

For Lease

Live Oaks Center

2,480 - 3,100 SF | \$3,642 - \$4,552 per month



102-440 Live Oaks Blvd

Casselberry, Florida 32707

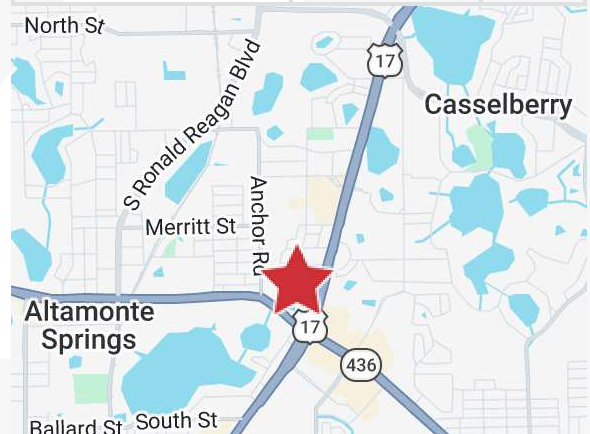
Property Highlights

- 102,340± SF flex park with 6 concrete block buildings
- Flexible office/warehouse configurations
- Grade-level loading with 8' x 8' roll-up doors
- Clear heights: 12' - 18'
- 2.0/1,000 SF parking ratio
- Zoning: CG (Casselberry) - allows broad commercial/light industrial uses
- Monument signage on US Hwy 17-92 and Anchor Road, plus building signage
- Traffic count: 60,000± AADT (FDOT/US Hwy 17-92)
- Located near the intersection of SR 436 and US Hwy 17-92, just east of I-4

Lease Rate: \$14.00/SF NNN (Op Ex: \$3.62/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
110 Live Oaks Blvd, Bldg 1	\$4,552 per month	3,100
218 Live Oaks Blvd, Bldg 2	\$3,642 per month	2,480
225 Live Oaks Blvd, Bldg 5	\$4,552 per month	3,100



For more information

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Property Photos



Storefront Entrances



Monument Signage on US Hwy 17-92



Monument Signage on Anchor Road



Attractive Lakeside Location

Property Photos

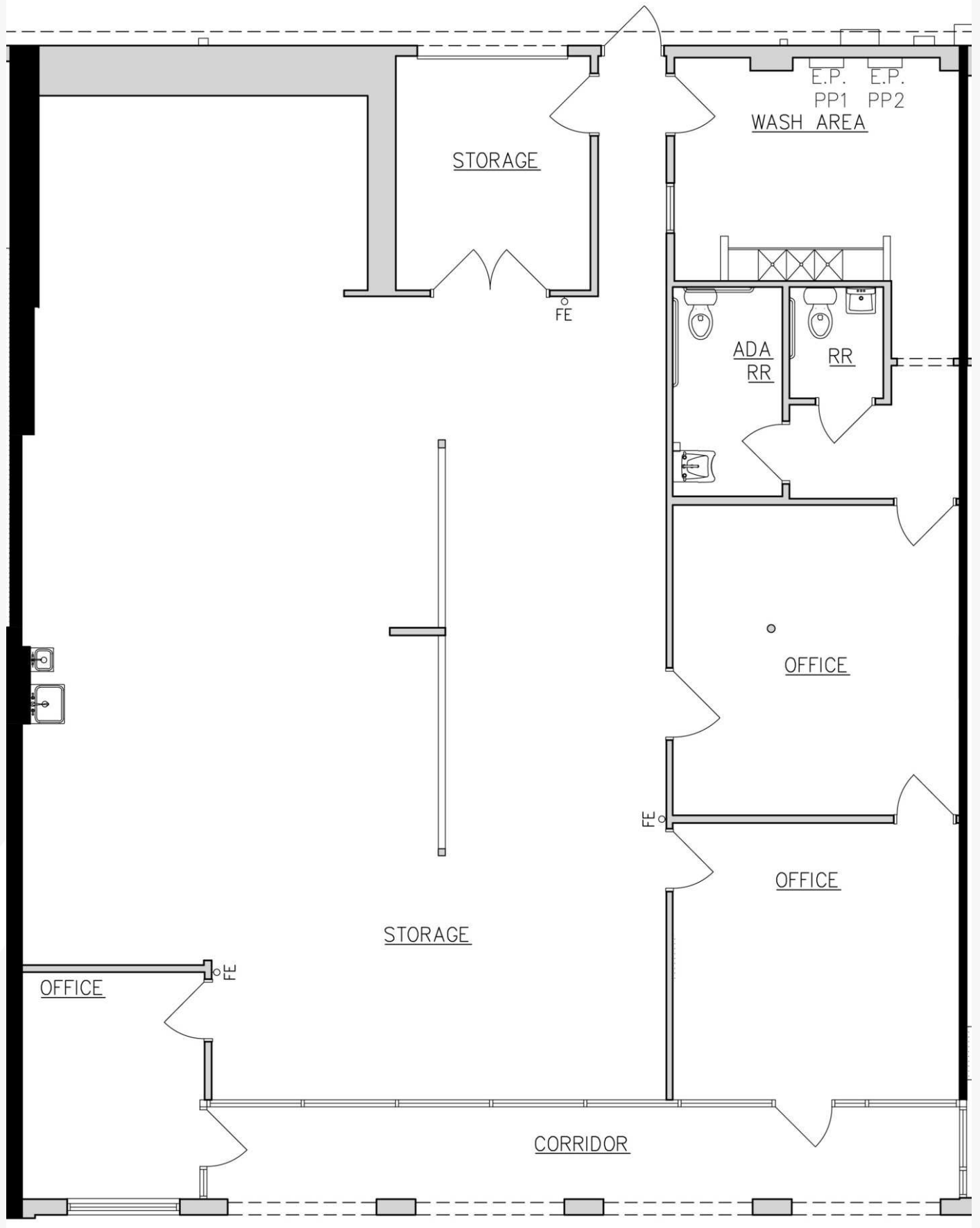


Available Spaces

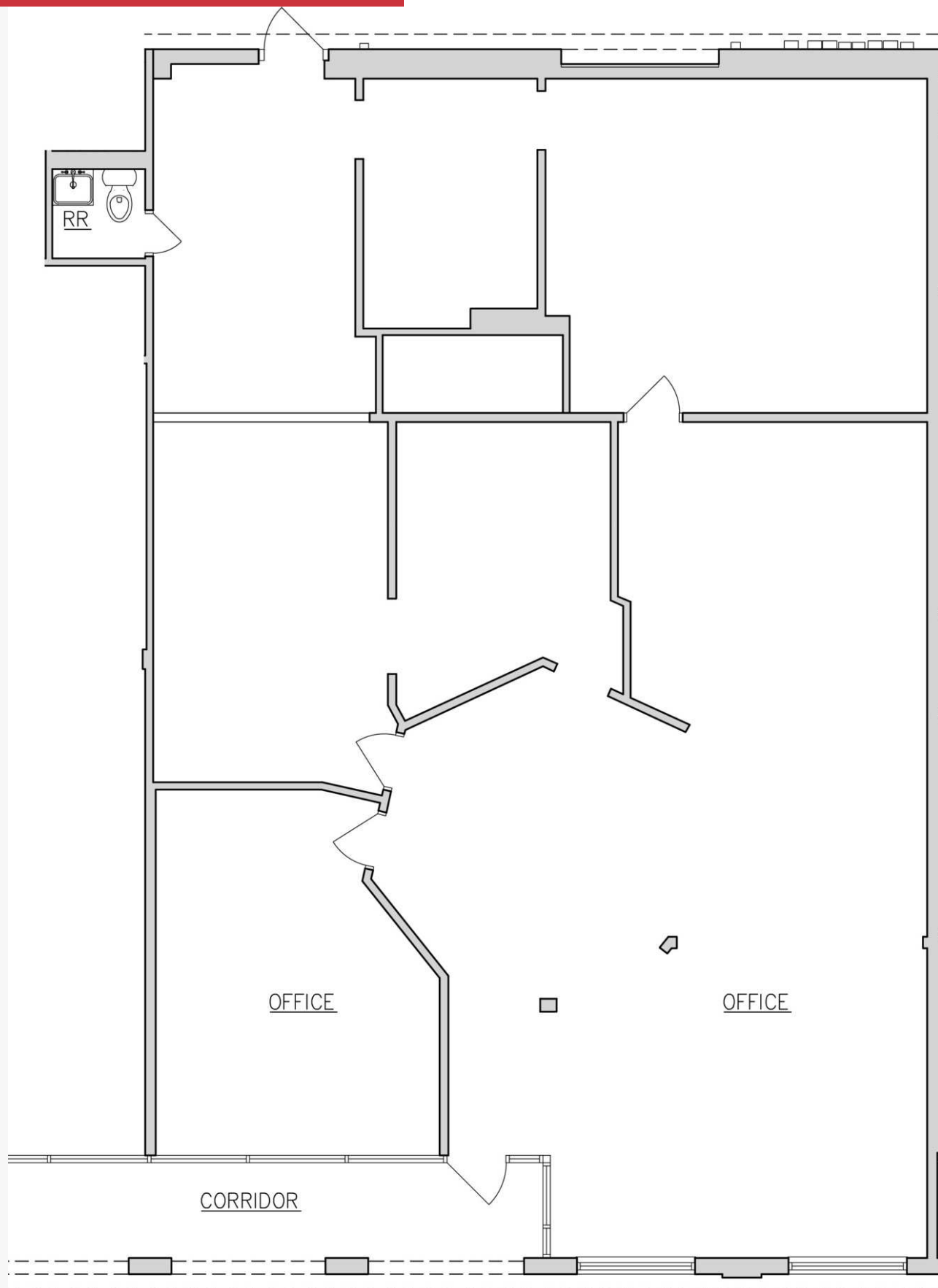


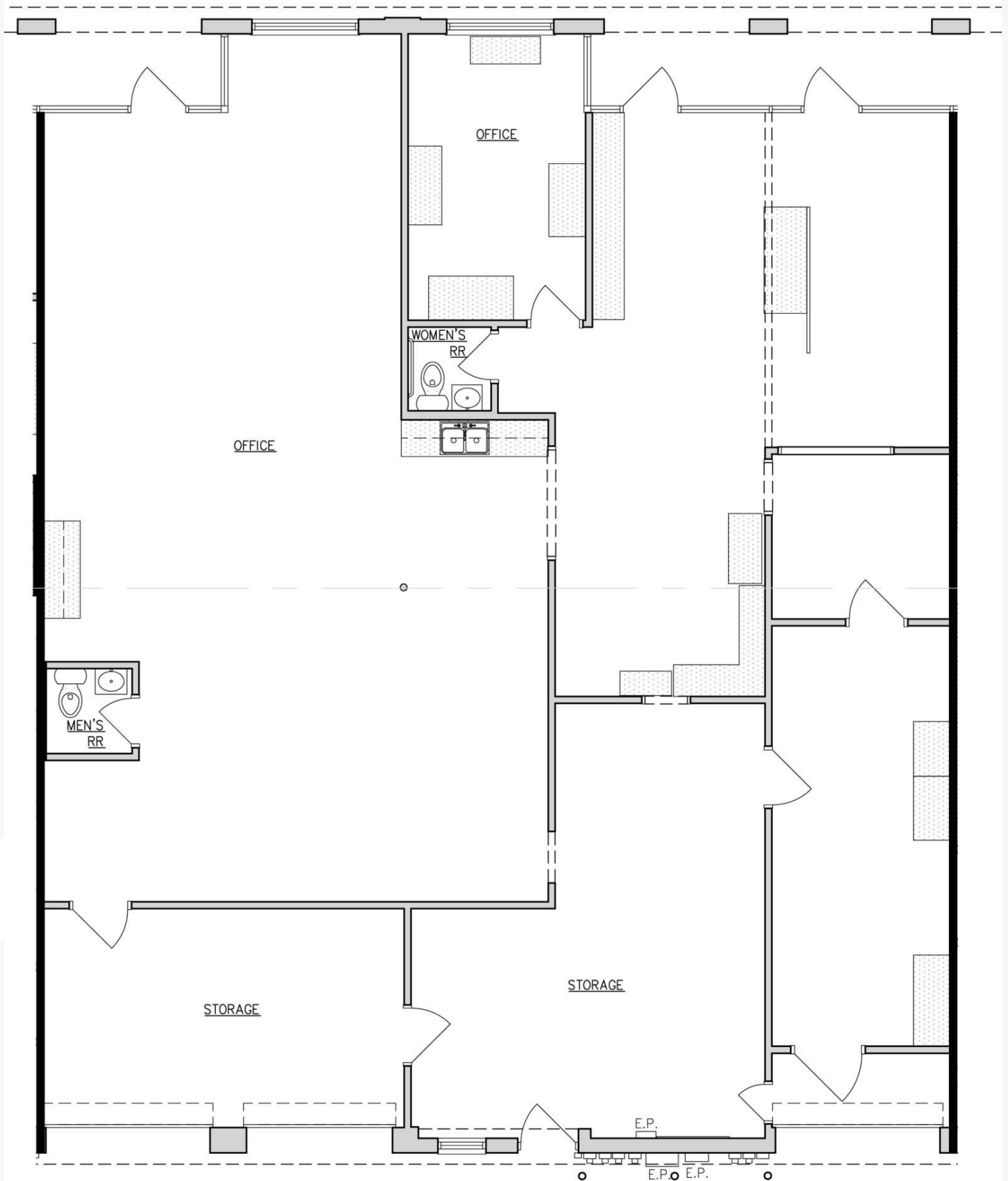
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 Live Oaks Blvd, Bldg 1	3,100 SF	NNN	\$4,552 per month	Flex space: 100% air-conditioned with (1) 8' x 8' roll-up door and 3-phase, 450-amp power
218 Live Oaks Blvd, Bldg 2	2,480 SF	NNN	\$3,642 per month	Flex space: 100% air-conditioned. Option to install roll-up door
225 Live Oaks Blvd, Bldg 5	3,100 SF	NNN	\$4,552 per month	Flex space: 100% air-conditioned with (3) 8' x 8' roll-up doors

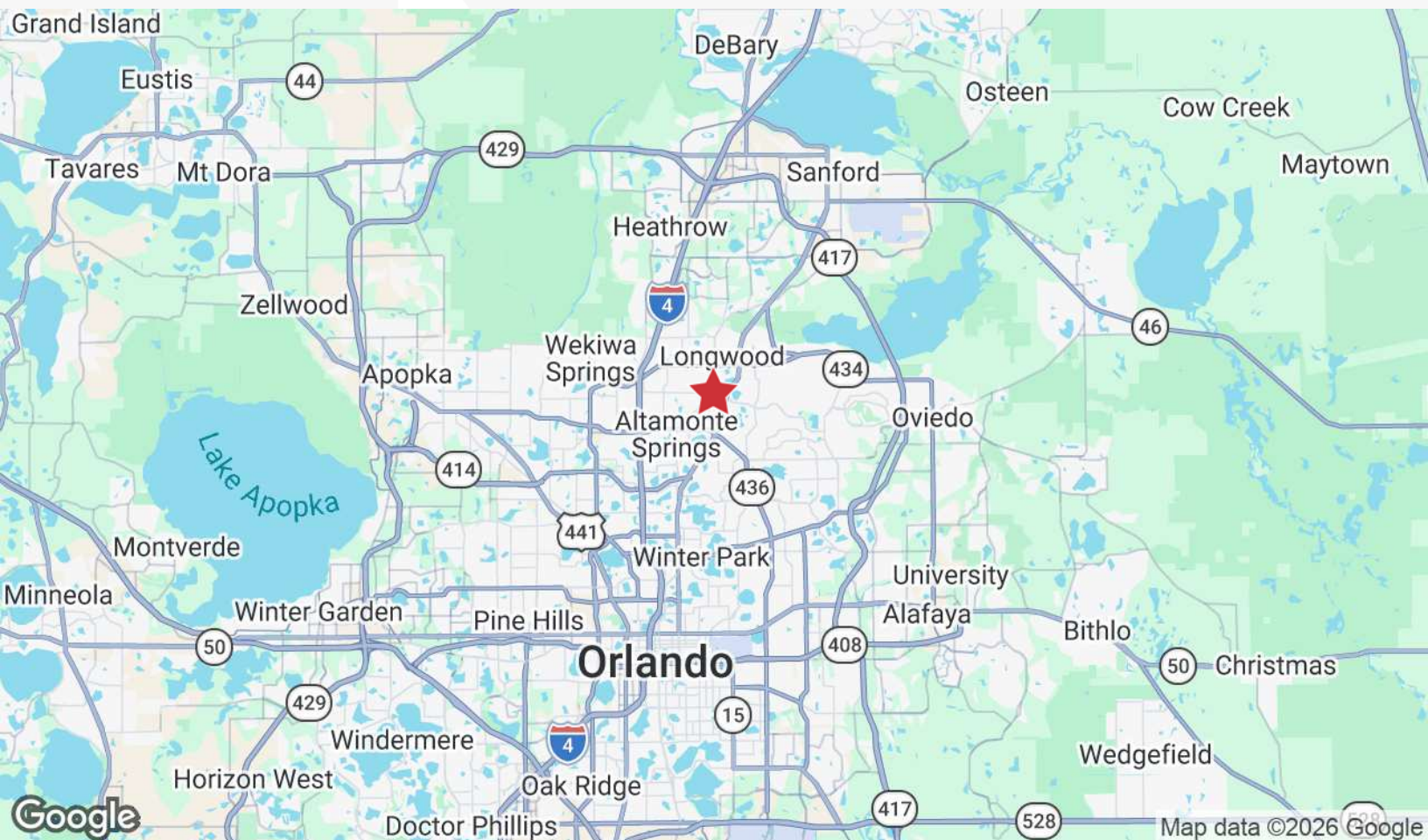
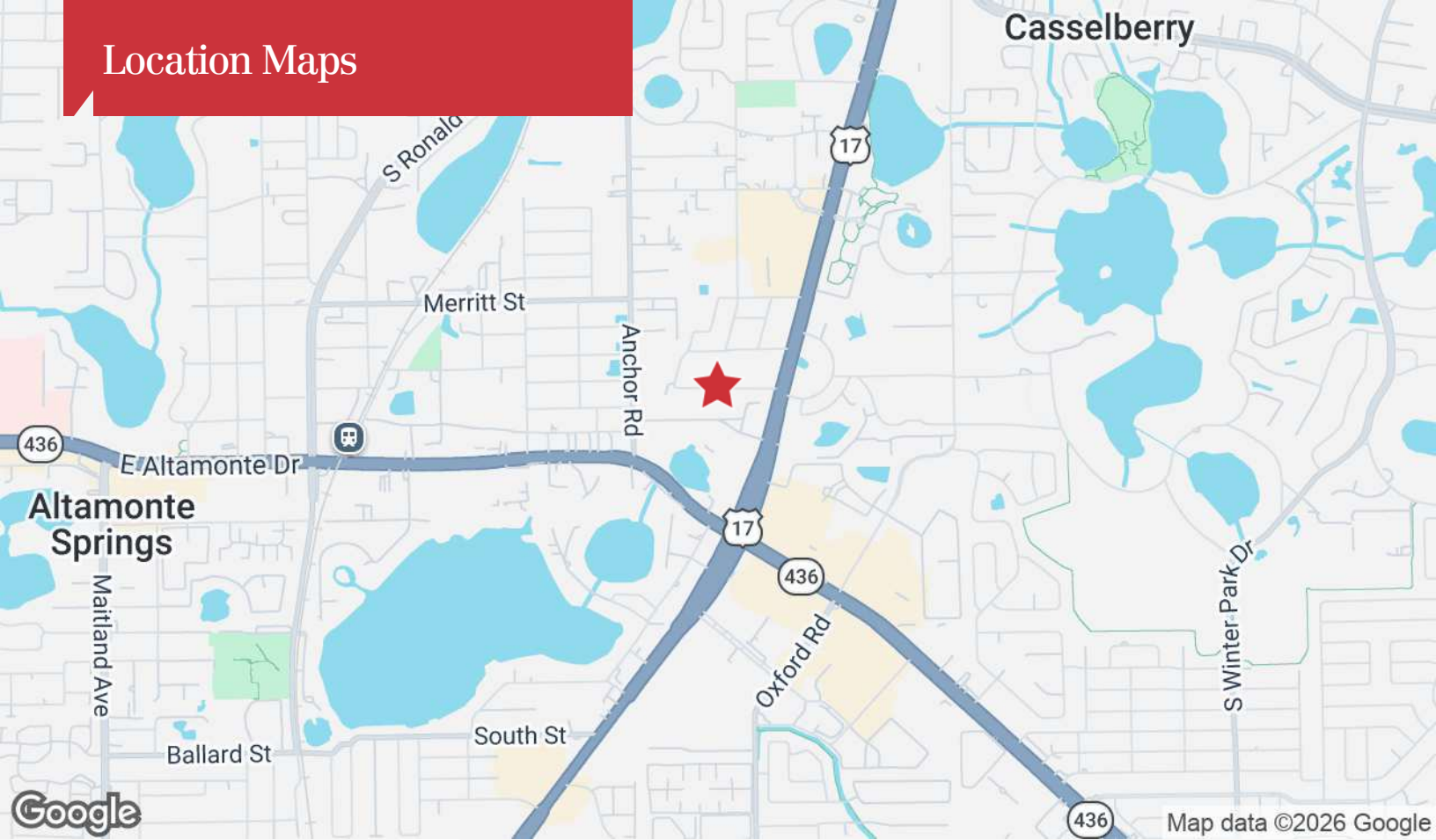


218 Live Oaks Blvd, Bldg 2 - 2,480± SF

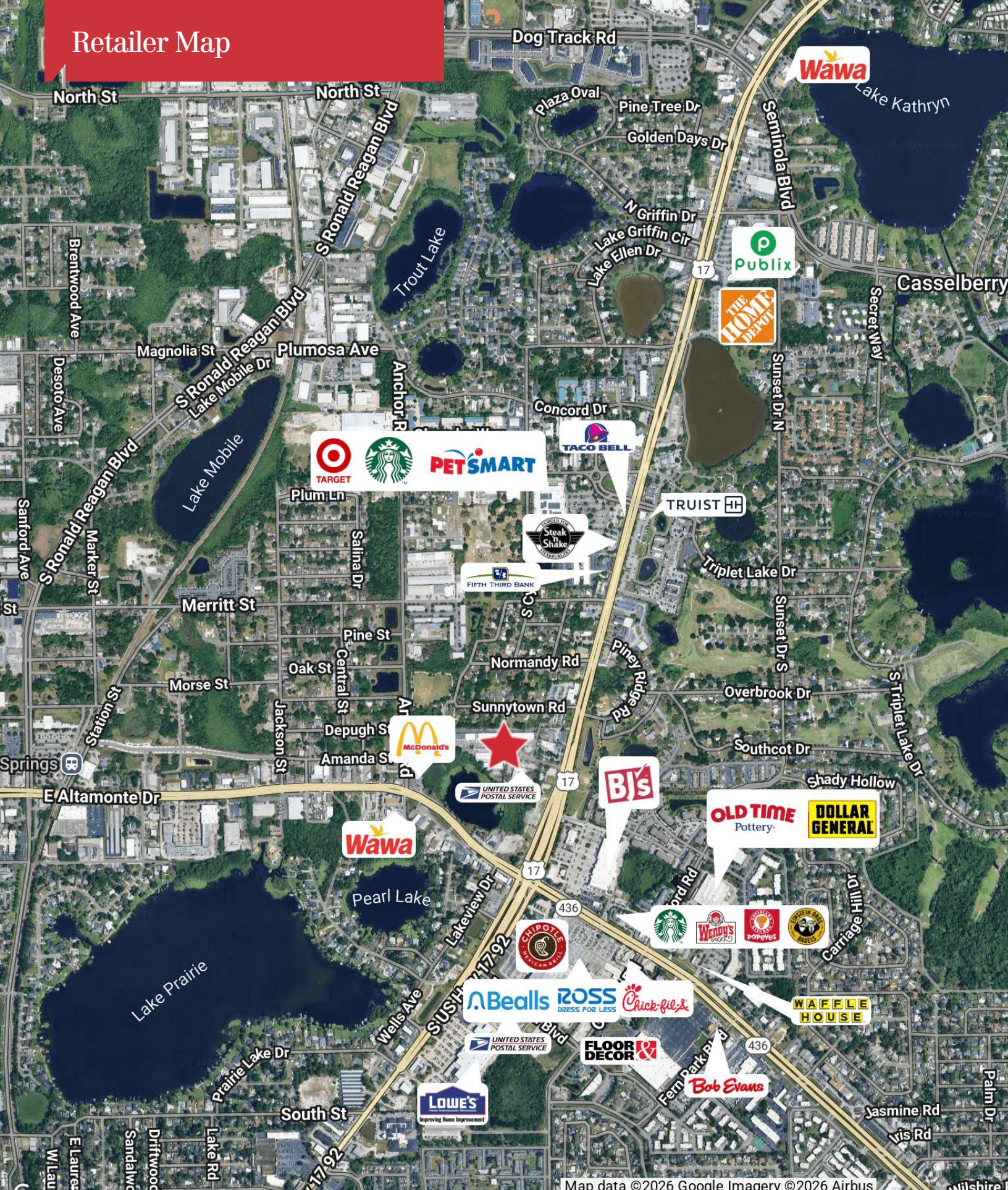




Location Maps

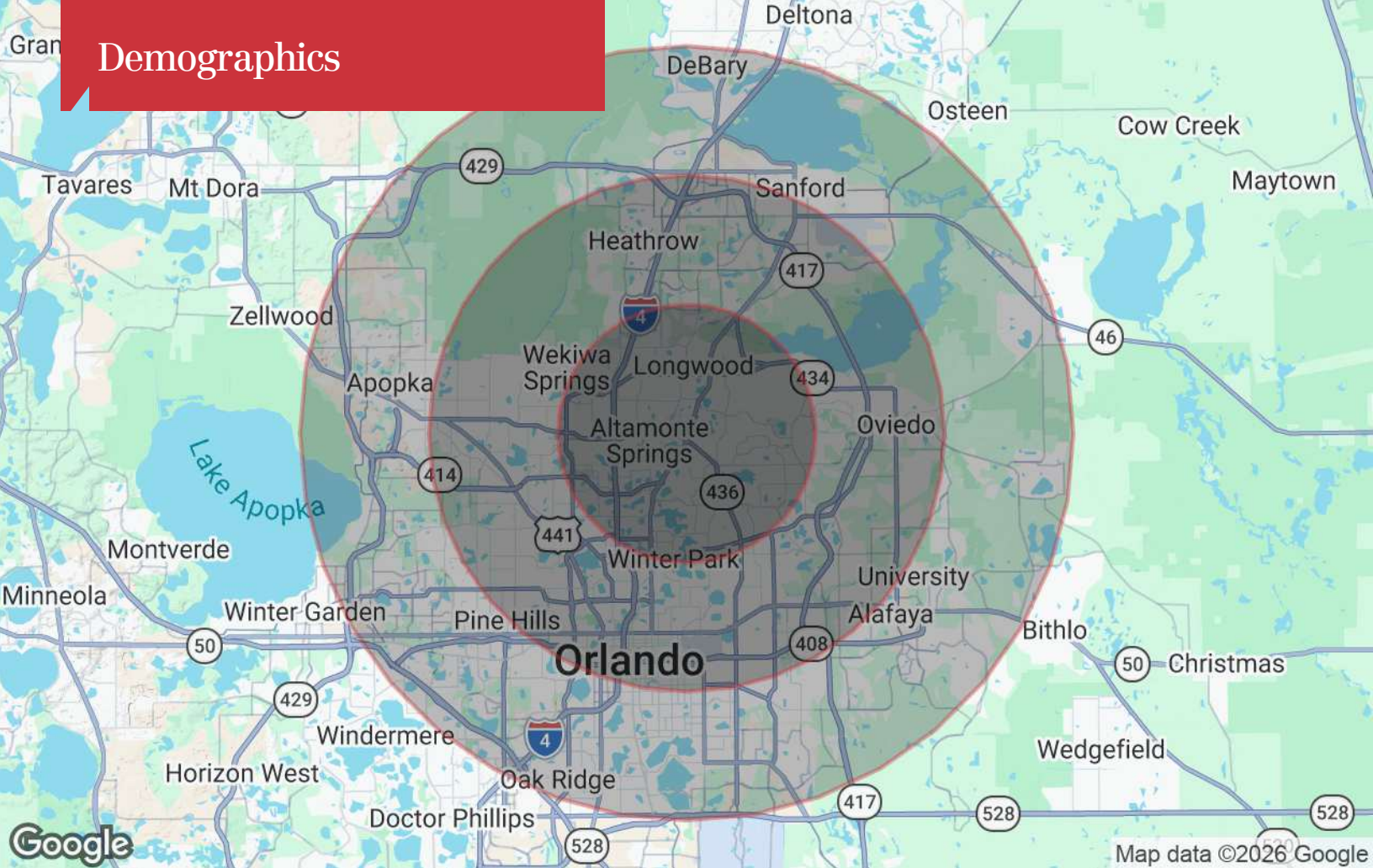


Retailer Map



Map data ©2026 Google Imagerv ©2026 Airbus

Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	242,261	755,697	1,514,017
MEDIAN AGE	42	40	39
MEDIAN AGE (MALE)	41	39	38
MEDIAN AGE (FEMALE)	44	42	41

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	101,469	298,070	569,727
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$102,303	\$104,078	\$99,427
AVERAGE HOUSE VALUE	\$431,404	\$422,825	\$391,644

* Demographic data derived from 2020 ACS - US Census