

For Lease

# Renovated Office Space

1,975 SF | \$3,583 per month



## 1256 - 1280 Upsala Road

Sanford, Florida 32771

### Property Highlights

- Legacy Park is a recently renovated, three-story office building totaling 23,700± SF
- Each suite offers a private kitchen with refrigerator, in-suite restroom, secure keypad access, and monitored common areas for added safety
- Modernized in 2019 with redesigned lobby, upgraded bathrooms, new lighting, carpet, paint, and kitchens in every suite
- Prime location at SR 46 & Upsala Rd—just minutes to I-4, SR 417 & SR 429, offering easy access to entire Central Florida area
- Situated among abundant retail, restaurants, and upscale residential neighborhoods
- Monument signage on busy Upsala Road

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1274	\$3,583 per month	1,975

### Winter Special: 1 Month Free for New Tenants\*

\*Outside of Lease Term  
New Leases Must Be Signed by 03/31/26



**Lease Rate: \$17.50/SF NNN (CAM: \$4.27/SF)**

For more information

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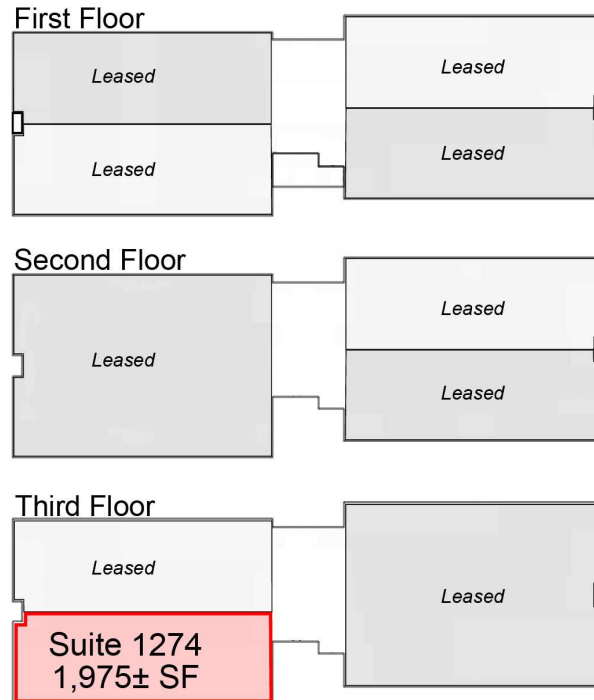


01.14.26

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.

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# Lease Spaces

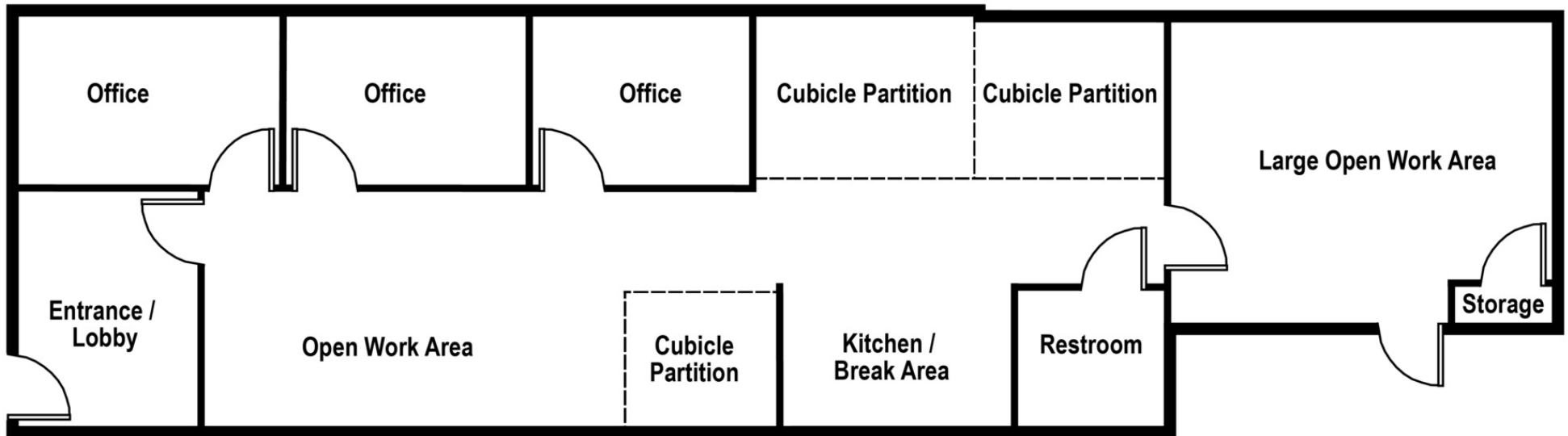


## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1274	1,975 SF	NNN	\$3,583 per month	Available Now

Suite 1274 - 1,975± SF (3rd Floor)

[Click for 3D Virtual Tour](#)



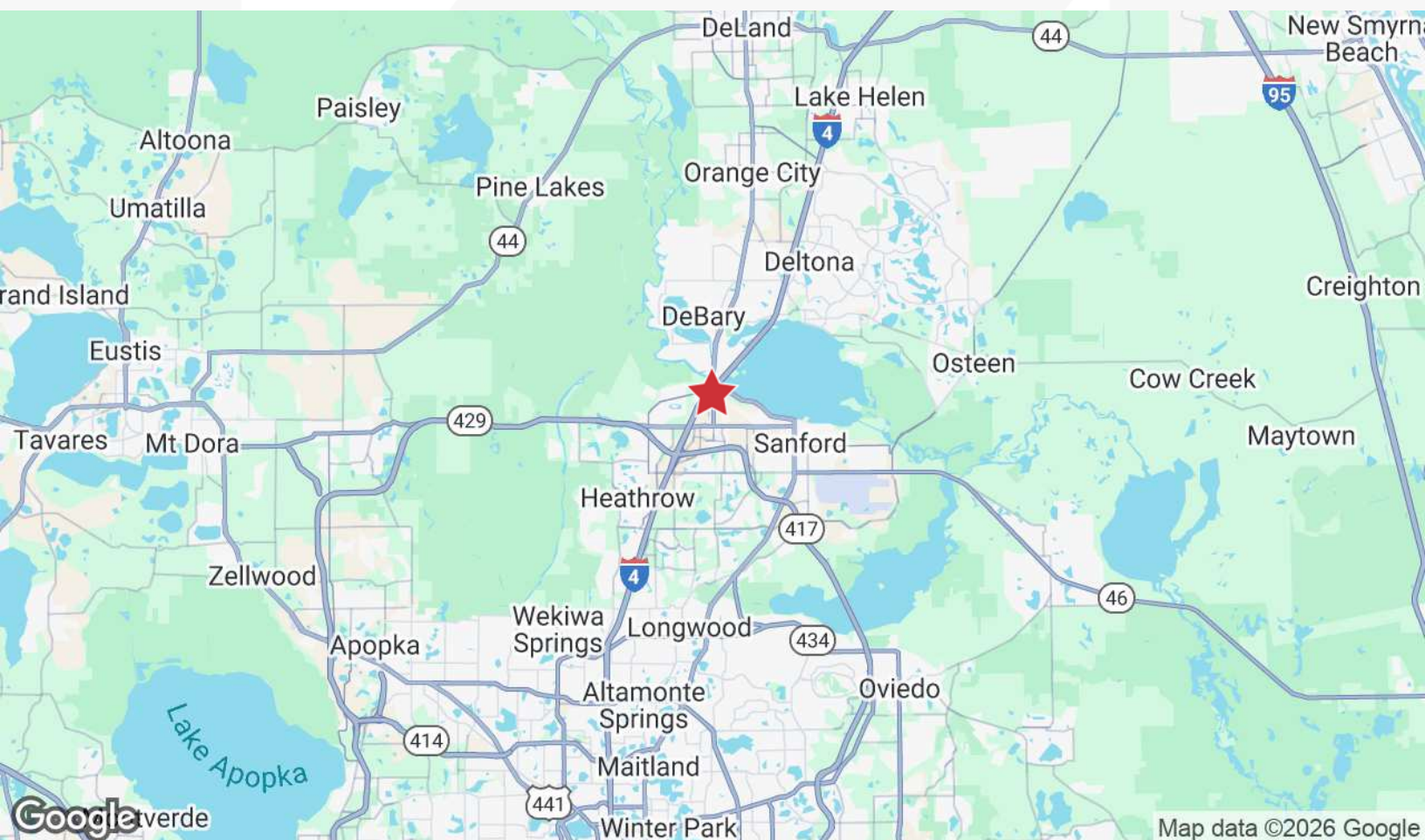
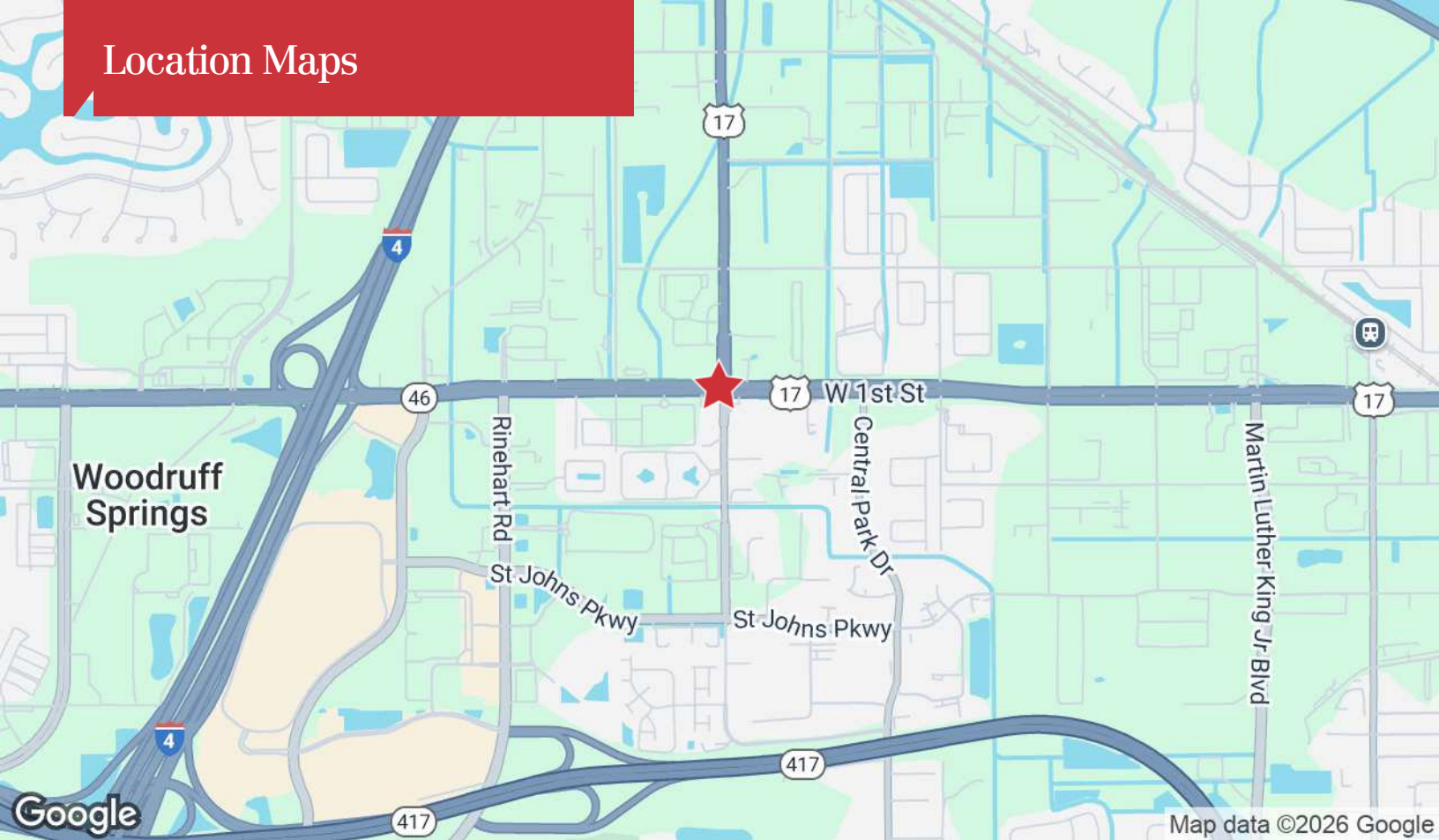


## Property Photos



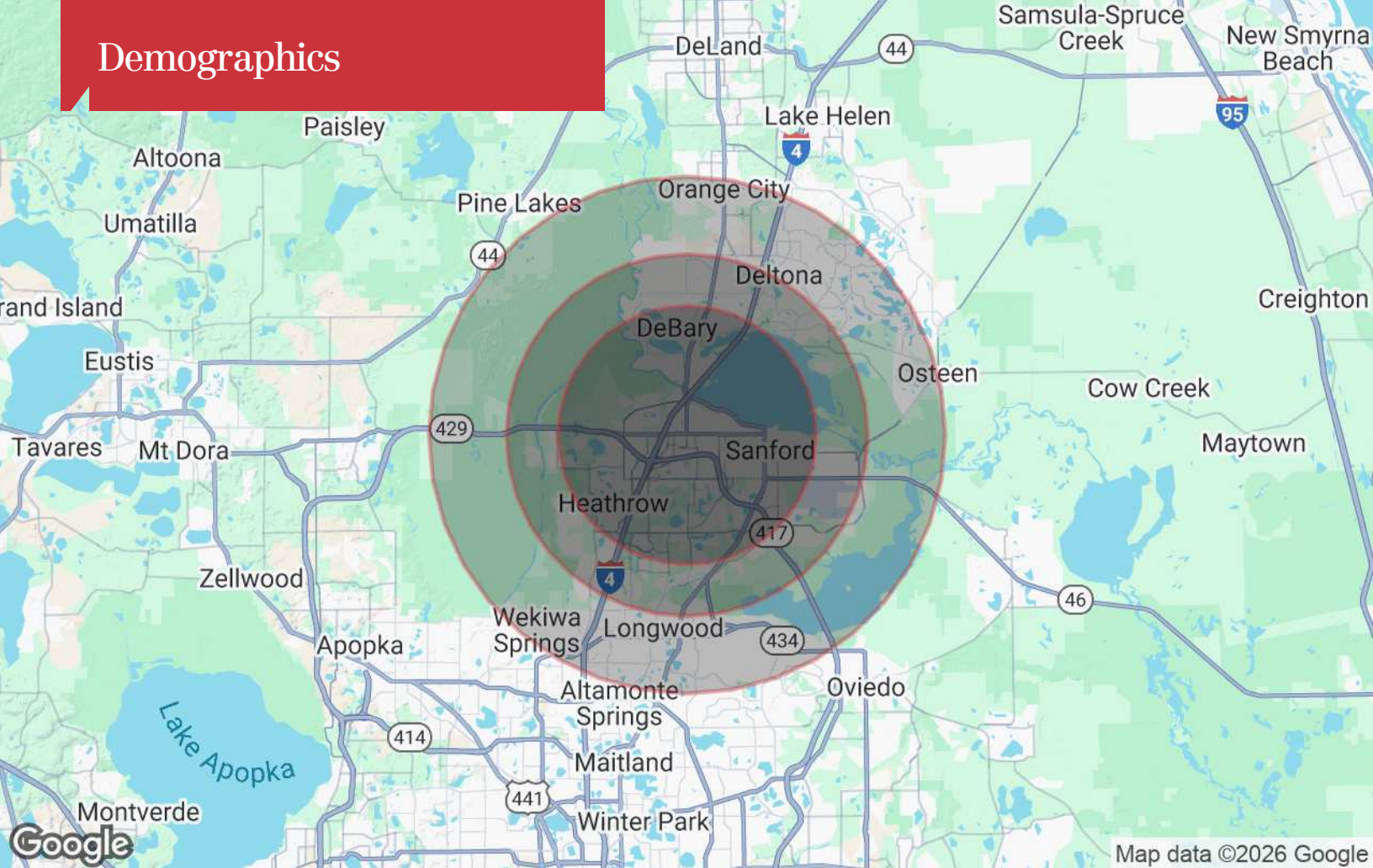


## Location Maps





# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	126,942	196,032	321,010
MEDIAN AGE	40	41	42
MEDIAN AGE (MALE)	39	40	40
MEDIAN AGE (FEMALE)	41	42	43

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	48,888	75,091	122,511
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$108,357	\$111,181	\$107,021
AVERAGE HOUSE VALUE	\$406,012	\$406,947	\$386,028

\* Demographic data derived from 2020 ACS - US Census