

# OAKS CENTRE - LOT 1

1.27 Acre Retail Pad

\$160,000/Yr Ground Lease



Quest Company  
Commercial Real Estate Services

Signalized  
Corner Outparcel  
on Main  
Thoroughfare

# OAKS CENTRE - LOT 1

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# OAKS CENTRE - LOT 1

## Street Views



Facing East

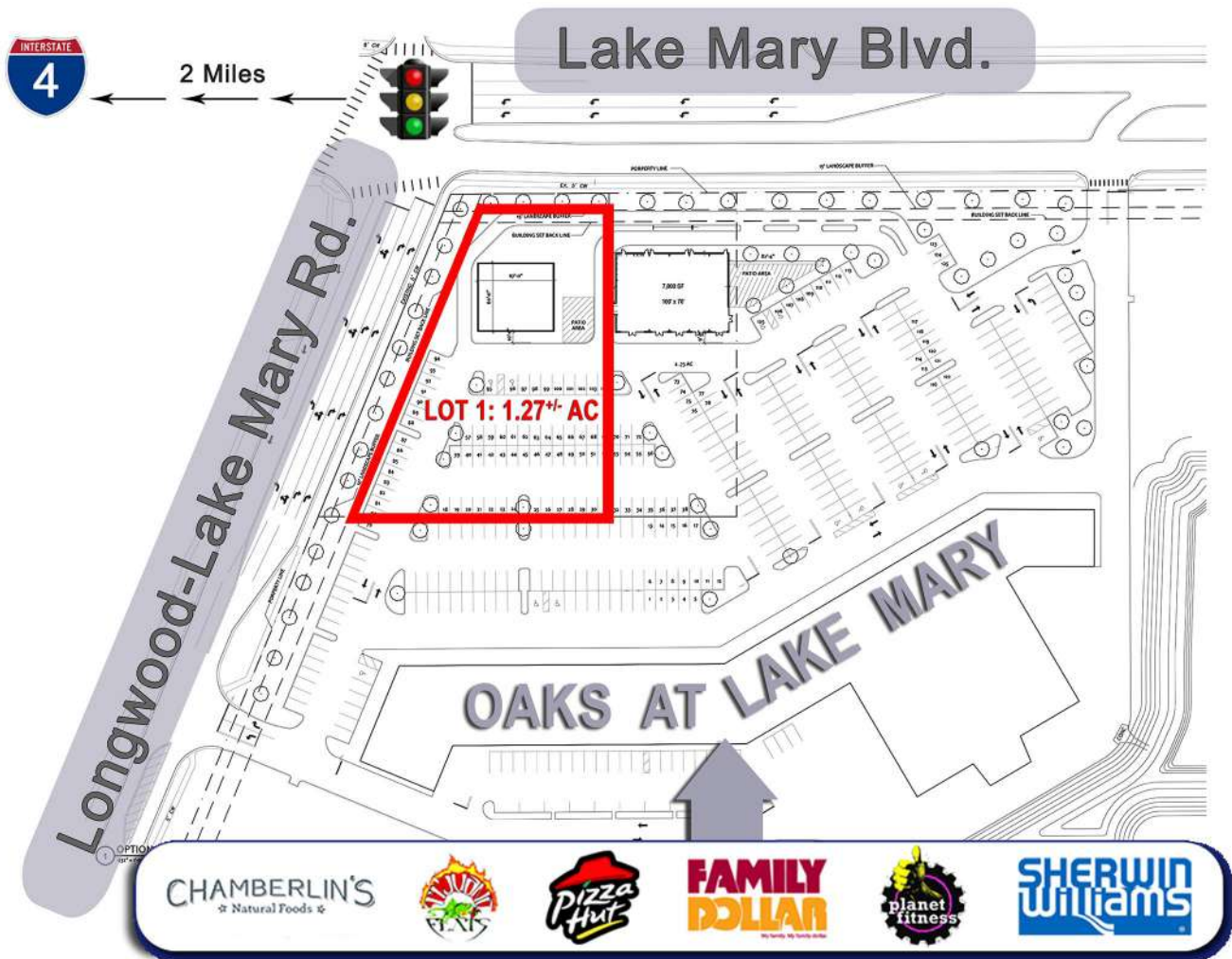


Facing West



# OAKS CENTRE - LOT 1

## Conceptual Site Plan

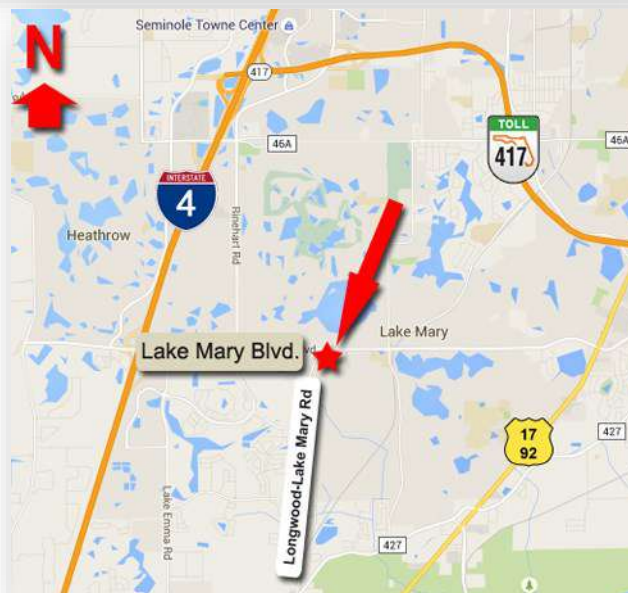


Note: Parking will be open to all tenants and their customers.



# OAKS CENTRE - LOT 1

## Location Maps



# OAKS CENTRE - LOT 1

## Property Description

- = 1.27-Acre retail pad serves as an outparcel to the popular "Oaks at Lake Mary" shopping center located at the **signalized corner of busy Lake Mary Boulevard and Longwood-Lake Mary Rd.**
- = Population growth of **27.8%** within 1 mile since 2010 and average HH Income of **\$111,637** in the same radius!
- = Located in the "Lake Mary Midtown" area at the **signalized corner of busy Lake Mary Blvd.** [the connecting artery from 17-92 to the Interstate] & Longwood-Lake Mary Rd.
- = Across the side street, Longwood-Lake Mary Road, from Griffin Park Town Center, the **\$200 million, mixed-use project**, which serves as an additional traffic generator.
- = **Only 2 miles from Interstate 4** and close to multiple secondary roads for easy access from all directions.
- = Oaks at Lake Mary has undergone a **major renovation** with an entirely new façade, lighting, security cameras and monument sign!
- = Offered on a **Ground Lease** basis for \$160,000 annually, with final rate subject to the lease terms and Tenant's fiscal strength.



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## Demographics

### 2022 Traffic Count

Lake Mary Blvd: 24,888 AADT

### Proximity to Airport

Orlando-Sanford International: 7.3 Miles

### 2022 Demographics

	<u>1-Mile</u>	<u>3-Mile</u>
Avg. HH Income:	\$111,637	\$101,623
Population:	8,023	67,950
Area Growth '10-'22:	27.8%	16.58%



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## Aerial



Lake Mary Blvd. is the main thoroughfare in Lake Mary, running from Interstate 4 to the West, past US Hwy 17-92 to the East.

The retail pad is located in the enviable position of the corner outparcel, providing superb exposure at the signalized intersection.

The Oaks at Lake Mary center behind it has stayed almost perpetually leased by tenants such as Planet Fitness, Tijuana Flats, Pizza Hut, Family Dollar & Sherwin Williams.





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## Lake Mary Synopsis

Lake Mary has evolved from a quiet suburb of Orlando into the cosmopolitan sister city to Sanford.

Known as the “City of Lakes,” Lake Mary’s residents enjoy an extremely high quality of life. This thriving region features numerous luxury home communities, manicured golf courses, and abundant natural resources.

Seminole County public schools repeatedly enjoy high rankings nationally, and recreational and cultural opportunities abound, so it’s no surprise growth since 2010 has been almost 30%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.

Considering all of these attributes, it’s understandable why *Family Circle* named Lake Mary #7 of the “Country’s 10 Best Towns” and *CNN/Money Magazine* named Lake Mary the 4<sup>th</sup> “Best Place in the Country” to live!



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