

For Lease

# Stirling Center Office Space

1,518 SF | \$22.50 / SF

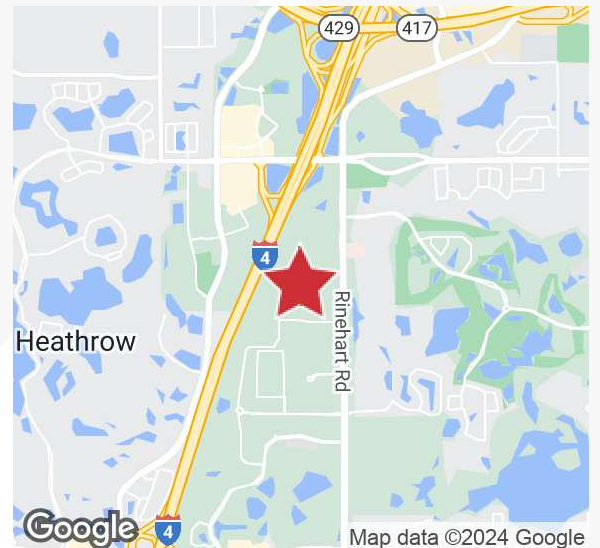


## 767 Stirling Center Place - Unit 1409

Lake Mary, Florida 32746

### Property Highlights

- Great location in Stirling Center - off Rinehart Road
- Beautiful small office - 1,518± RSF
- Move in ready!
- Reception, conference room, break, 1 restroom, 3 private offices, server room and open work area
- Conference, open area and some offices have floor to ceiling windows and look at green area
- Parking is 4/1000 rentable square feet
- Great proximity to Lake Mary restaurants, banks, retail and more
- 3 minutes to I-4 and SR 46A interchange
- 4 minutes to Lake Mary Blvd
- Easy access to both SR 417 (GreeneWay) and SR 429 (Western Beltway)



Lease Rate: \$22.50/SF Mod. Gross

For more information

**Mary Frances West, CCIM**

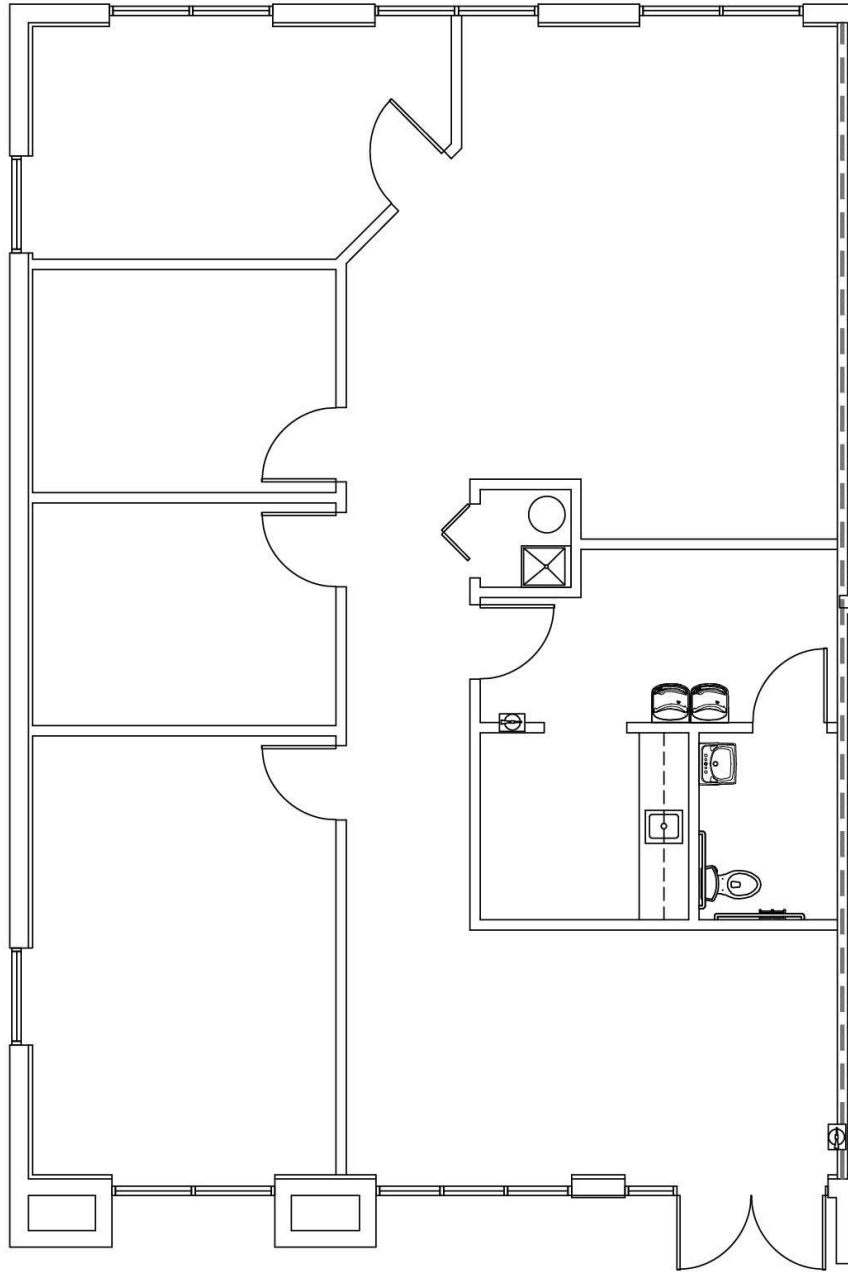
O: 407 949 0725

mfwest@realvest.com

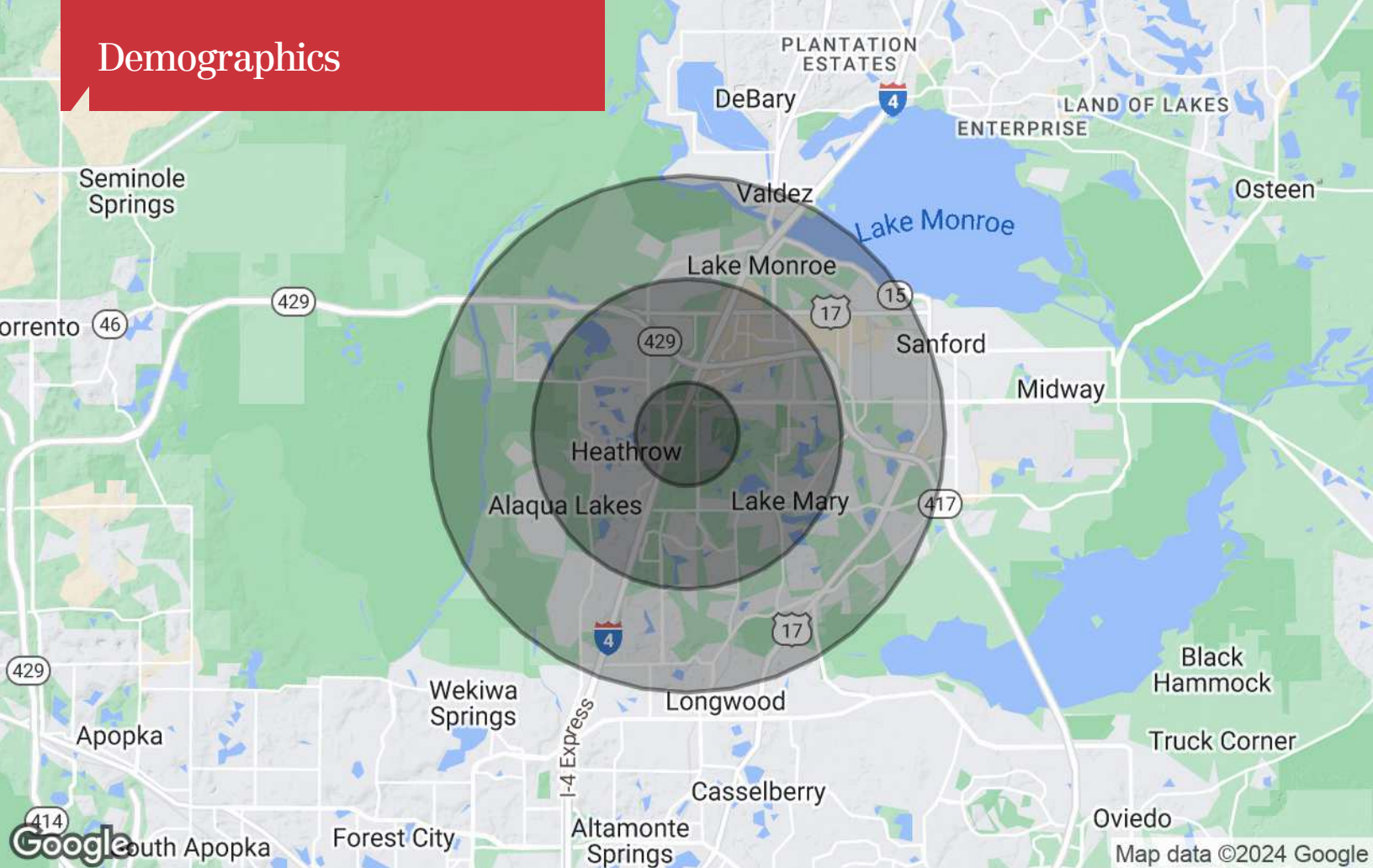
# Photos



# Floorplan & Photos



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,629	43,747	112,116
MEDIAN AGE	42.2	38.2	36.9
MEDIAN AGE (MALE)	42.3	38.5	36.6
MEDIAN AGE (FEMALE)	42.5	38.2	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,779	16,411	40,145
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$102,372	\$92,190	\$88,175
AVERAGE HOUSE VALUE	\$405,641	\$393,330	\$366,271

\* Demographic data derived from 2020 ACS - US Census