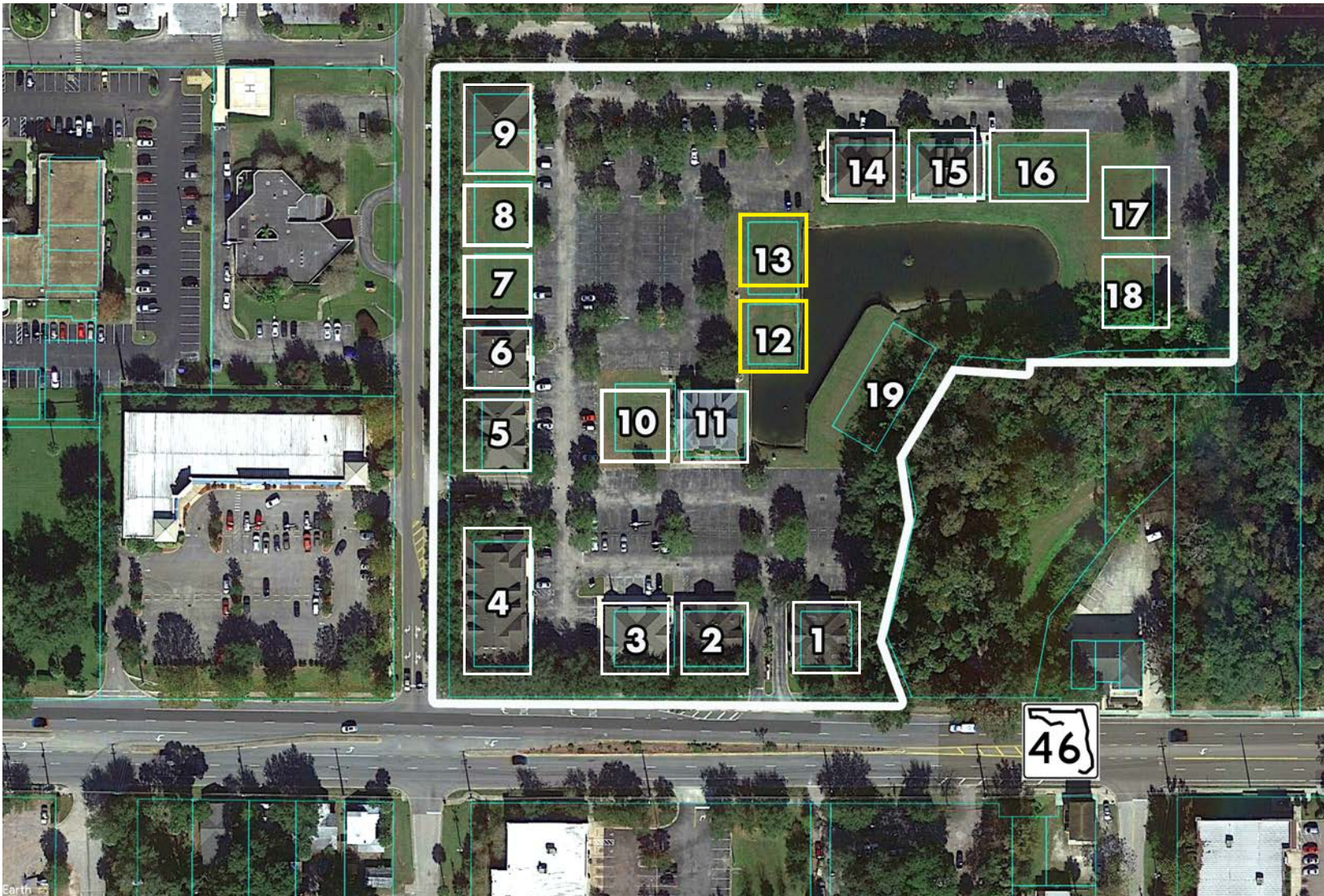


**BULK OFFERING \$189,500**

# LEXINGTON PARK

A PROFESSIONAL OFFICE CENTER



**TWO RETAIL – MEDICAL – OFFICE  
BUILDING PADS**

North Orlando, FL

**Roger Soderstrom Jr.**

Managing Broker

407.617.2830

[roger@stirlingint.com](mailto:roger@stirlingint.com)

STIRLING | INTERNATIONAL  
REAL ESTATE

# Summary

**Location:** Sanford, Florida  
SR46 and Mangoustine Ave.

**Project:** Lexington Park  
Professional Office Center

**Opportunity:**  
2 Ready To Build Pads

**Zoning:** GC-2

**Utilities:** All utilities to pads

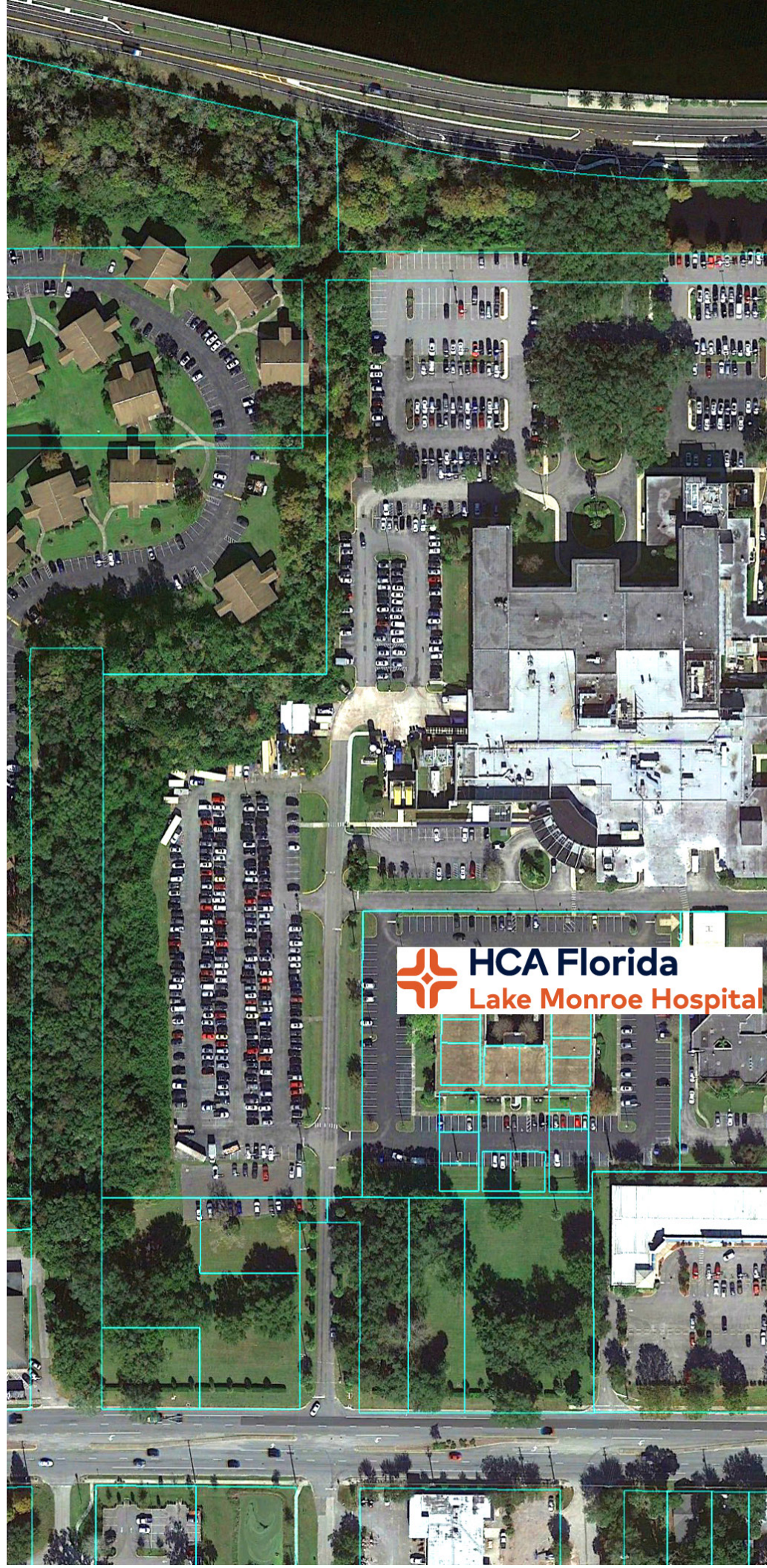
**Parking:** 5 per 1,000 SF

**Approved Uses:** Commercial,  
Medical, Office

**Pad Sizes:** Pad Building Sizes;  
3,000 SF and 3,600 SF, combine  
to 6,600 SF

**Added Value:**  
Located Adjacent to HCA  
Florida – Lake Monroe Hospital,  
near Historic Downtown  
Sanford, near Lake Mary and  
Heathrow

**Bulk Price:** \$189,500 (\$28.71 SF)



17-92

MANGOUSTINE AVE



46

# Pricing



## LEXINGTON PARK A PROFESSIONAL OFFICE CENTER OFFICE | COMMERCIAL

AVAILABLE PAD SITES		
Number	SF	Price
12	3,000	\$189,500
13	3,600	

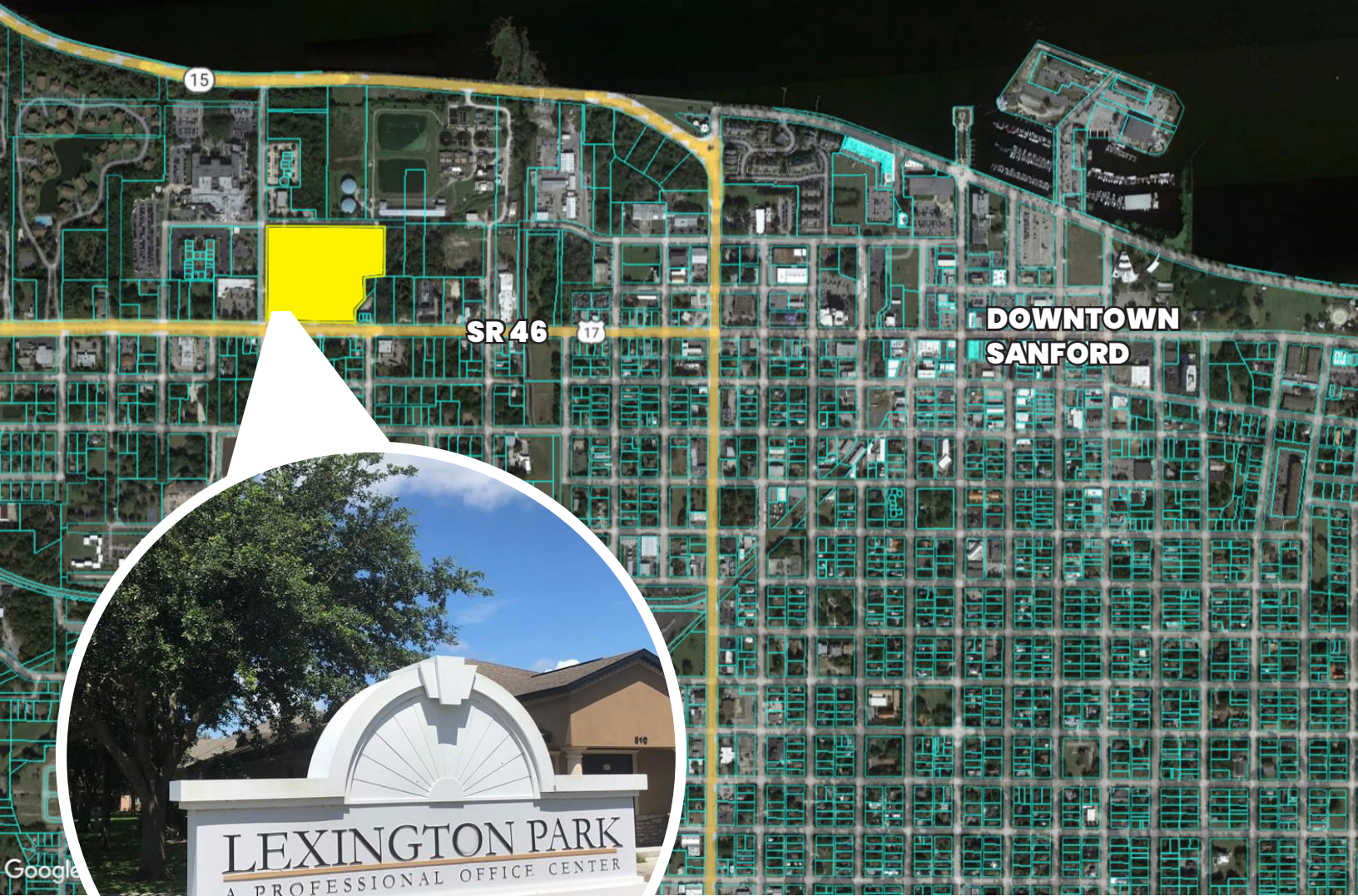
Sanford sits on the south shore of Lake Monroe, providing a waterfront backdrop for walking, jogging or just enjoying the natural beauty.



# LEXINGTON PARK

A PROFESSIONAL OFFICE CENTER

**LAKE MONROE**



**TWO RETAIL – MEDICAL – OFFICE  
BUILDING PADS**

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Equal Housing Opportunity. Home community and development information, including size, pricing, property features, terms, availability and amenities, are subject to change, prior sale or withdrawal at any time without notice or obligation. Drawings, photographs, renderings, video, scale models, square footages, floor plans, elevations, features, colors and sizes are approximate for presentation purposes only and may vary from the homes as built. Interested parties should conduct their own due diligence with regard to zoning, required approvals, rents, costs and risk.