

LEXINGTON PARK

NEW BUILD - SANFORD, FL

FOR LEASE • RETAIL | MEDICAL OFFICE
END CAP UNIT | WATER VIEW



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Summary

Location: Sanford, Florida
SR46 and Mangoustine Ave.

Feature: End Cap Unit with
water view

Project: Lexington Park
Professional Office Center

Opportunity for Lease:
1,556 SF

Zoning: GC-2
Retail, Medical, Office

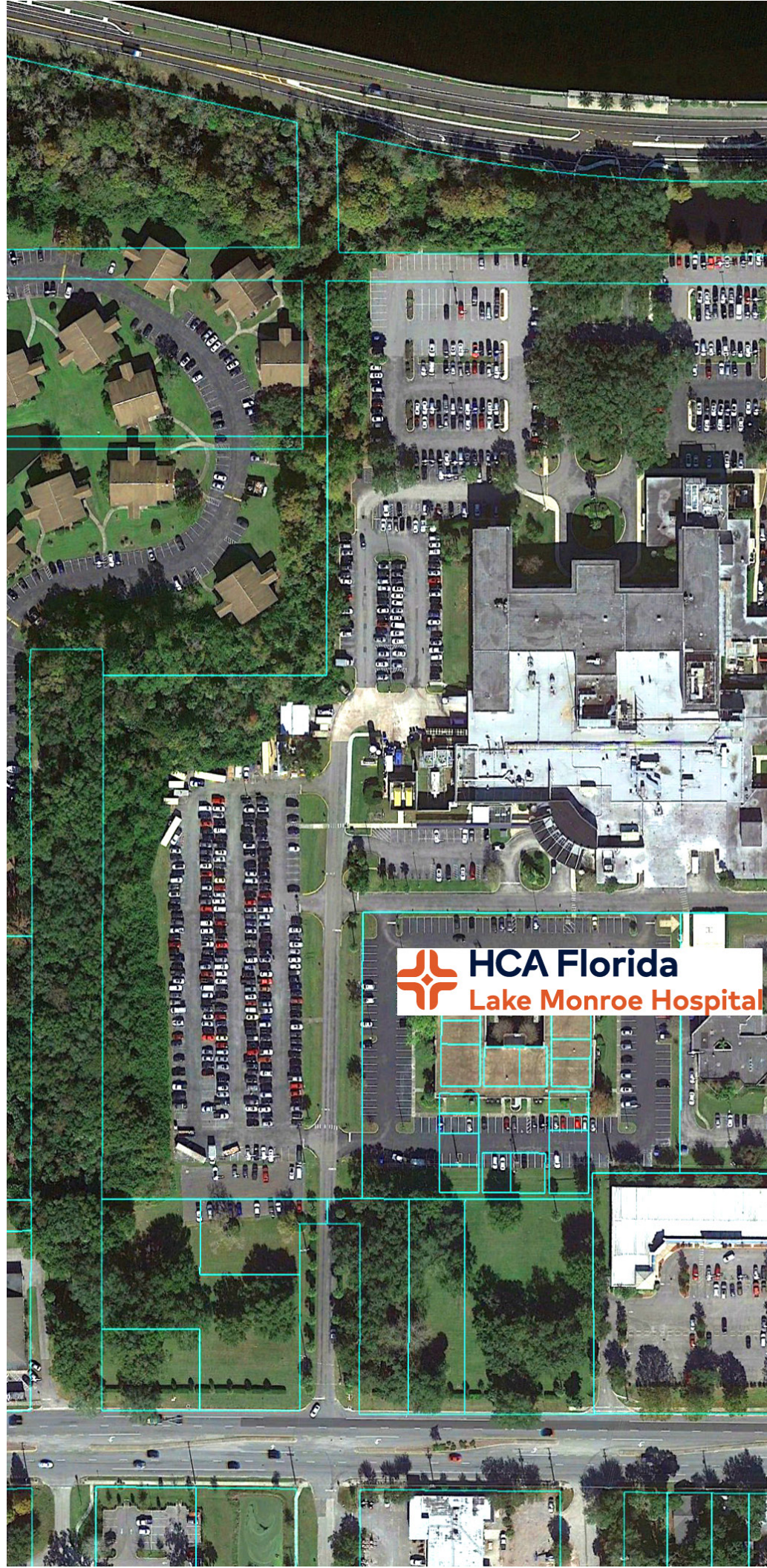
Parking: 5 per 1,000 SF

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

Standard Office Buildout:
is included but subject to
final pricing and tenant
requirements.

Rental Rates:
\$25 NNN

Lease Rate May Be Adjusted
Based On Tenants Buildout
Requirements



17-92

MANGOUSTINE AVE



46



Floor Plan

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



LEXINGTON PARK FOR LEASE BUILT TO SUIT

RETAIL | MEDICAL | OFFICE

BUILDING

1,556 SF

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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.