

For Sale

Lake Mary Office Building

6,000 SF | \$1,595,000

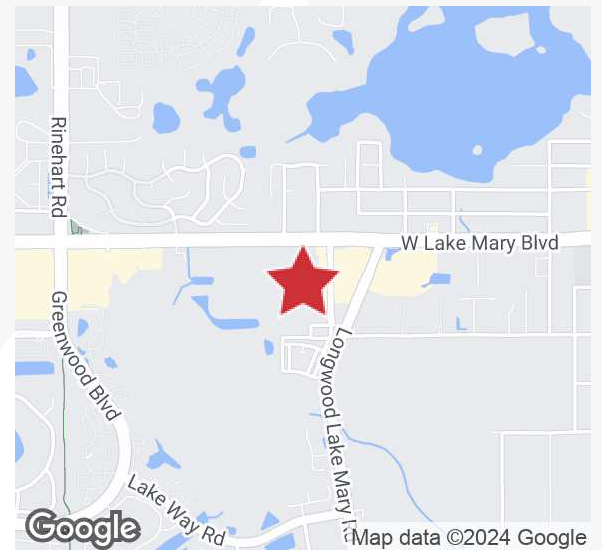


135 Middle Street

Lake Mary, Florida 32746

Property Highlights

- Owner occupant and/or investment opportunity
- 6,000± SF office building on 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
- Great location just 1 block south of Lake Mary Blvd
- 5 minutes to I-4; easy access to Rinehart Road, Greenwood Blvd, US Hwy 17, SR 417 (GreeneWay) and SR 434
- Adjacent building - 145 Middle Street, also 6,000± SF, is available as a portfolio sale - contact broker for details



Sale Price: \$1,595,000

For more information

Tom R. Kelley II, CCIM

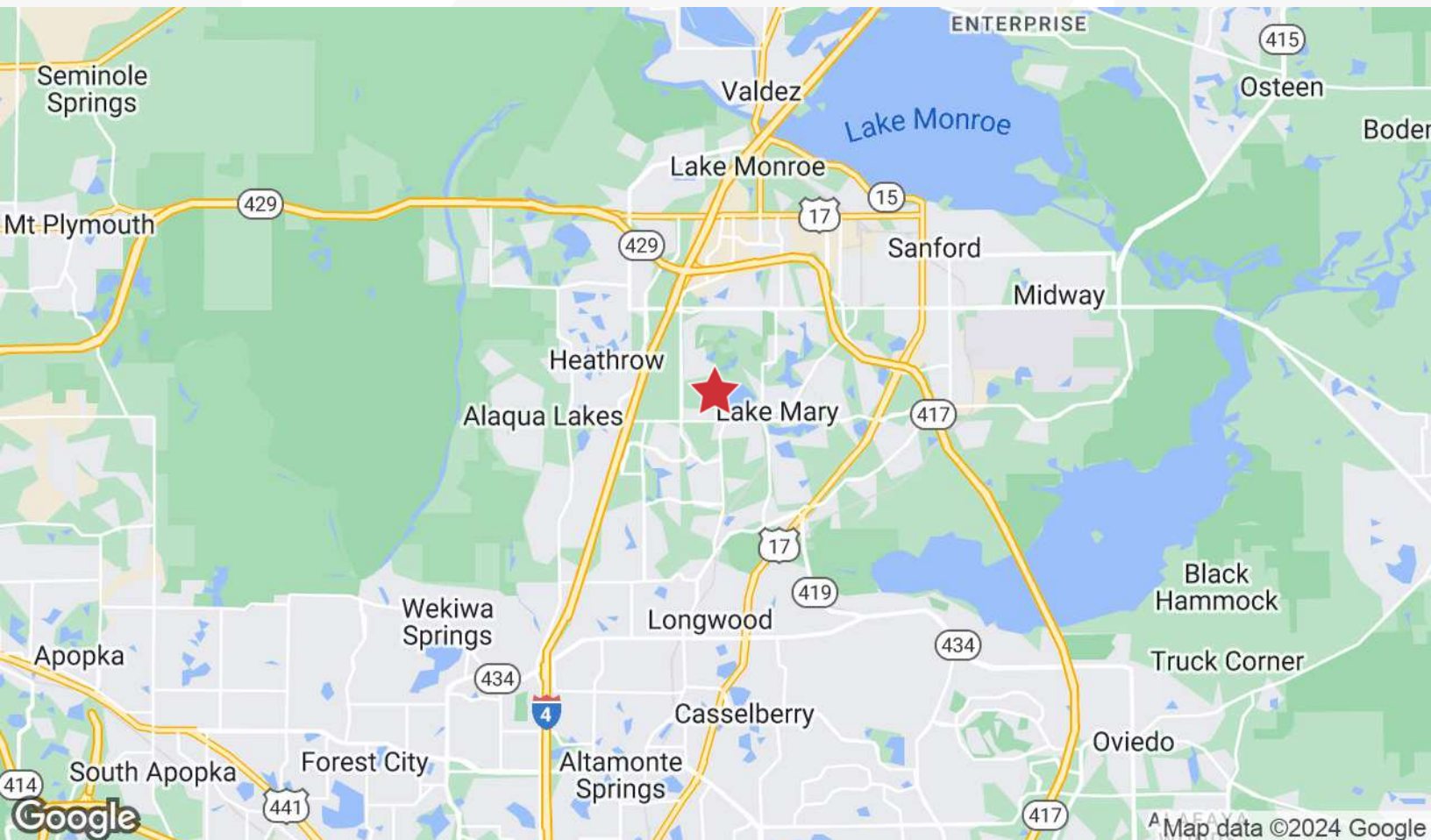
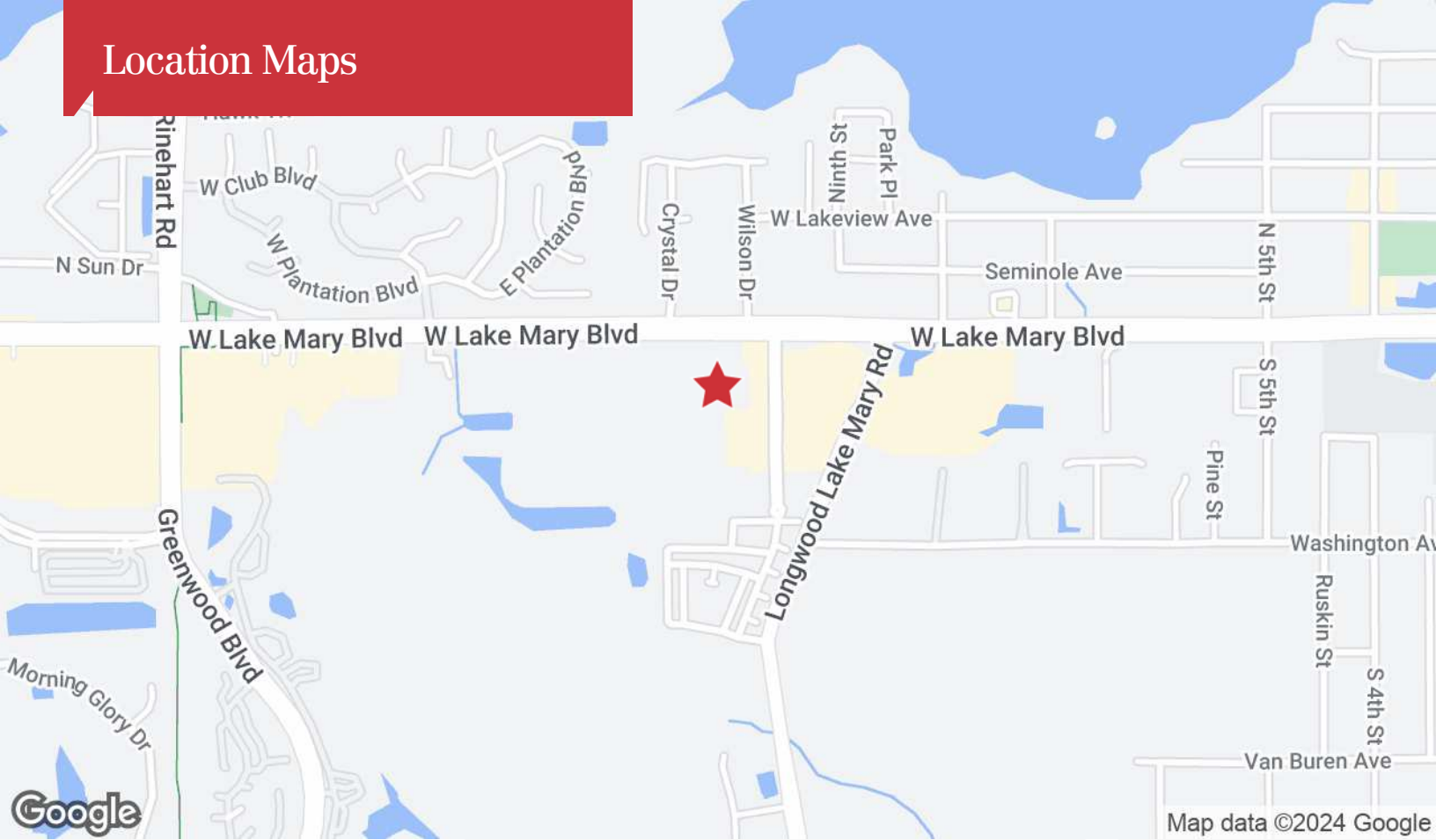
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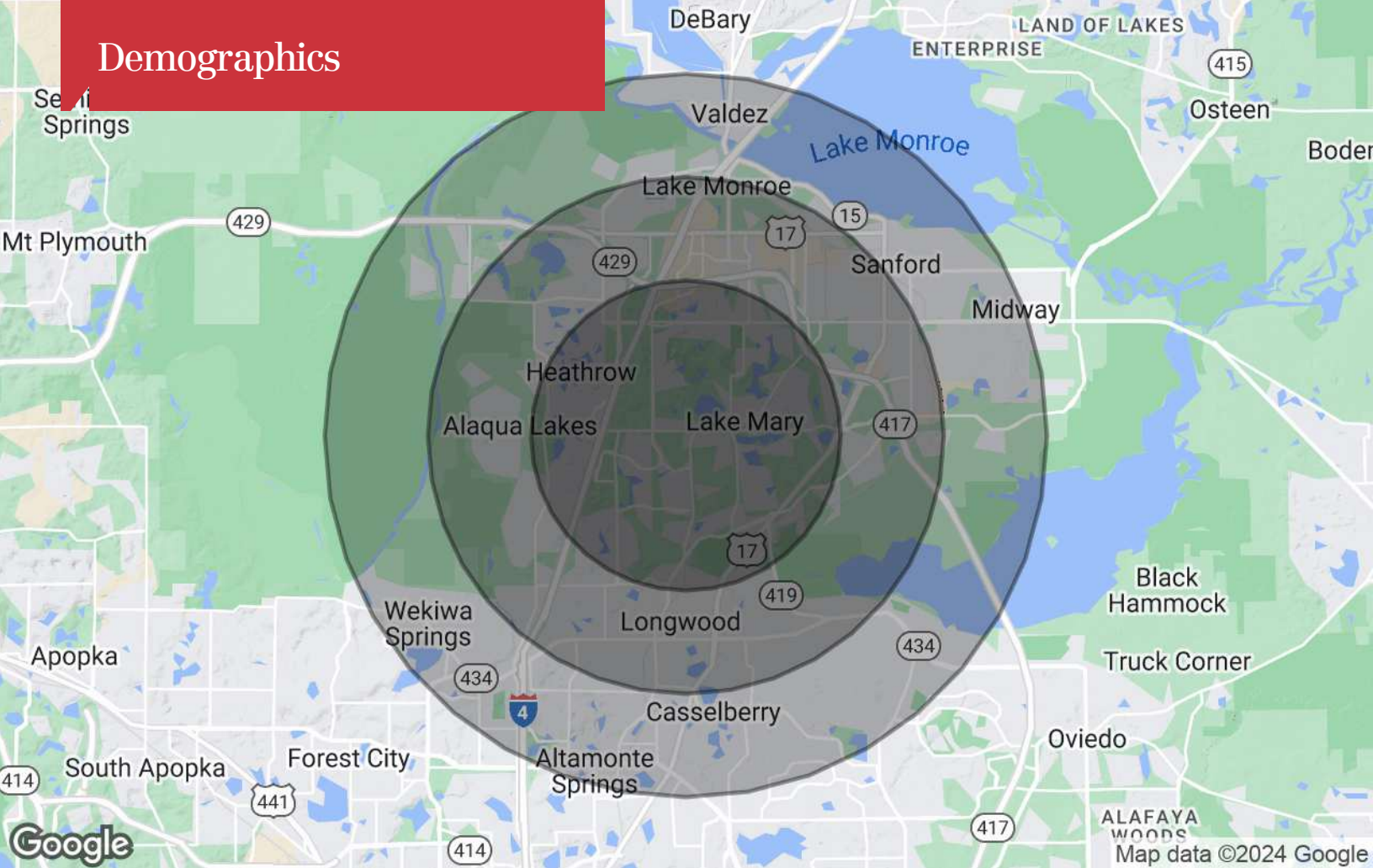
Property Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	67,774	159,514	265,547
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	43	42	43

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	26,503	61,352	104,092
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$118,066	\$114,253	\$109,589
AVERAGE HOUSE VALUE	\$419,297	\$419,766	\$413,576

* Demographic data derived from 2020 ACS - US Census