

OAKS AT LAKE MARY

2nd Gen Restaurant in Thriving Center!

3005 W. Lake Mary Blvd. | Lake Mary, FL 32746



- **3,112 SF** unit in **highly-visible** position within **successful shopping center**. Restaurant equipment can be left in unit under a separate transaction.
- Oaks at Lake Mary has undergone an almost **\$2 Million renovation with new façade, signage, lighting, landscaping & upcoming parking lot expansion!**
- Join fellow tenants **Planet Fitness, Sherwin Williams, Dollar Tree** and **Chamberlin's** for **\$32/SF, NNN**. Operating expenses **only \$6.08/SF!**
- **Facing the City's busiest corridor, at a signalized intersection.**

<u>2023 Demographics</u>			
	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	7,828	161,075	452,957
Avg. HH Income:	\$105,309	\$97,259	\$95,443
2010-22 Growth:	21.45%	13.31%	12.24%

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.

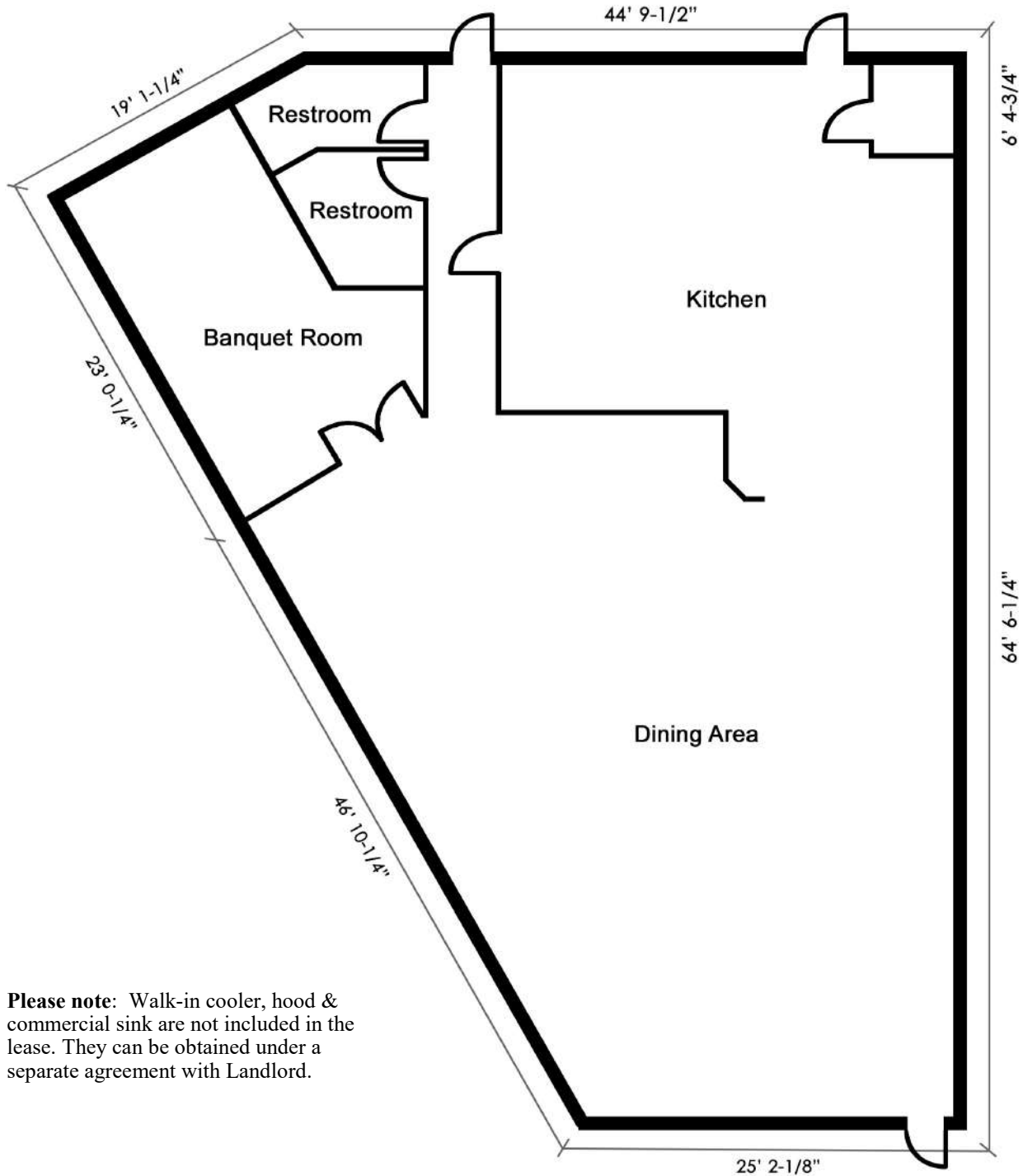
Oaks at Lake Mary

3005 W Lake Mary Blvd. #112 | 3,112 RSF



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Please note: Walk-in cooler, hood & commercial sink are not included in the lease. They can be obtained under a separate agreement with Landlord.

Disclaimer: While graphic depictions of properties & any dimensions shown are deemed to be accurate, they are not guaranteed. Prospects are encouraged to conduct their own due diligence.