

767 Stirling Center Place - Unit 1409

Lake Mary, Florida 32746

Property Highlights

- Great location in Stirling Center off Rinehart Road
- Beautiful small office 1,518± RSF
- Move in ready!
- Reception, conference room, break, 1 restroom, 3 private offices, server room and open work area
- Conference, open area and some offices have floor to ceiling windows and look at green area
- Parking is 4/1000 rentable square feet
- Great proximity to Lake Mary restaurants, banks, retail and more
- 3 minutes to I-4 and SR 46A interchange
- 4 minutes to Lake Mary Blvd
- Easy access to both SR 417 (GreeneWay) and SR 429 (Western Beltway)



Lease Rate: \$22.50/SF Mod. Gross

For more information

Mary Frances West, CCIM

O: 407 949 0725 mfwest@realvest.com









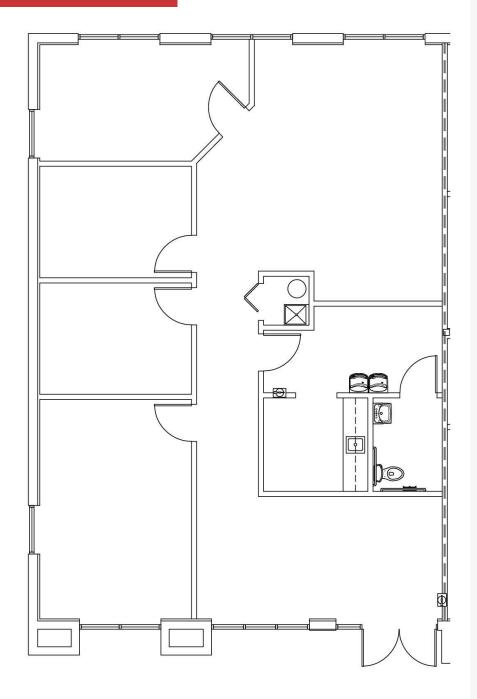




The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel

Floorplan & Photos



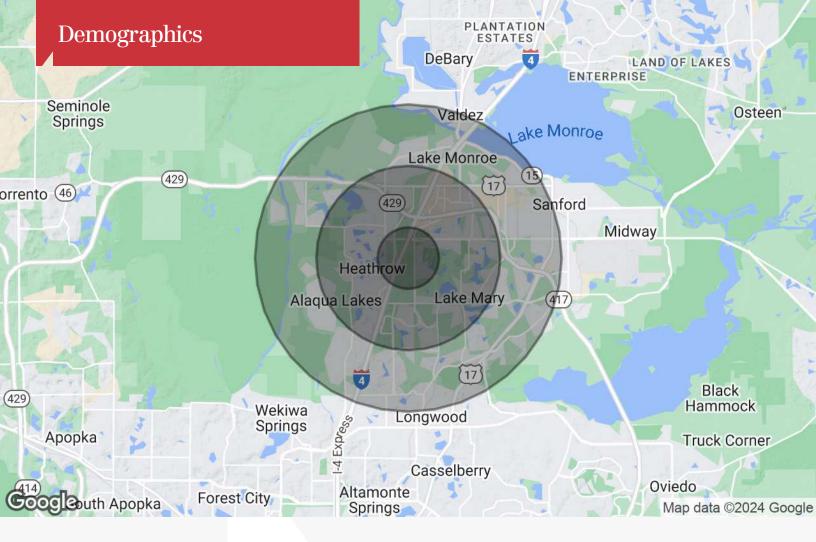








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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	4,629	43,747	112,116	
MEDIAN AGE	42.2	38.2	36.9	
MEDIAN AGE (MALE)	42.3	38.5	36.6	
MEDIAN AGE (FEMALE)	42.5	38.2	37.3	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	1,779	16,411	40,145	
# OF PERSONS PER HH	2.6	2.7	2.8	
AVERAGE HH INCOME	\$102,372	\$92,190	\$88,175	
AVERAGE HOUSE VALUE	\$405,641	\$393,330	\$366,271	

^{*} Demographic data derived from 2020 ACS - US Census

