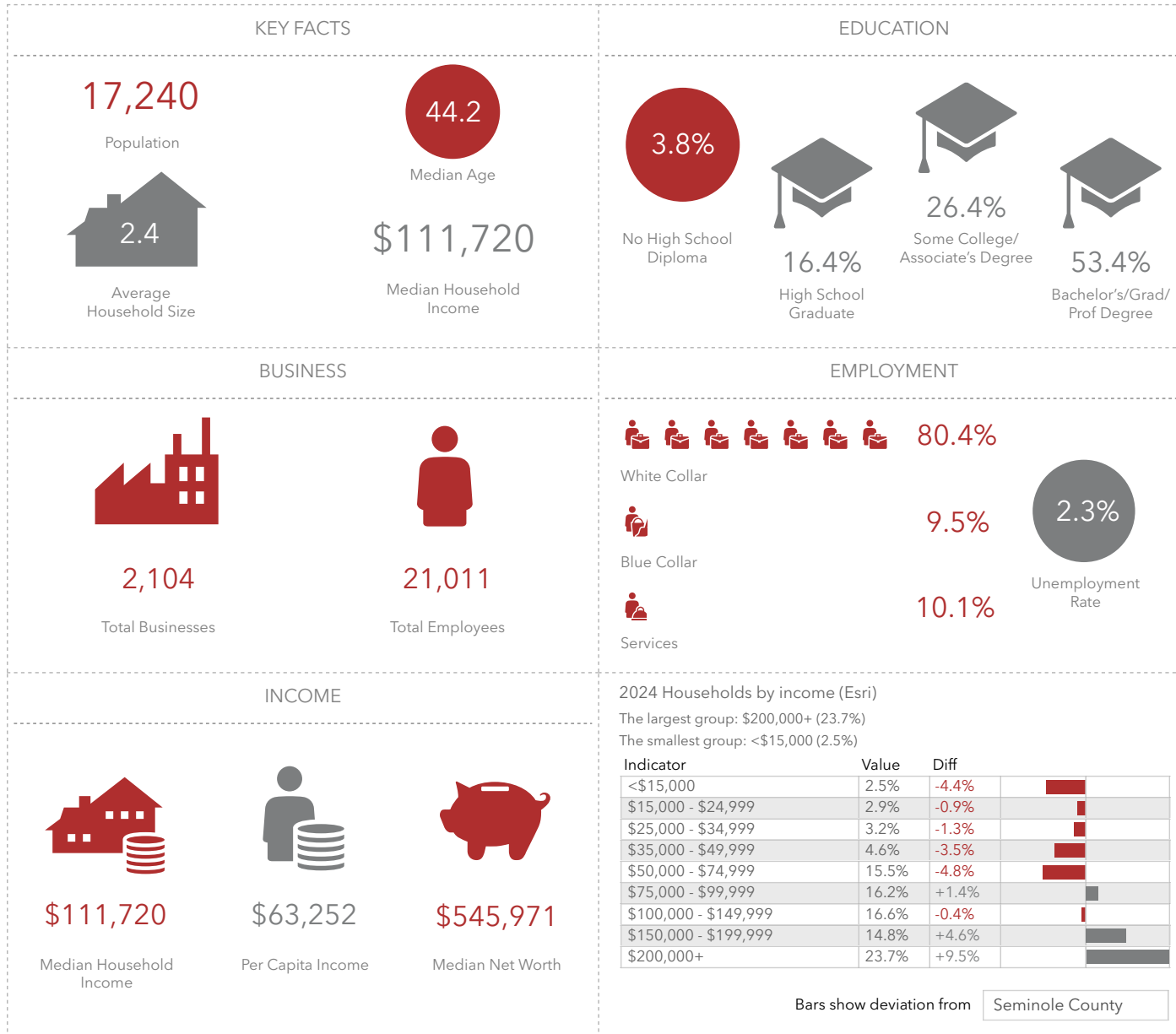
A variety of shopping and dining options can be found in downtown Lake Mary, and visitors can pick up fresh produce, flowers, honey, baked goods, and more at the Lake Mary Farmers Market on Saturdays at Central Park. WineART Wednesday Marketplace, held on the first Wednesday of the month, includes food trucks, live music, art, and a wine and beer garden. The annual Lake Mary-Heathrow Festival of the Arts, which features art exhibits, demonstrations, and live performances, takes place on the northwest side of town at Colonial Town Park, which also offers a variety of restaurants, entertainment options, and retail stores.

The area's parks and trails provide plenty of outdoor recreation opportunities, from hiking and biking to fishing and swimming. The 14-mile paved Seminole Wekiva Trail, part of which runs along the Florida National Scenic Trail, is perfect for family-friendly bike rides, and cyclists can access the paved Cross Seminole Trail, which spans 29 miles, from Greenwood Lakes Park downtown. At Estella Park, visitors can stroll the boardwalk and practice catch-and-release fishing from the fishing pier.

*Source: <https://www.visitflorida.com/places-to-go/central/lake-mary/>



DEMOGRAPHICS | LAKE MARY



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Offering Memorandum and any subsequent evaluation material you may be provided (collectively known as the “Offering Memorandum”) is intended solely for your limited use in considering whether to pursue negotiations to acquire 5 land parcels totaling 1.52 acres in Lake Mary, FL (the “Property”) The Property is being marketed for sale by Harkins Commercial, Inc. (“Broker”).

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto. By acknowledgment of your receipt of the Offering Memorandum you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner or Broker and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but the Broker does not warrant or represent that the information is true or correct. Prospective offerers are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

Furthermore, the inclusion or exclusion in the Offering Memorandum of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as “Waste”) relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Broker as to the existence or nonexistence or nature of Waste in, under or on the Property, it may create significant legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or a part thereof and you are hereby advised to obtain professional assistance such as from a consultant, engineer and/or attorney prior to taking an interest in the Property or a part thereof.