

For Sale

Adjacent Office Buildings

12,000 SF | \$2,595,000

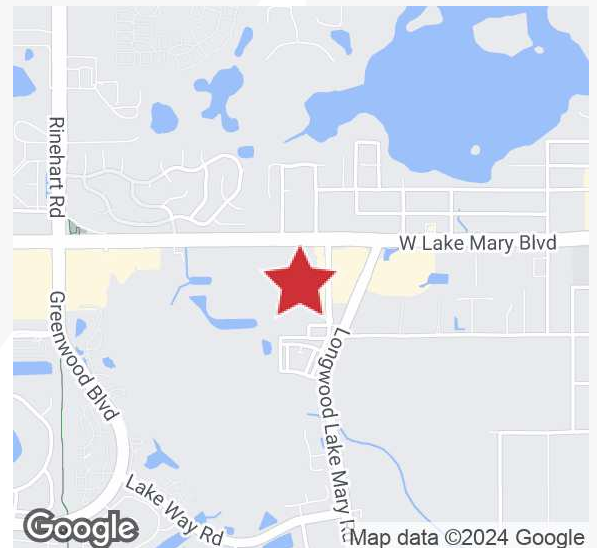


135 & 145 Middle Street

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
- 145 Middle is available only with 135 Middle Street



PRICE REDUCTION

Sale Price: \$2,595,000

For more information

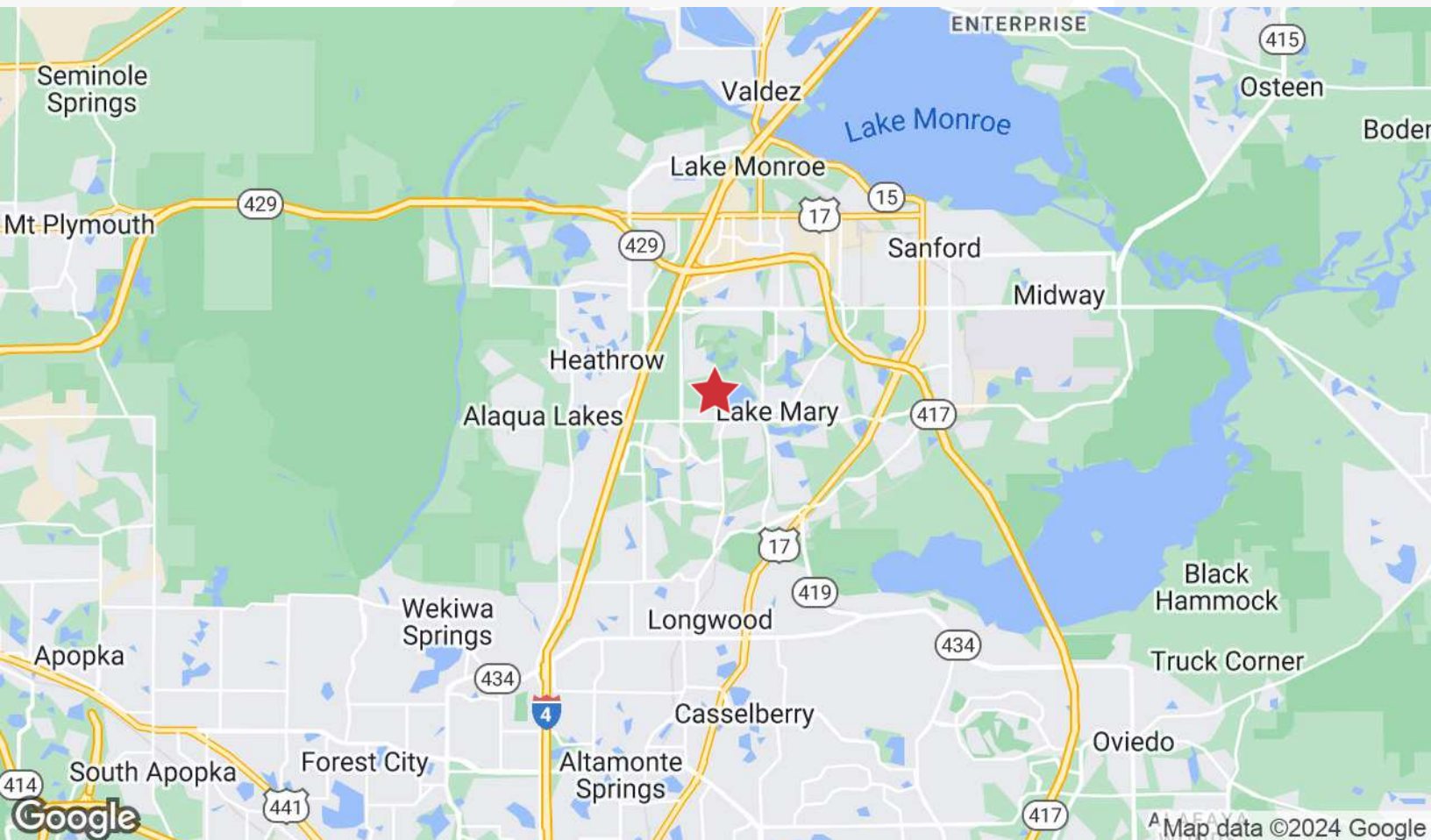
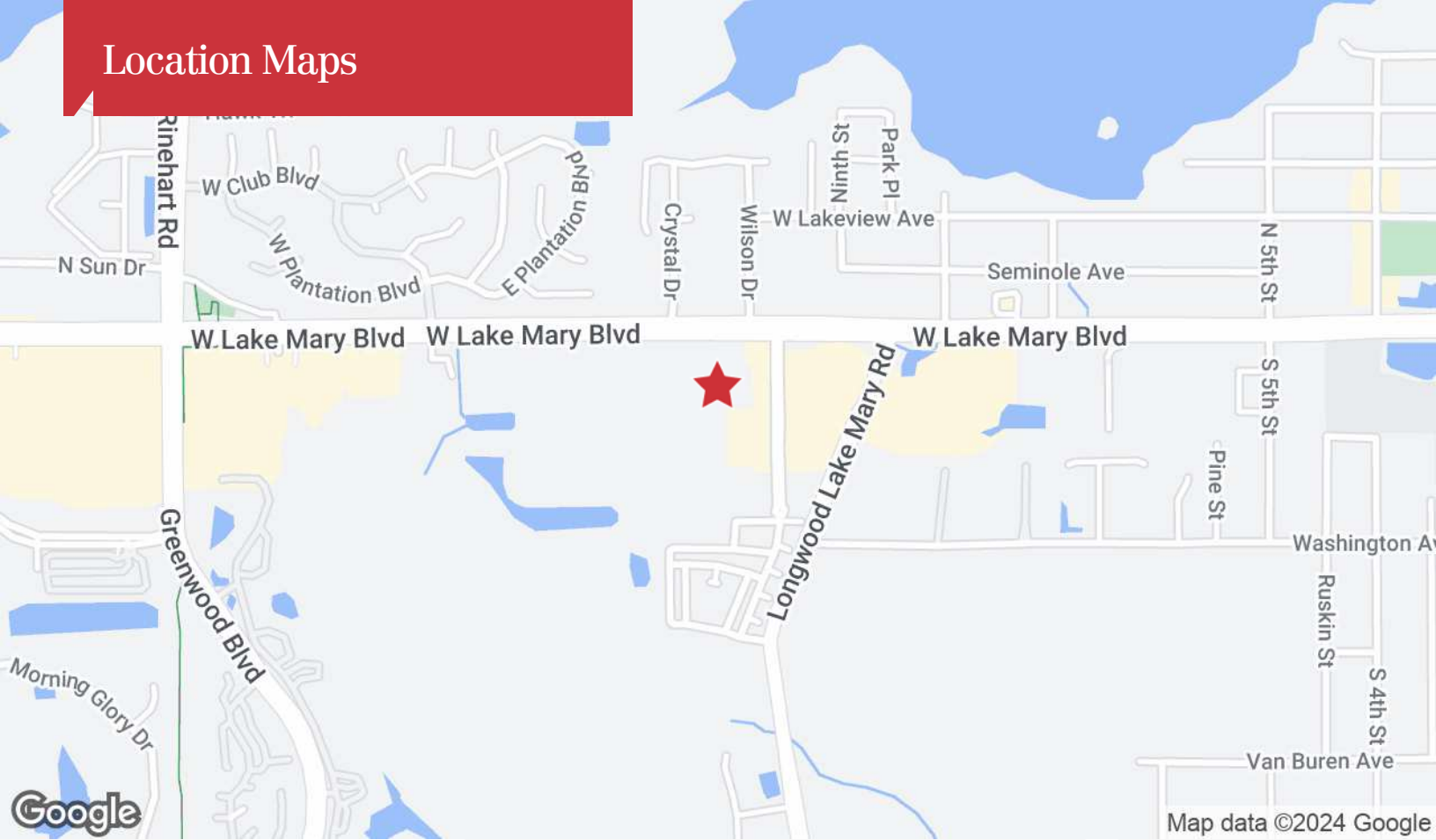
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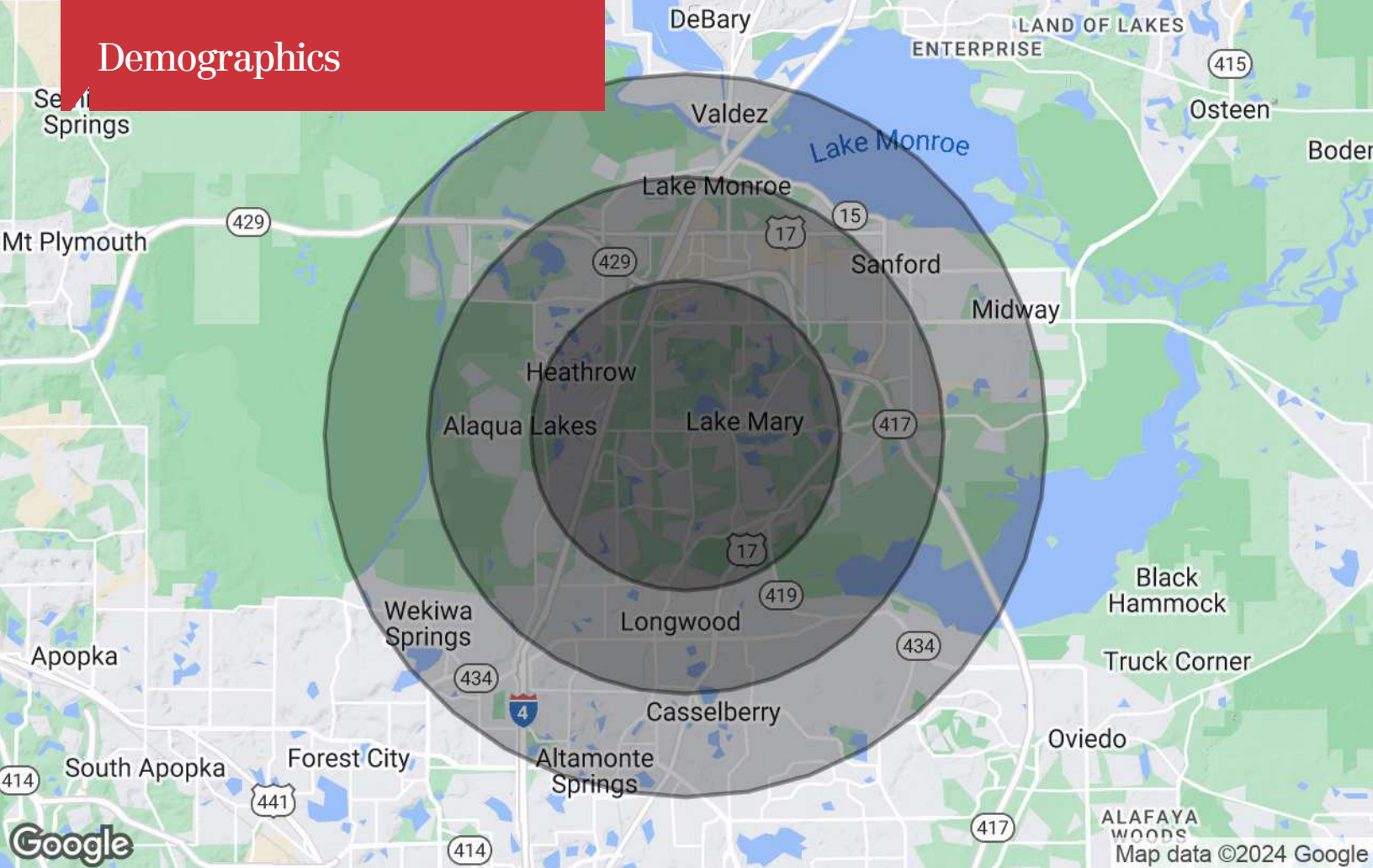
Property Photos



Location Maps



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