For Lease Renovated Office Space 1,975 SF | \$17.00 - \$19.00 / SF



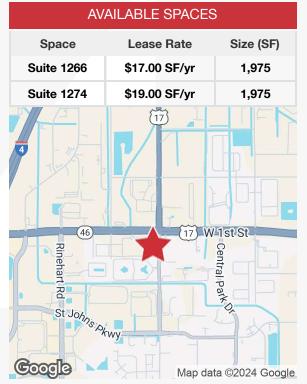
## 1270 Upsala Road

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

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



For more information Ali Musleem O: 407 949 0702 amusleem@realvest.com



10.25.24

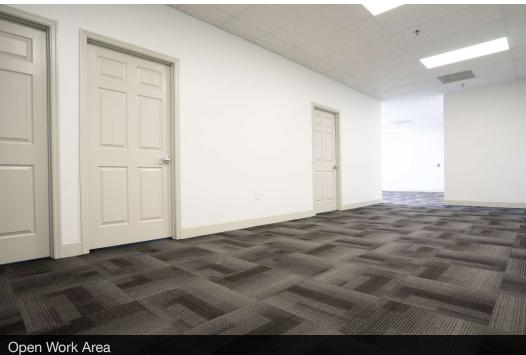
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubl its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com

## **Property Photos**



Typical Office

Building Lobby

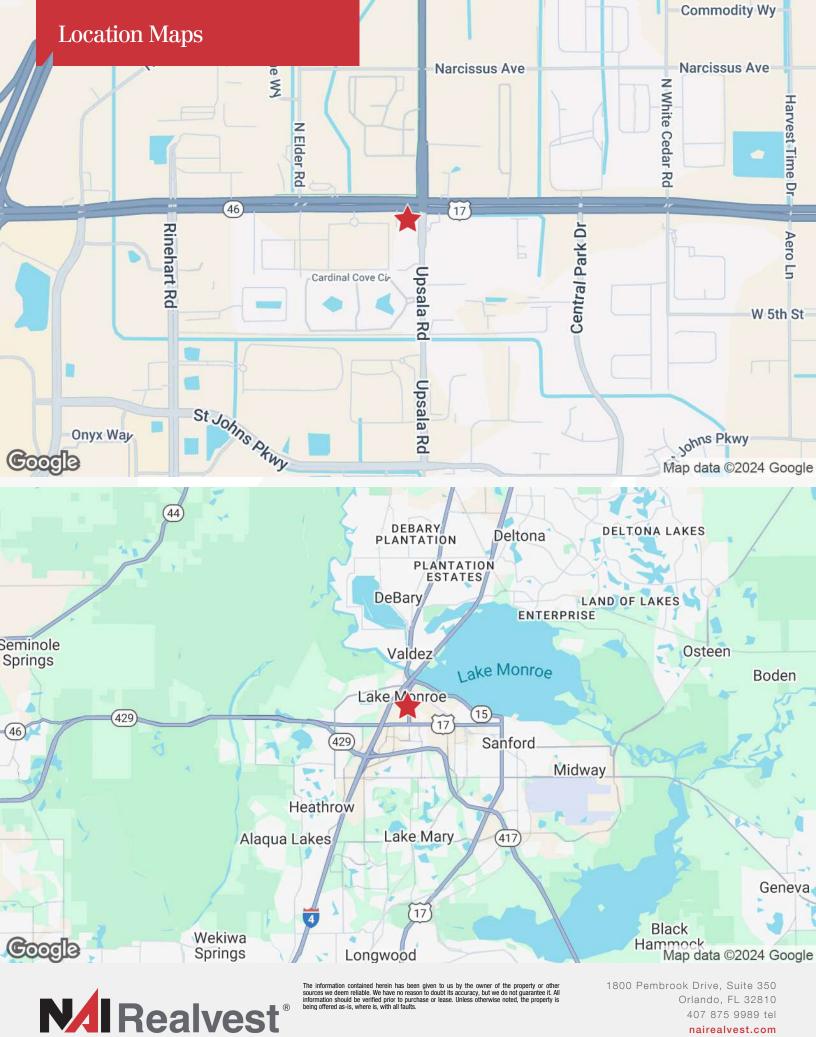




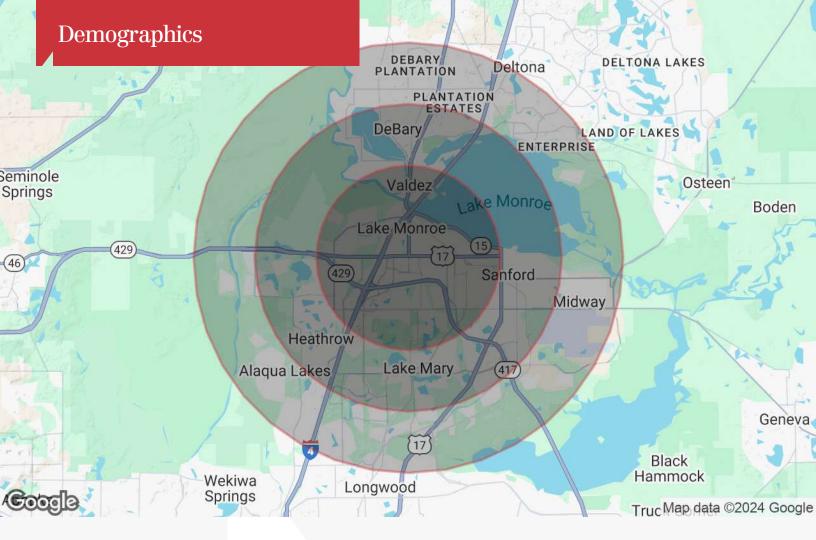
Kitchen/Break Area



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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



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