

FOR LEASE

**MEDICAL/
OFFICE**

**2,500 SF or
5,000 SF**

5692 Wayside Drive
Sanford, FL 32771



Lake Mary / Sanford

Prime Location: One block off SR-46 and less than One mile from I-4.

Tenants can design and build own space, delivered 120 days from Lease Signing.

Next to the New Wekiva Parkway which will connect 429 and 417, with convenient access.



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DEMOGRAPHICS:

POPULATION	1 MILE	3 MILE	5 MILE
Population 2019	9,526	43,312	88,903
Population 2024	10,352	46,589	95,041
Pop Growth 2019-2024	8.67%	7.57%	6.90%
Average Age	40	38	38
HOUSEHOLDS			
2019 Households	3,987	16,962	34,041
HH Growth 2019-2024	8.40%	7.10%	6.71%
Median Household Income	\$89,180	\$80,701	\$70,009
Avg Household Size	2.40	2.50	2.50
2019 Avg HH Vehicles	2.00	2.00	2.00

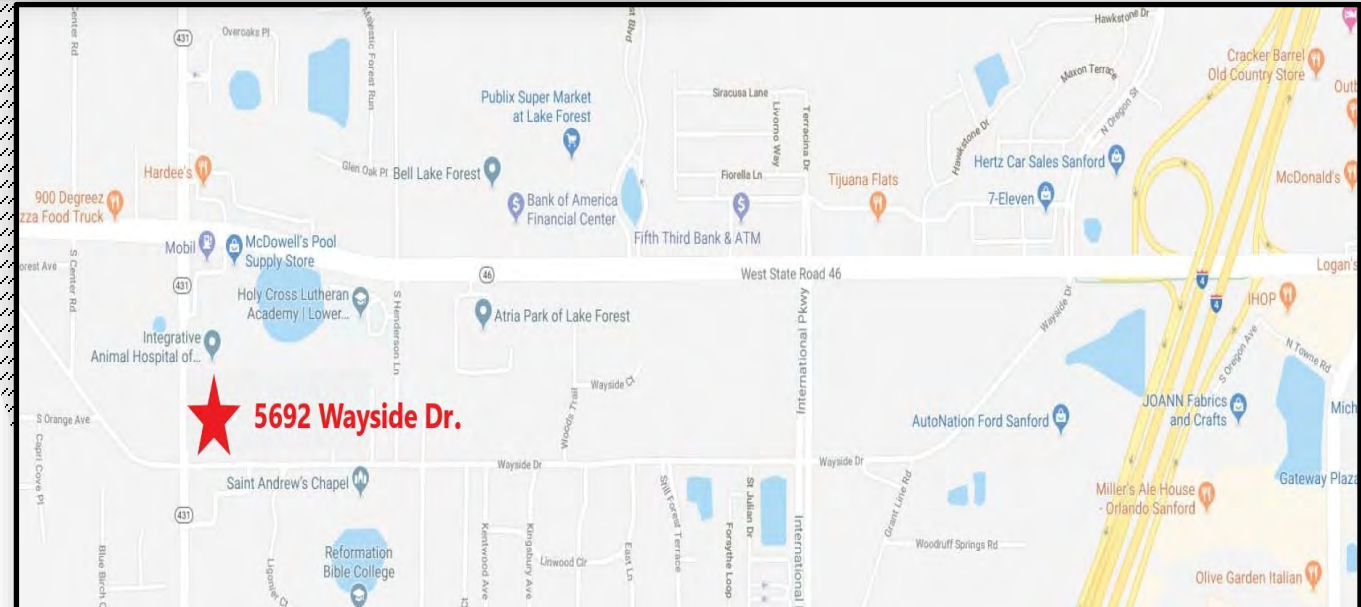
Excellent Signage Available on Orange Boulevard.

Two Front Doors for Two Suites of 2,500 sf or one space of 5,000 sf.

2,500 –5,000 SF \$20 psf MG

LOCATION:

1 mile from I-4. One block off West SR-46. At the Intersection of Orange Blvd and Wayside Drive.



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