

For Sale

# Adjacent Office Buildings

12,000 SF | \$2,650,000

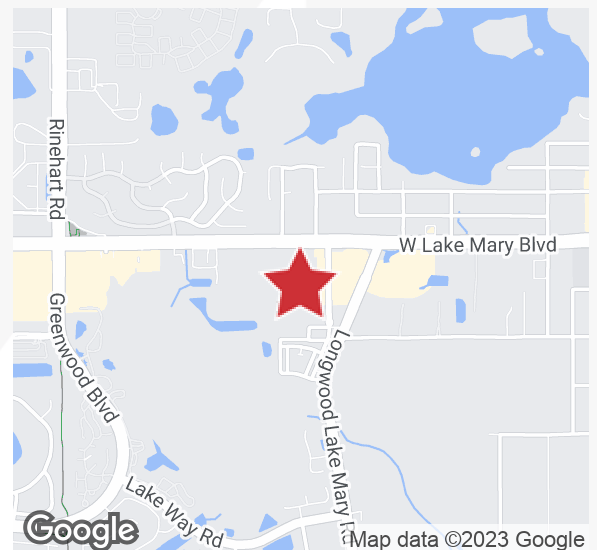


## 135 & 145 Middle Street

Lake Mary, Florida 32746

### Property Highlights

- Owner occupant and/or investment opportunity
- 2 adjacent office buildings – 6,000± SF each
- Each building is on their own 0.60± acre site
- Block construction – well-maintained; built in 2009
- Perfect for medical and professional office uses
- Good tenant mix
- 1,500 – 3,000 SF can be made available for owner-occupant in 135 Middle Street
- Great location just 1 block south of Lake Mary Boulevard
- 5 minutes to I-4; easy access to Rinehart Road, Greenwood Blvd, US Hwy 17, SR 417 (GreeneWay) and SR 434



**PRICE REDUCTION**

**Sale Price: \$2,650,000**

For more information

**Tom R. Kelley II, CCIM**

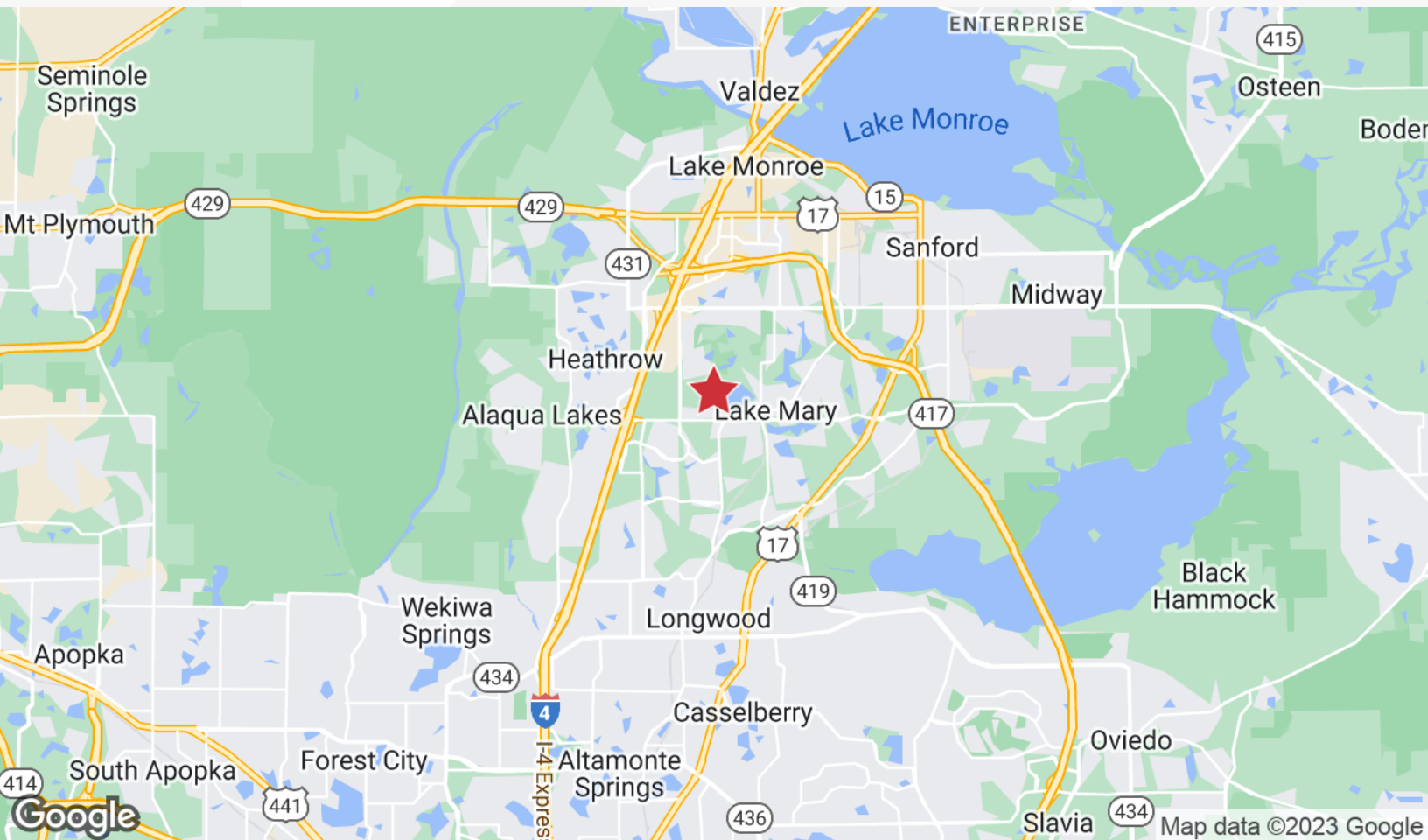
O: 407 949 0715

tkelley@realvest.com

# Property Photos



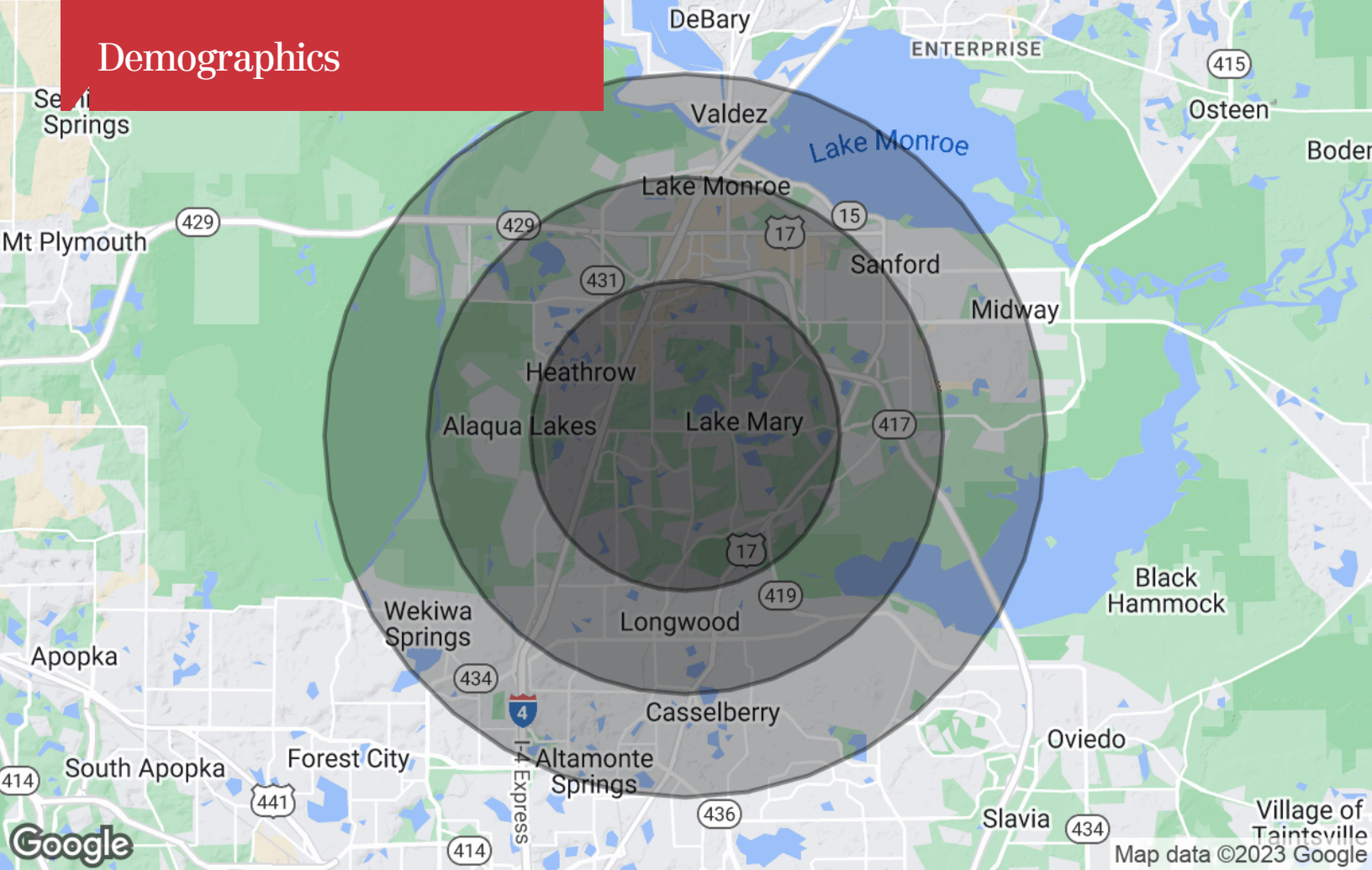
# Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	65,620	153,321	248,535
MEDIAN AGE	41.6	40.9	40.9
MEDIAN AGE (MALE)	39.7	39.1	39.3
MEDIAN AGE (FEMALE)	42.5	42.0	42.0

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	27,362	63,658	103,917
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$95,171	\$90,125	\$85,468
AVERAGE HOUSE VALUE	\$285,937	\$266,233	\$254,194

\* Demographic data derived from 2020 ACS - US Census