

For Lease

Renovated Office Space

1,975 SF | \$17.00 - \$19.00 / SF



1270 Upsala Road

Sanford, Florida 32771

Property Highlights

- Two 1,975± SF office suites available
- Legacy Park is a three-story, 23,700± SF office building
- Extensively renovated in 2019 - redesigned lobby and bathrooms, new lighting, new carpets, new paint and new kitchen in each suite
- Great location at the corner of SR 46 and Upsala Road - minutes away from I-4, SR 417 (GreeneWay) and the Seminole Towne Center shopping and dining
- Each office suite includes: full kitchen with refrigerator, secure keypad access to office, entrance from building lobby and security cameras in public areas

AVAILABLE SPACES

| Space | Lease Rate | Size (SF) |
|------------|---------------|-----------|
| Suite 1266 | \$17.00 SF/yr | 1,975 |
| Suite 1274 | \$19.00 SF/yr | 1,975 |



Lease Rate: \$17.00 - \$19.00 / SF Mod. Gross

For more information

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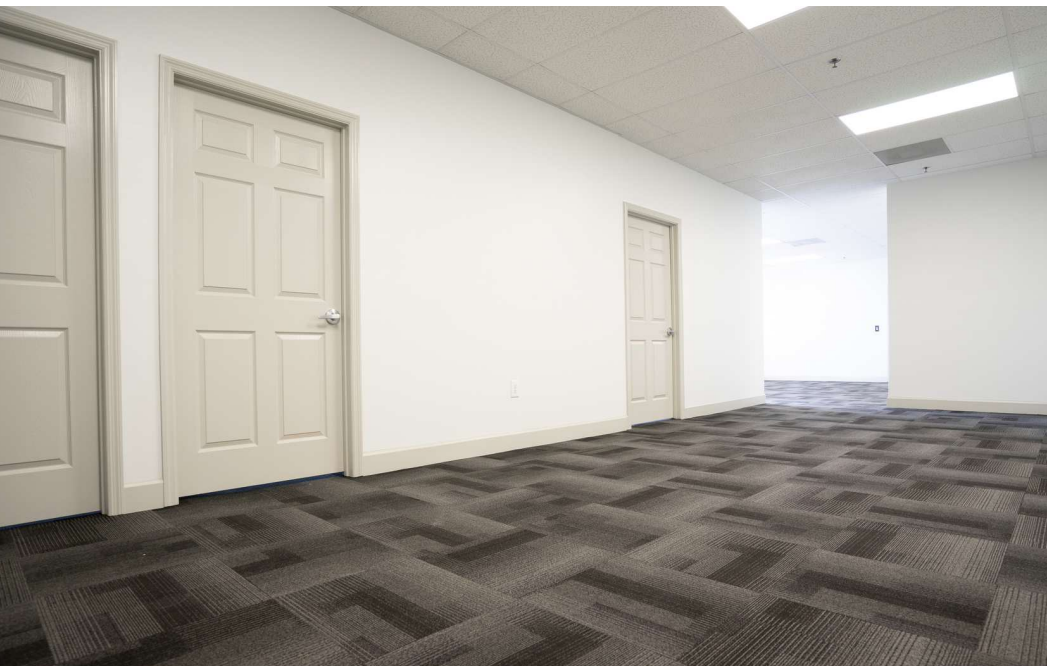
Property Photos



Building Lobby



Typical Office

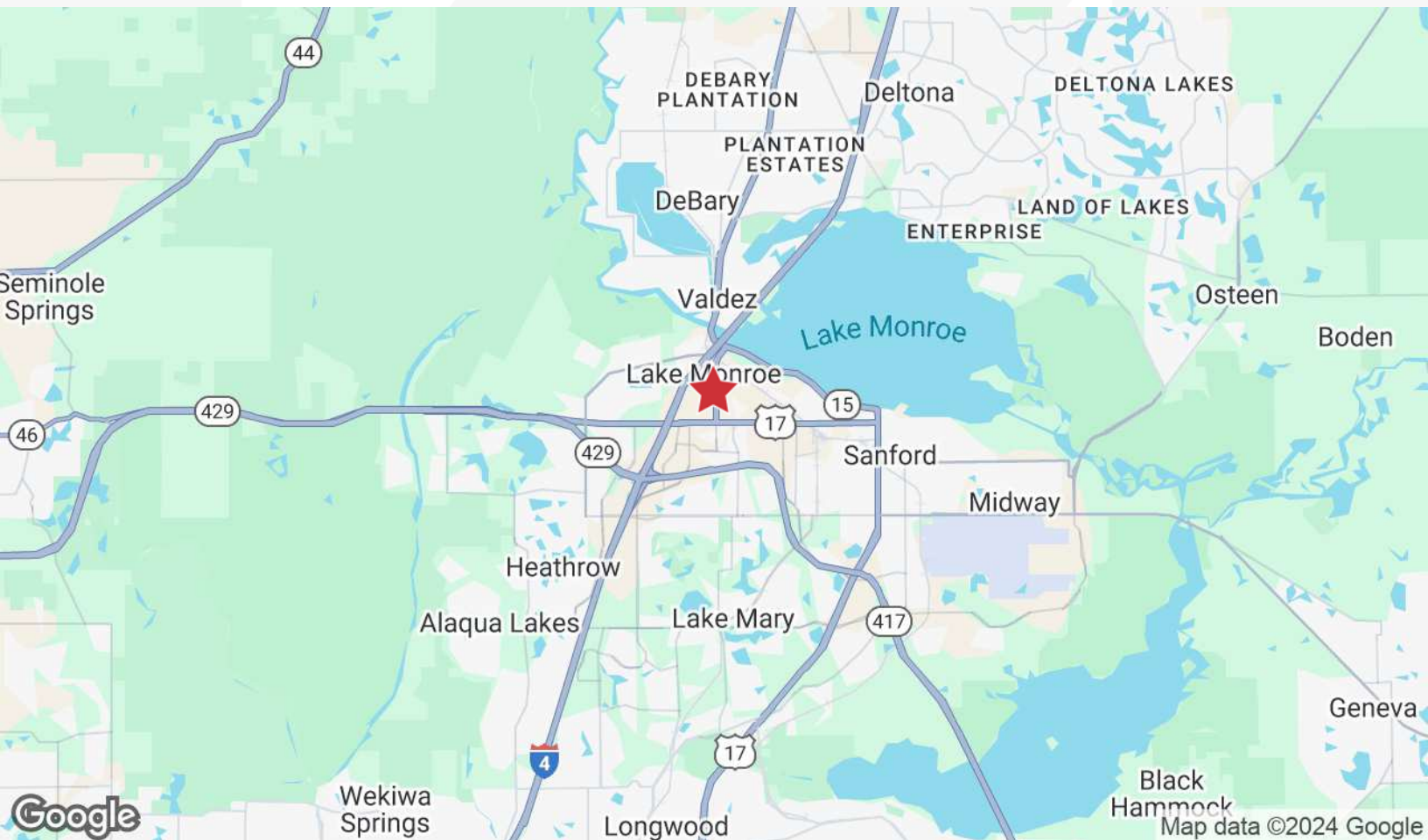
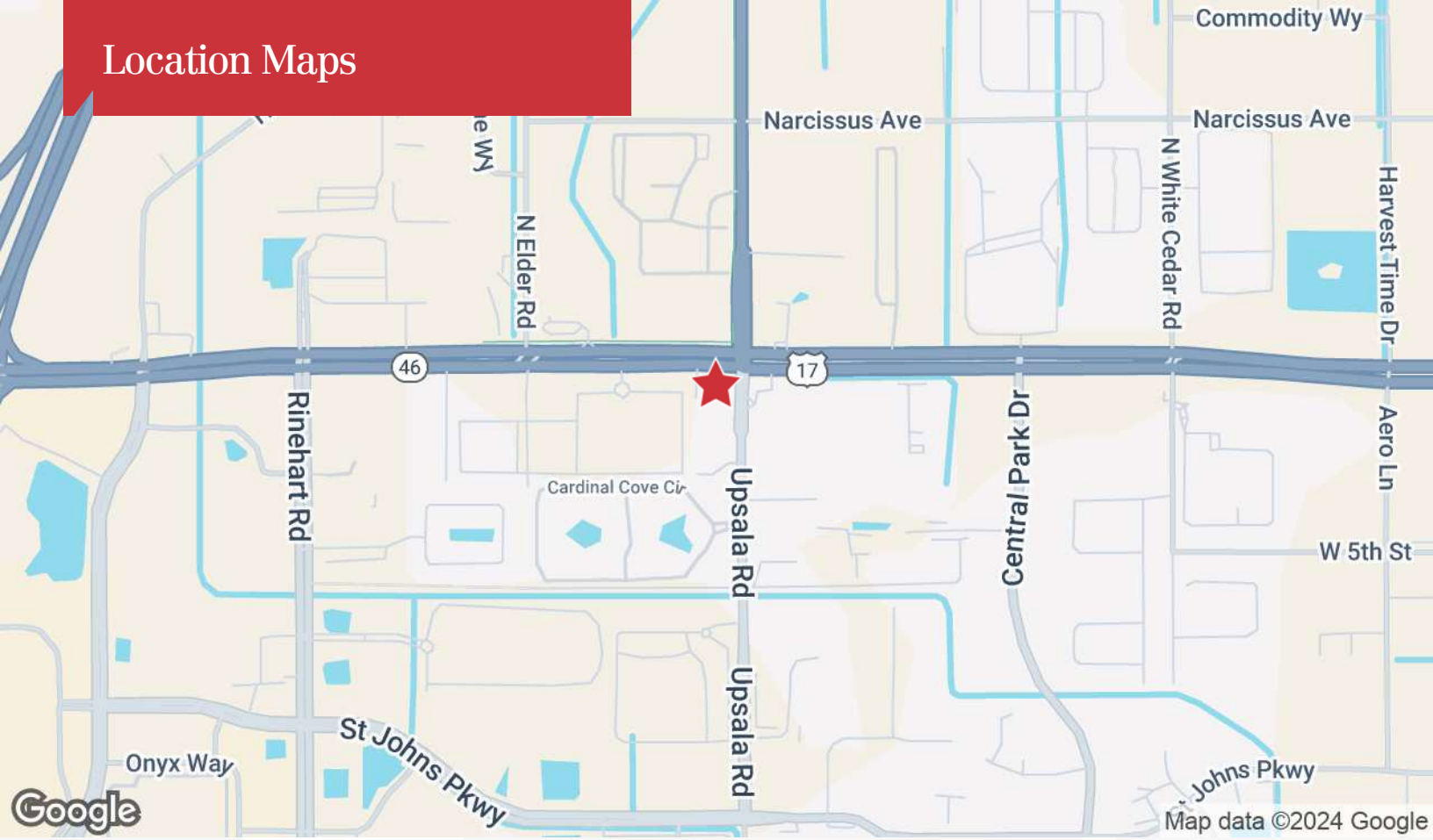


Open Work Area

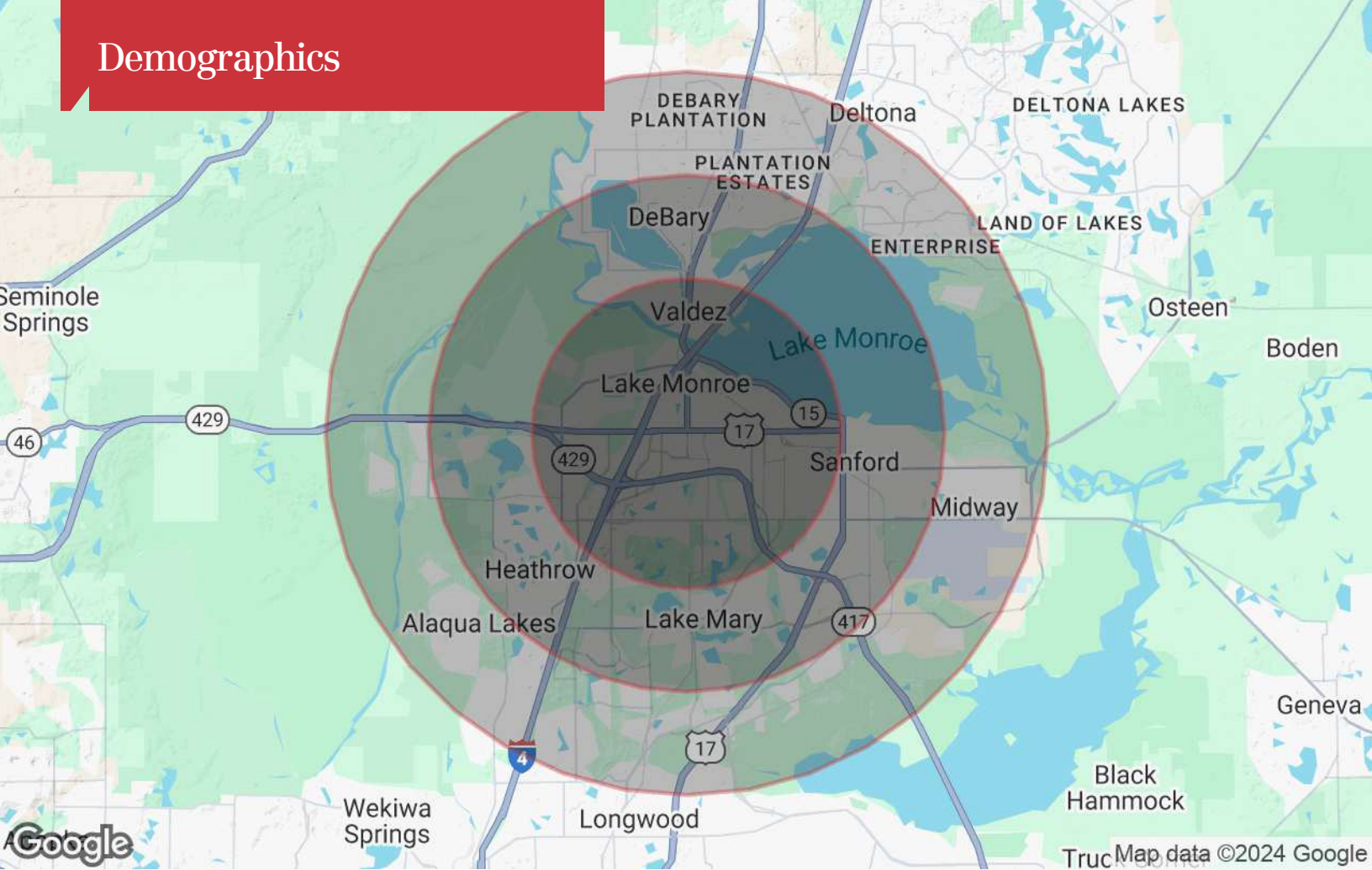


Kitchen/Break Area

Location Maps



Demographics



Population

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 50,224 | 118,795 | 180,906 |
| MEDIAN AGE | 38.5 | 39.7 | 41.0 |
| MEDIAN AGE (MALE) | 36.6 | 37.6 | 39.3 |
| MEDIAN AGE (FEMALE) | 40.1 | 41.1 | 42.0 |

Households & Income

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 19,697 | 48,367 | 73,105 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$86,643 | \$84,858 | \$87,650 |
| AVERAGE HOUSE VALUE | \$242,989 | \$247,239 | \$261,392 |

* Demographic data derived from 2020 ACS - US Census