

# DORCHESTER PLAZA

4095 County Road 46A  
Lake Mary, FL 32746

## Office For Lease



Leasing Information:  
407.872.3500

**Shayna Hansen**  
407.872.3516  
shansen@lpc.com

# Lincoln

Lincoln Property Company  
333 South Garland Ave  
Orlando, FL 32801

[www.lpc.com](http://www.lpc.com)

# DORCHESTER PLAZA

Office For Lease

4095 County Road 46A | Lake Mary, FL 32746



## Property Overview

Dorchester Plaza will be a 24,400 SF medical office building. Situated on 3.1-acres with 113 parking spaces, this multitenant development will offer the flexibility of up to nine possible units ranging from 1,876 SF to 3,237 SF in size.

## Location Overview

Located in picturesque Lake Mary along H E Thomas Jr Parkway, Dorchester Plaza will be a 24,400 SF medical office building.

Availabilities	SF	Lease Rate	Date Available
Suite 1	2,849 SF	Negotiable	12/1/2024
Suite 2	2,727 SF	Negotiable	12/1/2024
Suite 3	2,935 SF	Negotiable	12/1/2024
Suite 4	2,767 SF	Negotiable	12/1/2024
Suite 5	2,755 SF	Negotiable	12/1/2024
Suite 6	1,876 SF	Negotiable	12/1/2024
Suite 7	2,273 SF	Negotiable	12/1/2024
Suite 8	1,900 SF	Negotiable	12/1/2024
Suite 9	3,237 SF	Negotiable	12/1/2024

**Shayna Hansen**

407.872.3516  
shansen@lpc.com

**Lincoln**

# DORCHESTER PLAZA

Additional Photos

4095 County Road 46A | Lake Mary, FL 32746



Shayna Hansen

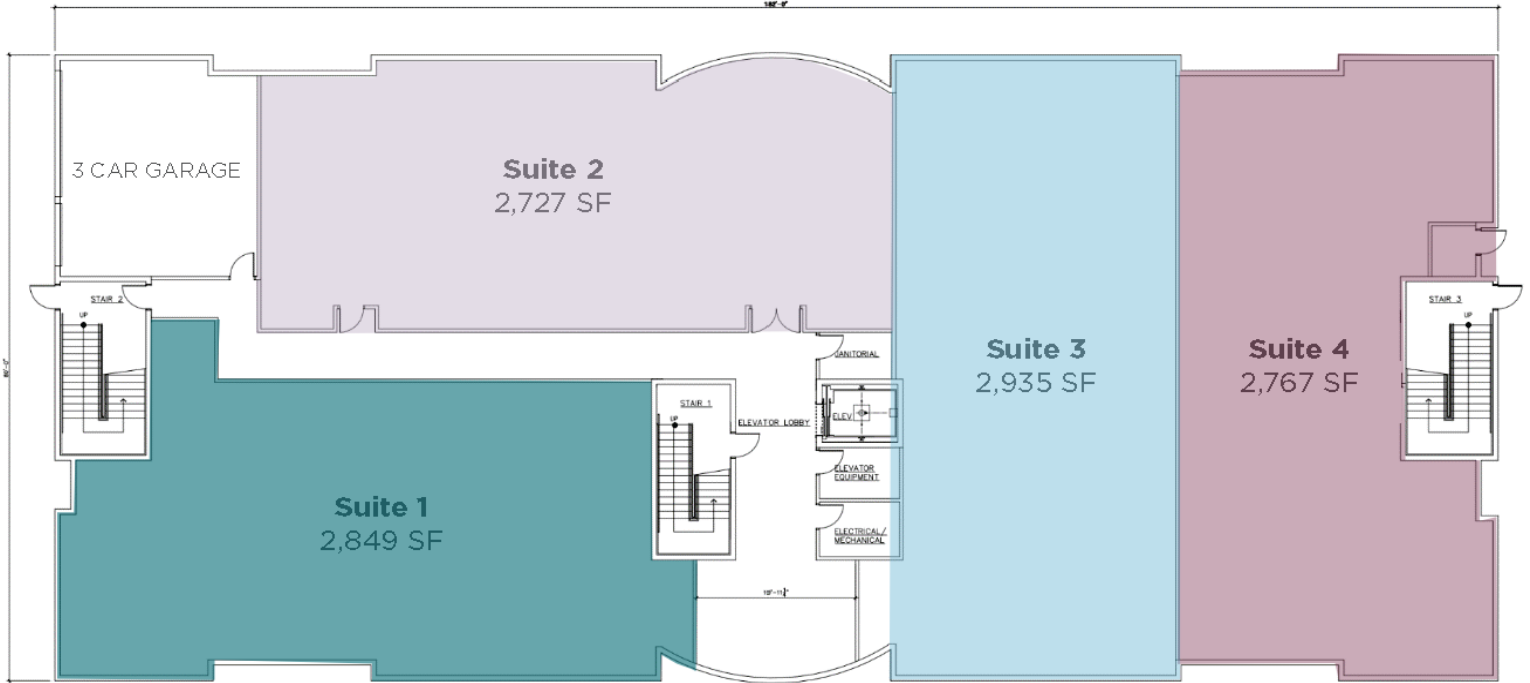
407.872.3516  
shansen@lpc.com

Lincoln

# DORCHESTER PLAZA

First Floor

4095 County Road 46A | Lake Mary, FL 32746



Suite	Size	Lease Rate	Description
■ Suite 1	2,849 SF	Negotiable	Office/Medical Shell Space
■ Suite 2	2,727 SF	Negotiable	Office/Medical Shell Space
■ Suite 3	2,935 SF	Negotiable	Office/Medical
■ Suite 4	2,767 SF	Negotiable	Office/Medical

Shayna Hansen

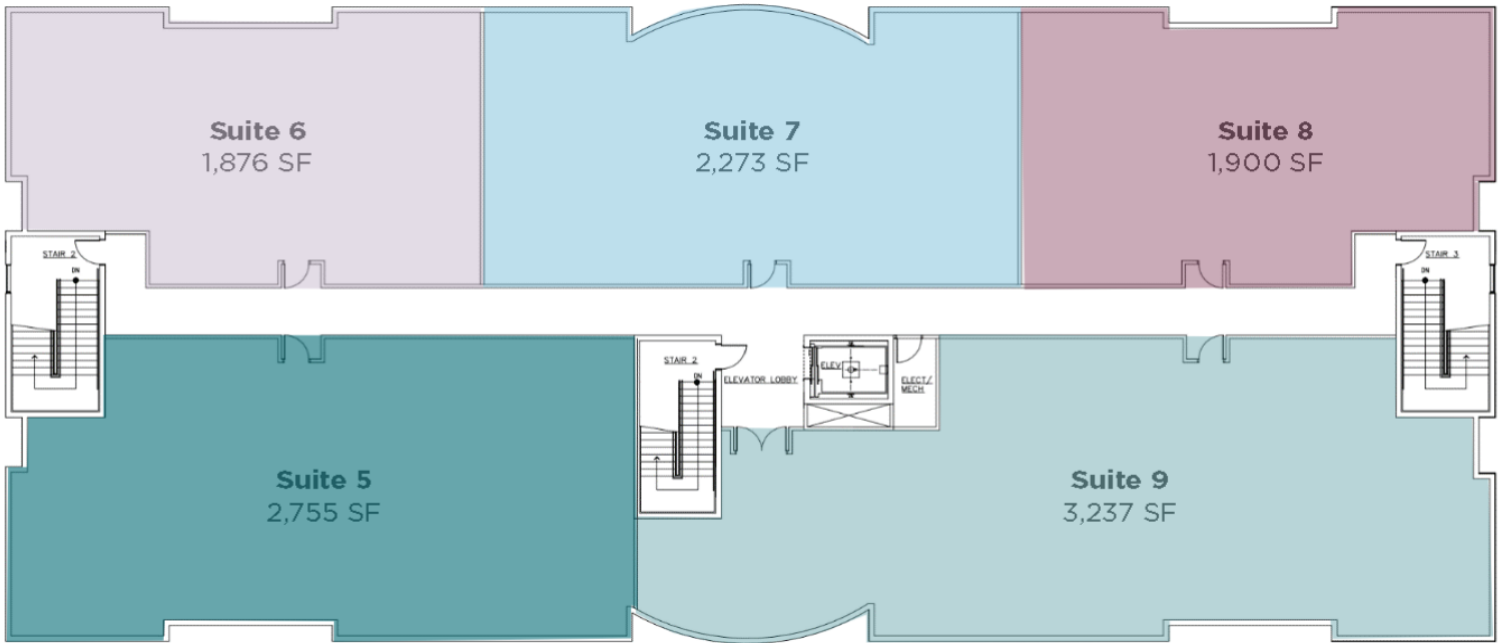
407.872.3516  
shansen@lpc.com

Lincoln

# DORCHESTER PLAZA

## Second Floor

4095 County Road 46A | Lake Mary, FL 32746



Suite	Size	Lease Rate	Description
■ Suite 5	2,755 SF	Negotiable	Office/Medical
■ Suite 6	1,876 SF	Negotiable	Office/Medical
■ Suite 7	2,273 SF	Negotiable	Office/Medical
■ Suite 8	1,900 SF	Negotiable	Office/Medical
■ Suite 9	3,237 SF	Negotiable	Office/Medical

**Shayna Hansen**

407.872.3516  
shansen@lpc.com

# Lincoln

# DORCHESTER PLAZA

# Demographics Map & Report

4095 County Road 46A | Lake Mary, FL 32746



Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	267	1,081	4,071
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$106,115	\$101,561	\$101,633
Average House Value	\$259,189	\$247,896	\$249,348

Shayna Hansen

407.872.3516  
shansen@lpc.com

Lincoln



# DORCHESTER PLAZA

4095 County Road 46A  
Lake Mary, FL 32746

Leasing Information:  
407.872.3500

**Shayna Hansen**  
407.872.3516  
shansen@lpc.com

## Lincoln

Lincoln Property Company  
333 South Garland Ave  
Orlando, FL 32801

[www.lpc.com](http://www.lpc.com)