

# 2.6 + 3.9 ACRES OFF LAKE MARY BLVD FOR INDIVIDUAL SALE

\*yellow dimensions in approx. feet



“PARCEL A” for \$2,750,000 | “PARCEL B” for \$1,200,000

## LAKE MARY BLVD & LIVE OAK BLVD PROPERTY FEATURES

### PARCEL A

11-20-30-504-0A01-0000  
3.9 Acres on W. Lake Mary Blvd

### PARCEL B

11-20-30-519-0000-0050  
2.6 Acres on Live Oak Blvd

- Both Parcels Zoned GC2 - General Commercial (Sanford)
- Convenient to I-4, HWY 17-92, SR-417

### 3 Mile Demographics:

- Average Income \$50,000-\$70,000 Age 25-34
- Population 143,848
- 55,789 Households



**RESULTS**  
REAL ESTATE PARTNERS, LLC  
licensed real estate brokerage



108 Commerce Street, Ste. 200  
Lake Mary, FL, 32746  
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)



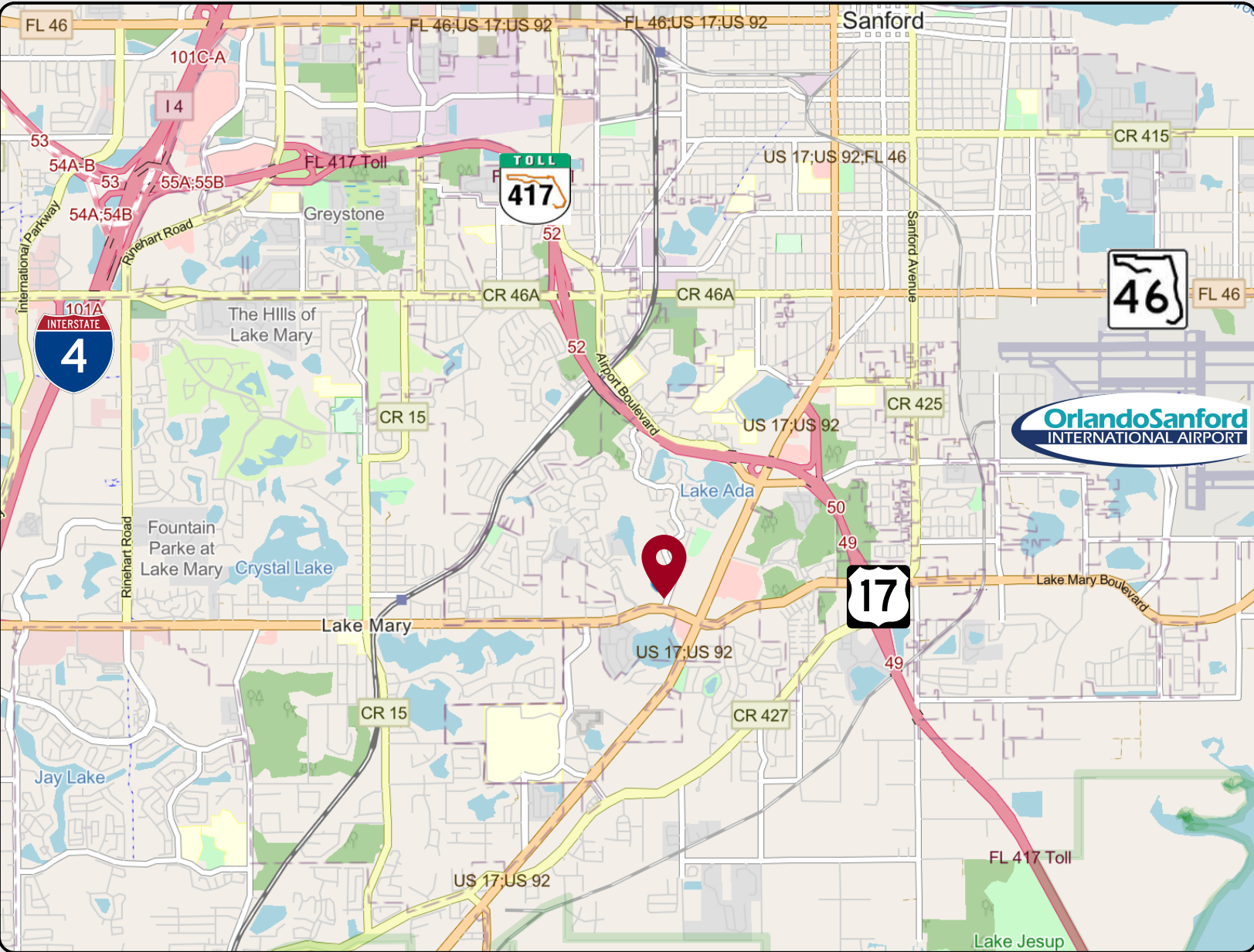
**Vincent Wolle**



407.448.1823  
[CREManager@gmail.com](mailto:CREManager@gmail.com)

# LIVE OAK & LAKE MARY BLVD

## PRIME LOCATION



**RESULTS**  
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licensed real estate brokerage



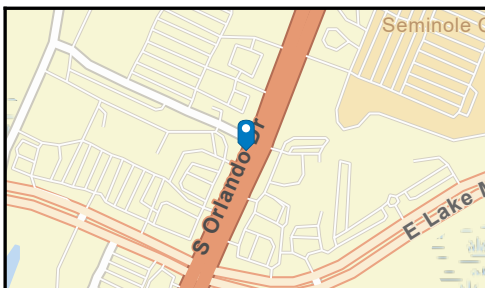
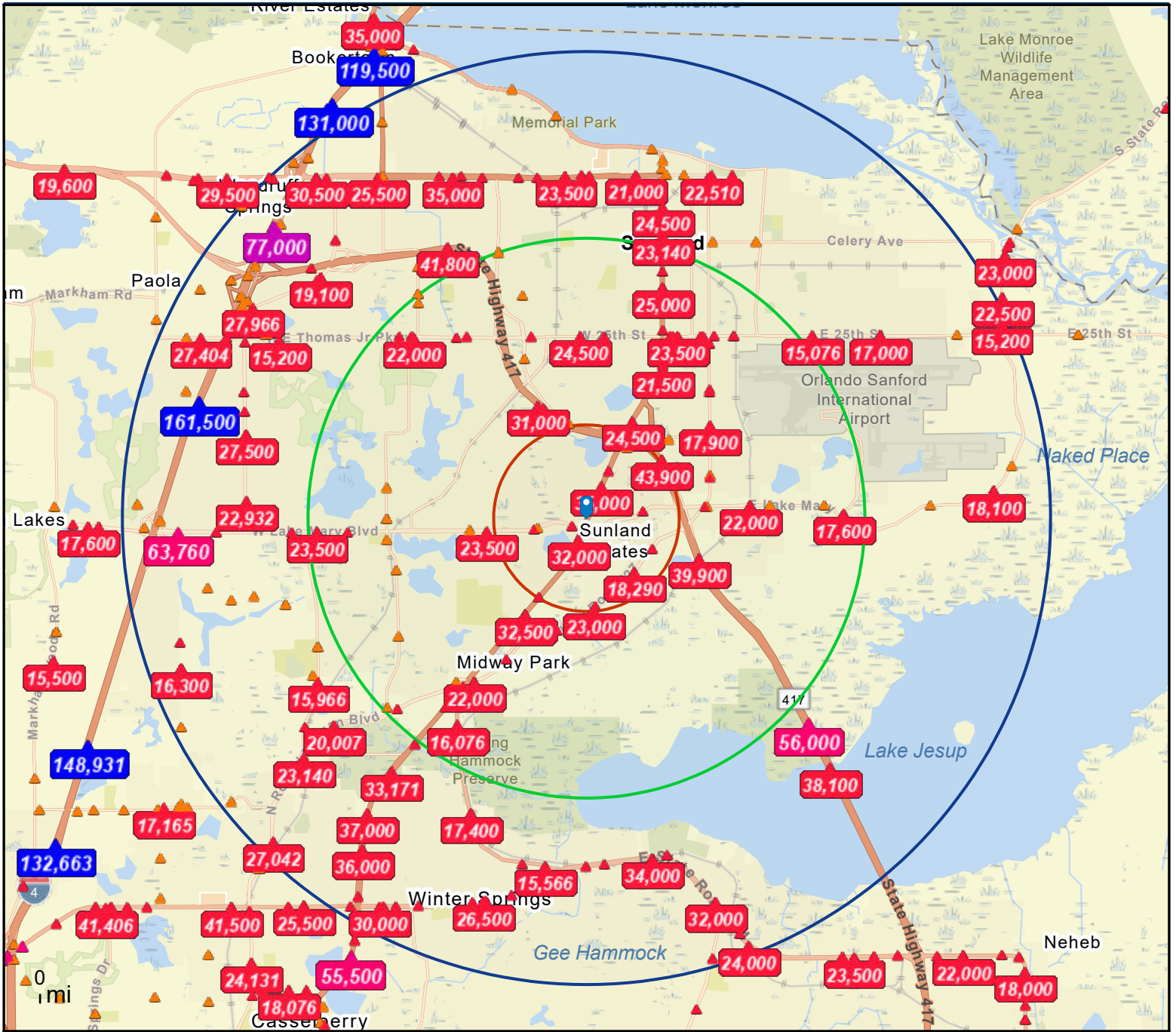
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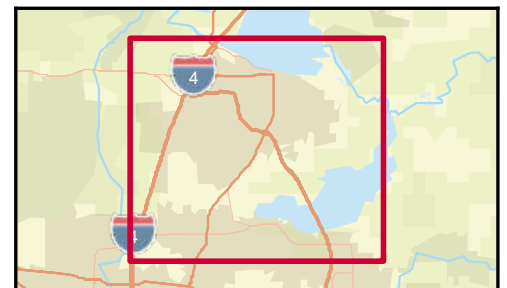
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).