

For Lease

# Renovated Office Space

1,975 SF | \$17.00 / SF



## 1270 Upsala Road

Sanford, Florida 32771

### Property Highlights

- Only 1 space available - 1,975± SF
- Legacy Park is a three-story, 23,700± SF office building
- Extensively renovated in 2019 – redesigned lobby and bathrooms, new lighting, new carpets, new paint and new kitchen in each suite
- Great location at the corner of SR 46 and Upsala Rd - minutes away from I-4, SR 417 (GreeneWay) and the Seminole Towne Center shopping and dining
- Each office suite includes: full kitchen with refrigerator, secure keypad access to office, entrance from building lobby and security cameras in public areas

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 1266	\$17.00 SF/yr	1,975



**Lease Rate: \$17.00 / SF Mod. Gross**

For more information

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# Property Photos



Building Lobby



Typical Office

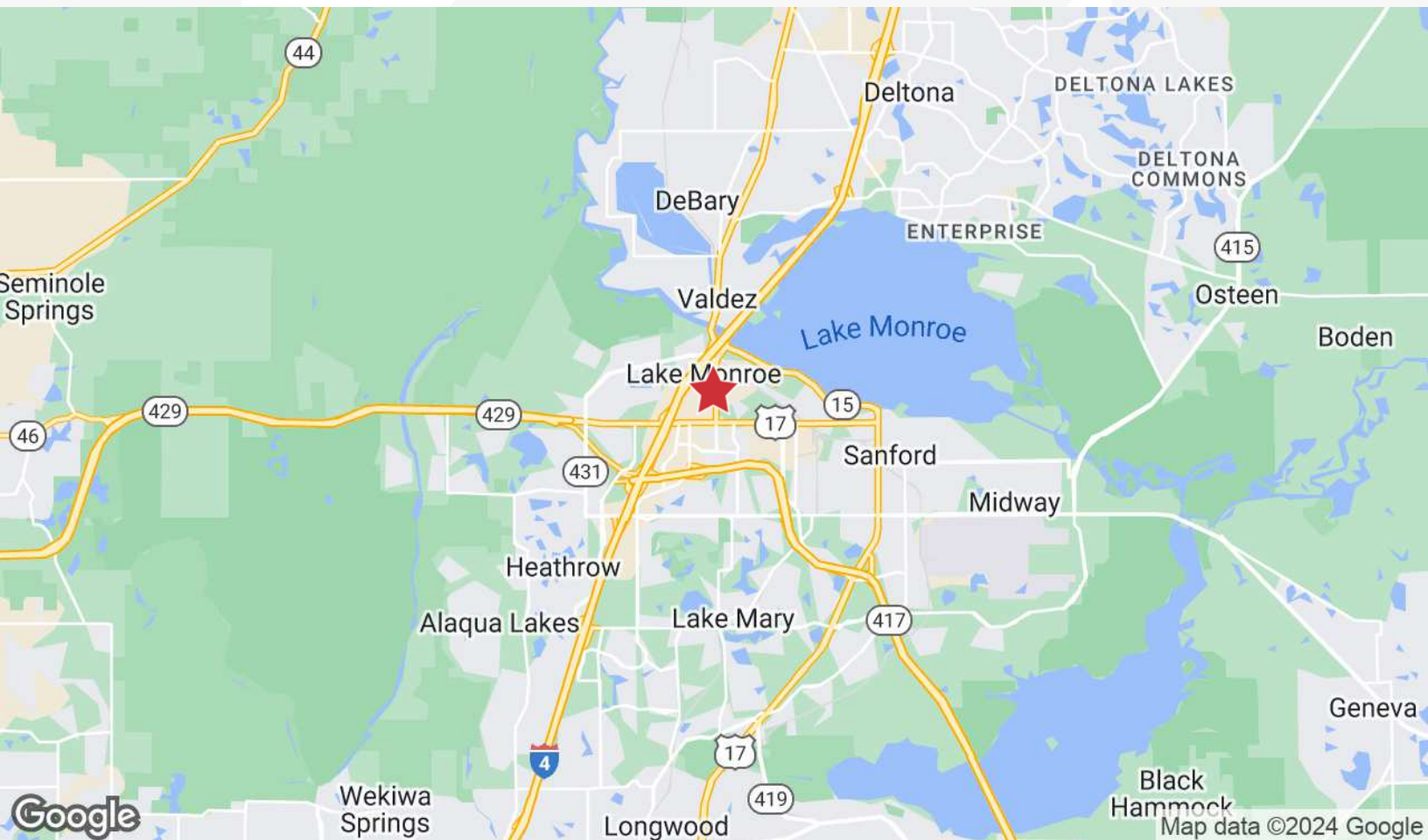
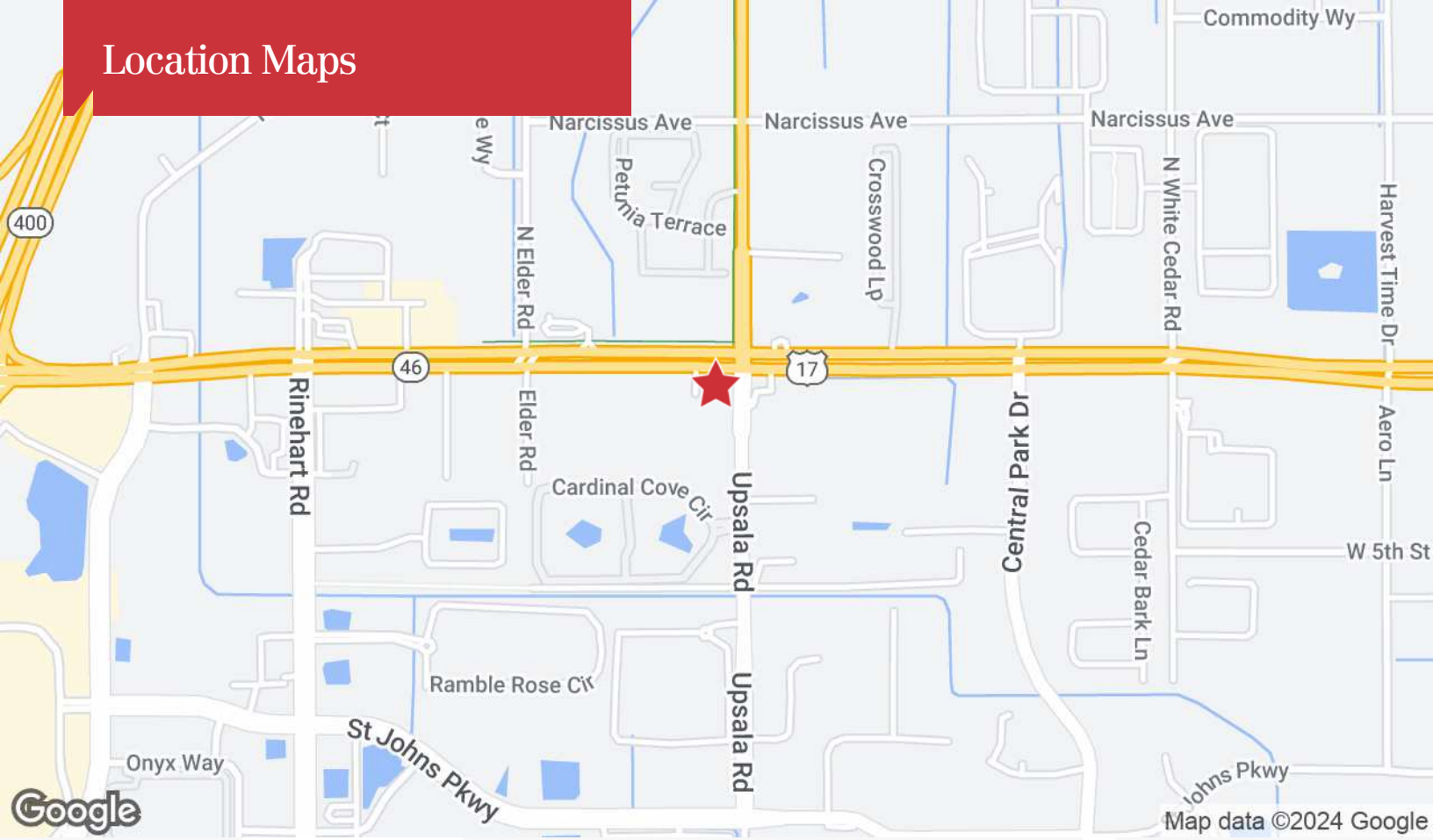


Open Work Area

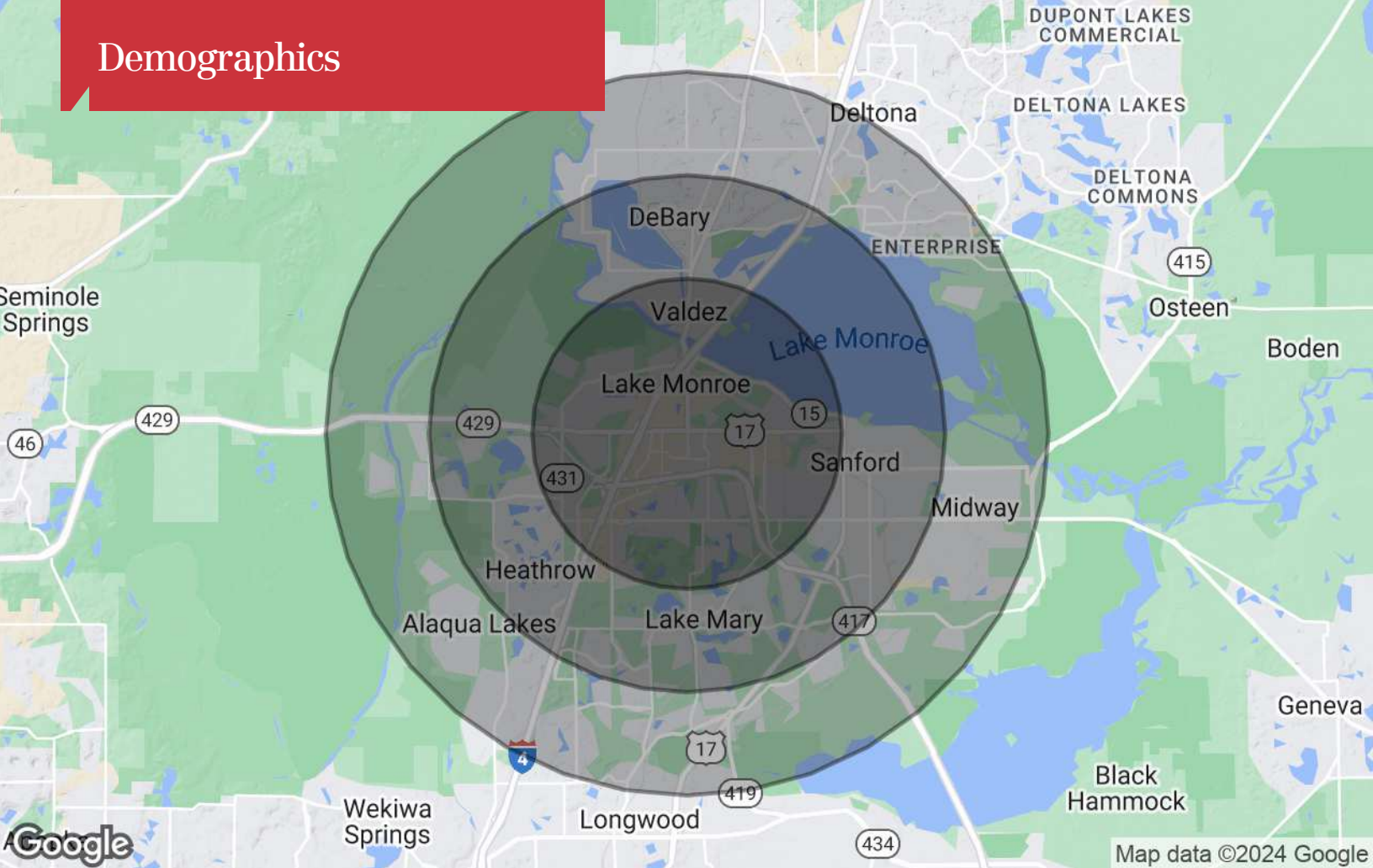


Kitchen/Break Area

# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	50,224	118,795	180,906
MEDIAN AGE	38.5	39.7	41.0
MEDIAN AGE (MALE)	36.6	37.6	39.3
MEDIAN AGE (FEMALE)	40.1	41.1	42.0

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	19,697	48,367	73,105
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$86,643	\$84,858	\$87,650
AVERAGE HOUSE VALUE	\$242,989	\$247,239	\$261,392

\* Demographic data derived from 2020 ACS - US Census