

# OAKS AT LAKE MARY

## Former Pizza Hut Available in Busy Center!

3005 W. Lake Mary Blvd. | Lake Mary, FL 32746



Base Rent: **\$30/SF NNN**, with Operating Expenses of just **\$6.70/SF**.

- This **1,470 SF** unit was home to a **Pizza Hut** franchise and is now available.
- Oaks at Lake Mary has undergone a **\$2 Million renovation** with new **façade, signage, lighting & landscaping!**
- Major tenants such as **Planet Fitness, Sherwin Williams, Chamberlin's and Dollar Tree** can serve as traffic generators for YOUR business.
- **Prime position on monument signage** available.
- **Facing the City's busiest corridor**, with a **signalized intersection**.

For more information, contact:  
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# Oaks at Lake Mary

3005 W Lake Mary Blvd., #107 | 1,400 RSF

## 2024 Demographics

	<u>2 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	30,898	170,253	470,447
Avg. HH Income:	\$104,735	\$97,140	\$96,542
2020-24 Growth:	0.1%	1.1%	0.8%

