



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

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

Stian Funk

O: 407 949 0747
sfunk@realvest.com

Mary Frances West, CCIM

O: 407 949 0725
mfwest@realvest.com

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

01.27.26

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.

NAI Realvest®

1800 Pembrook Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

nairealvest.com

Property Photos



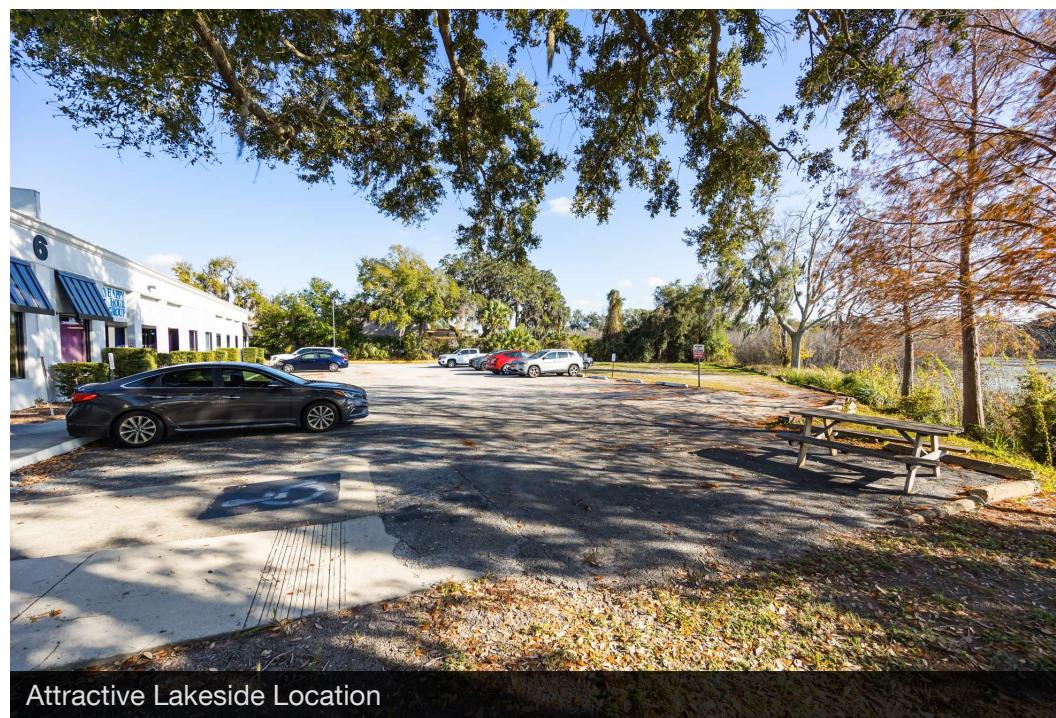
Storefront Entrances



Monument Signage on US Hwy 17-92

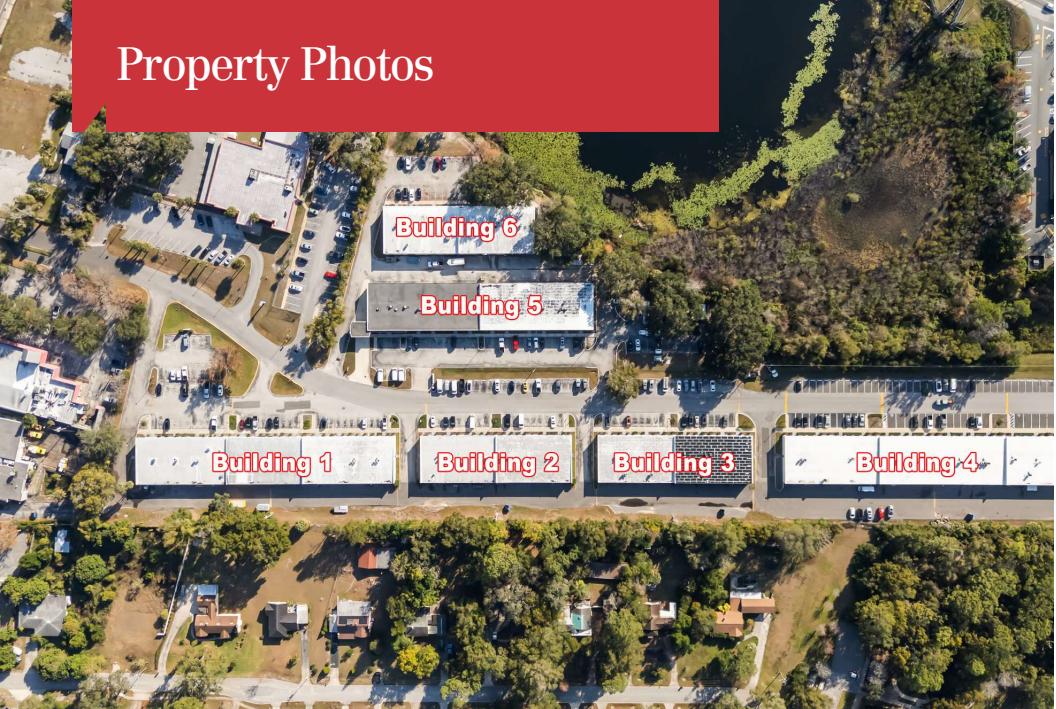


Monument Signage on Anchor Road



Attractive Lakeside Location

Property Photos



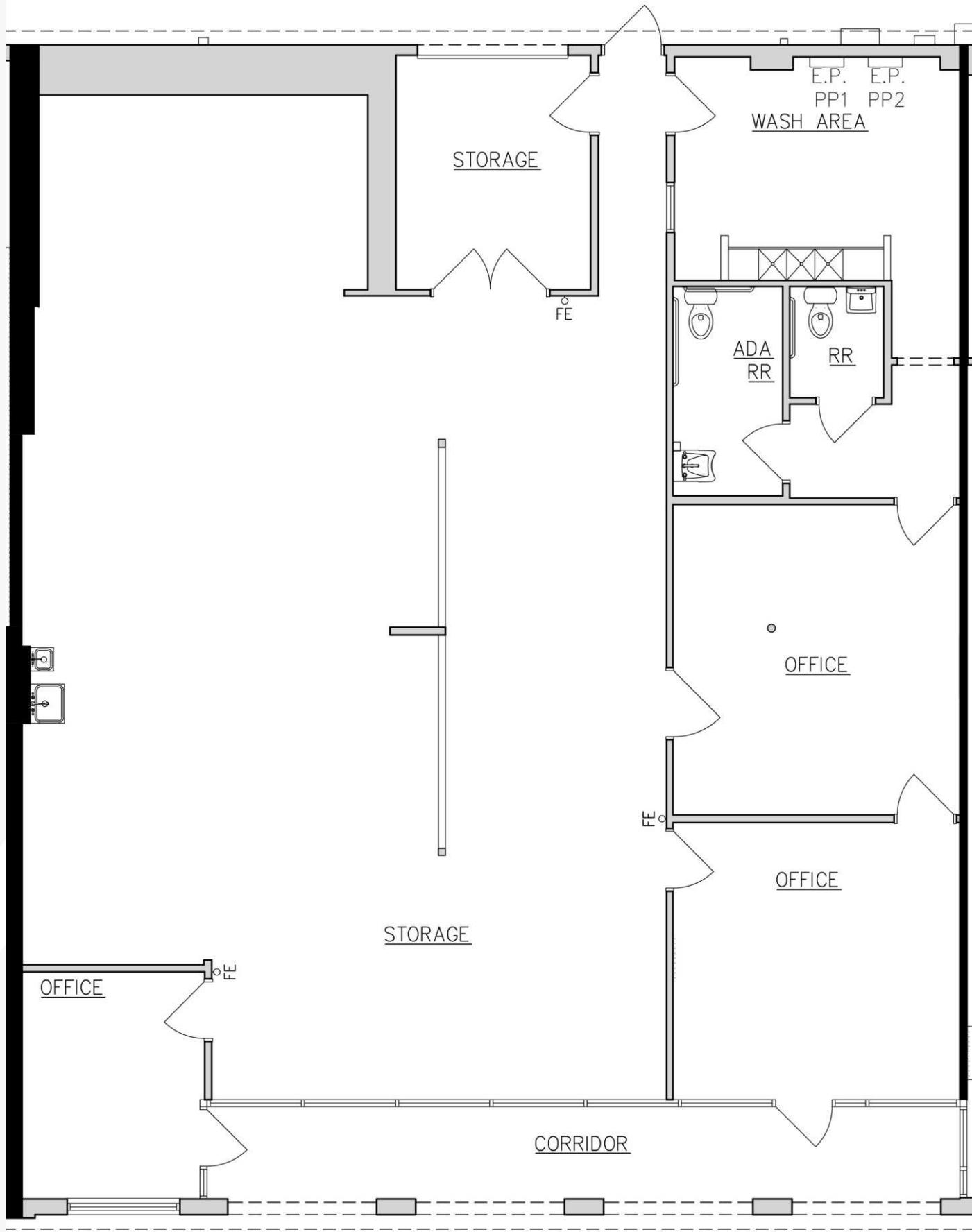
Available Spaces



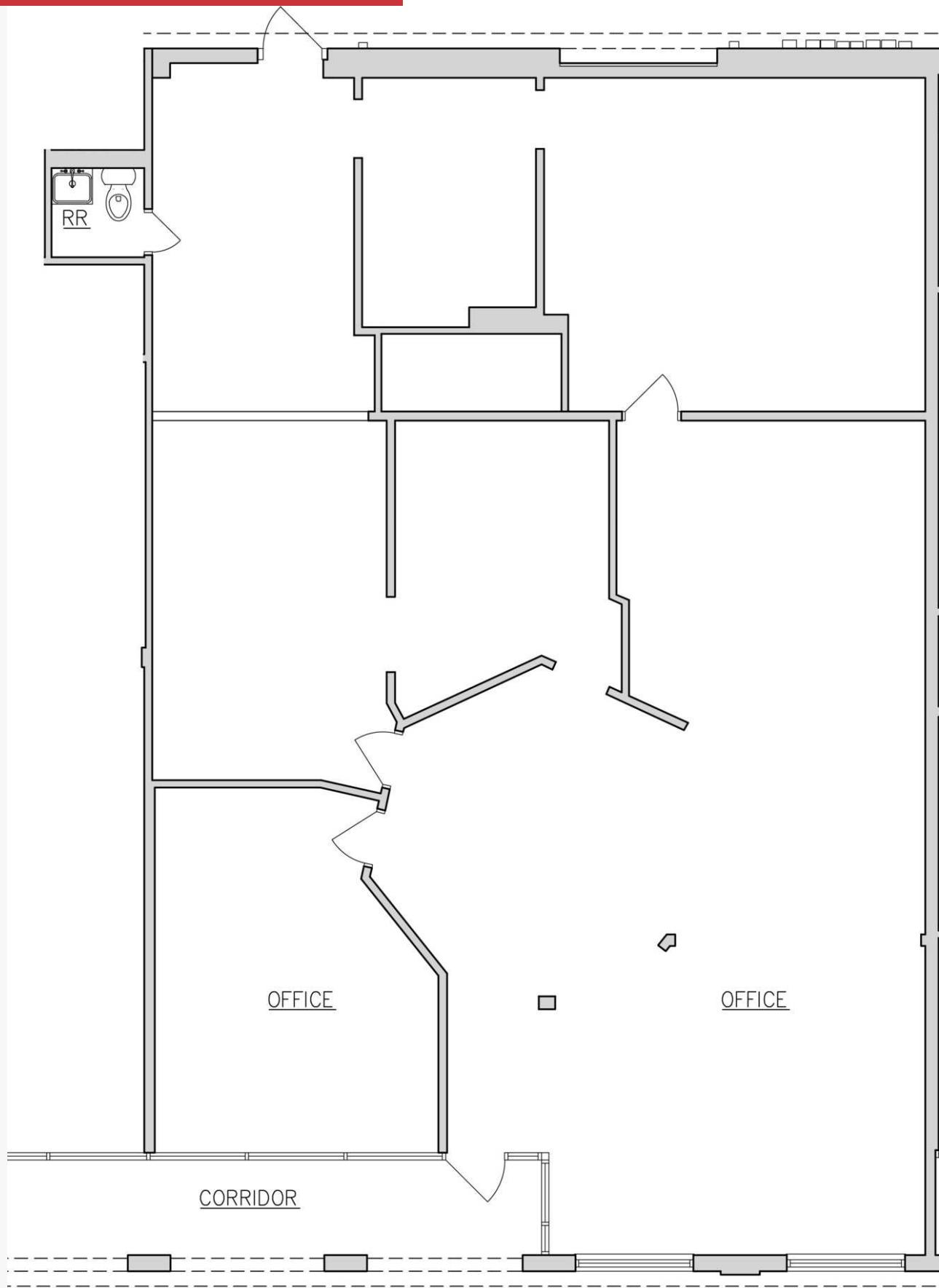
AVAILABLE SPACES

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

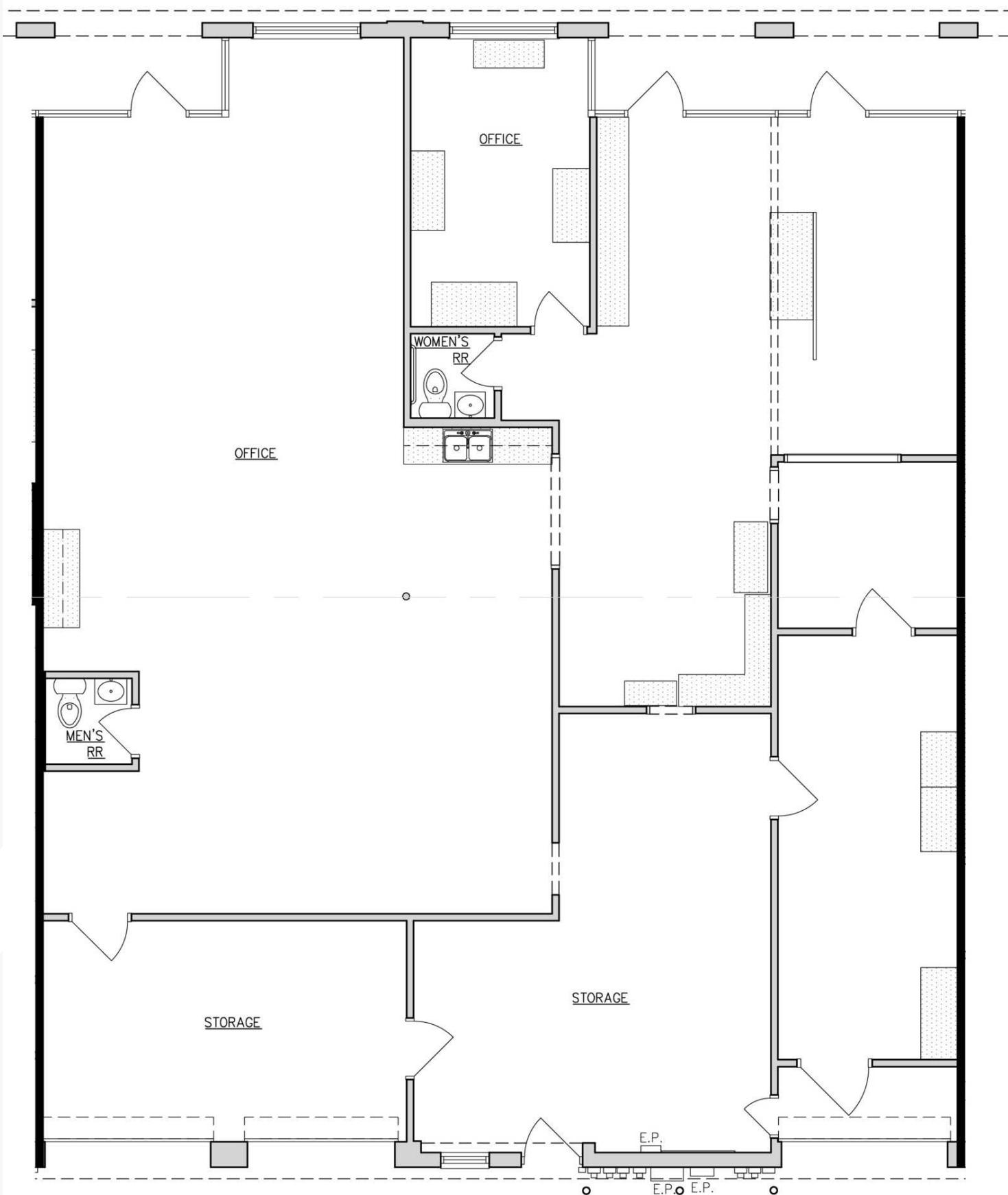
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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



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.

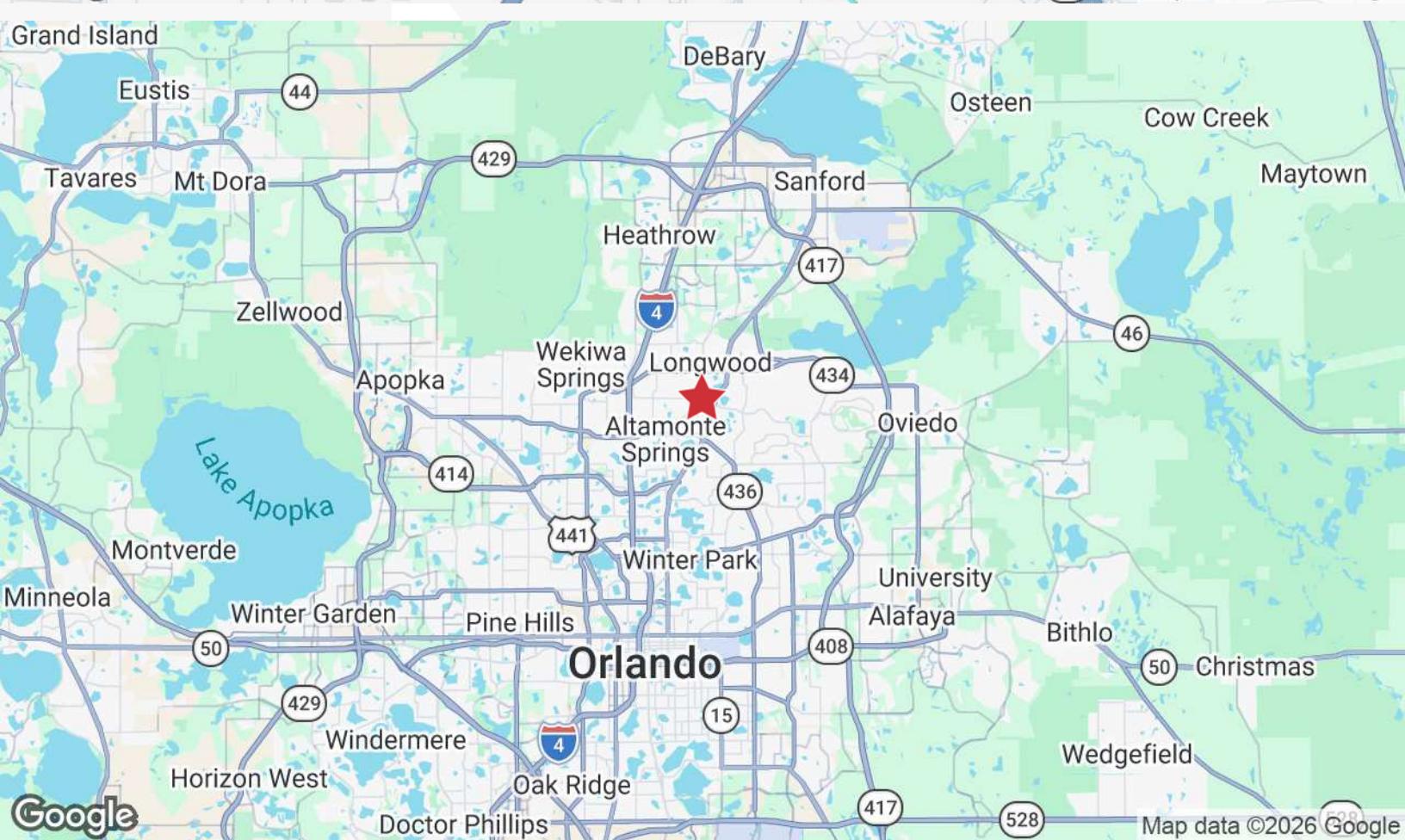
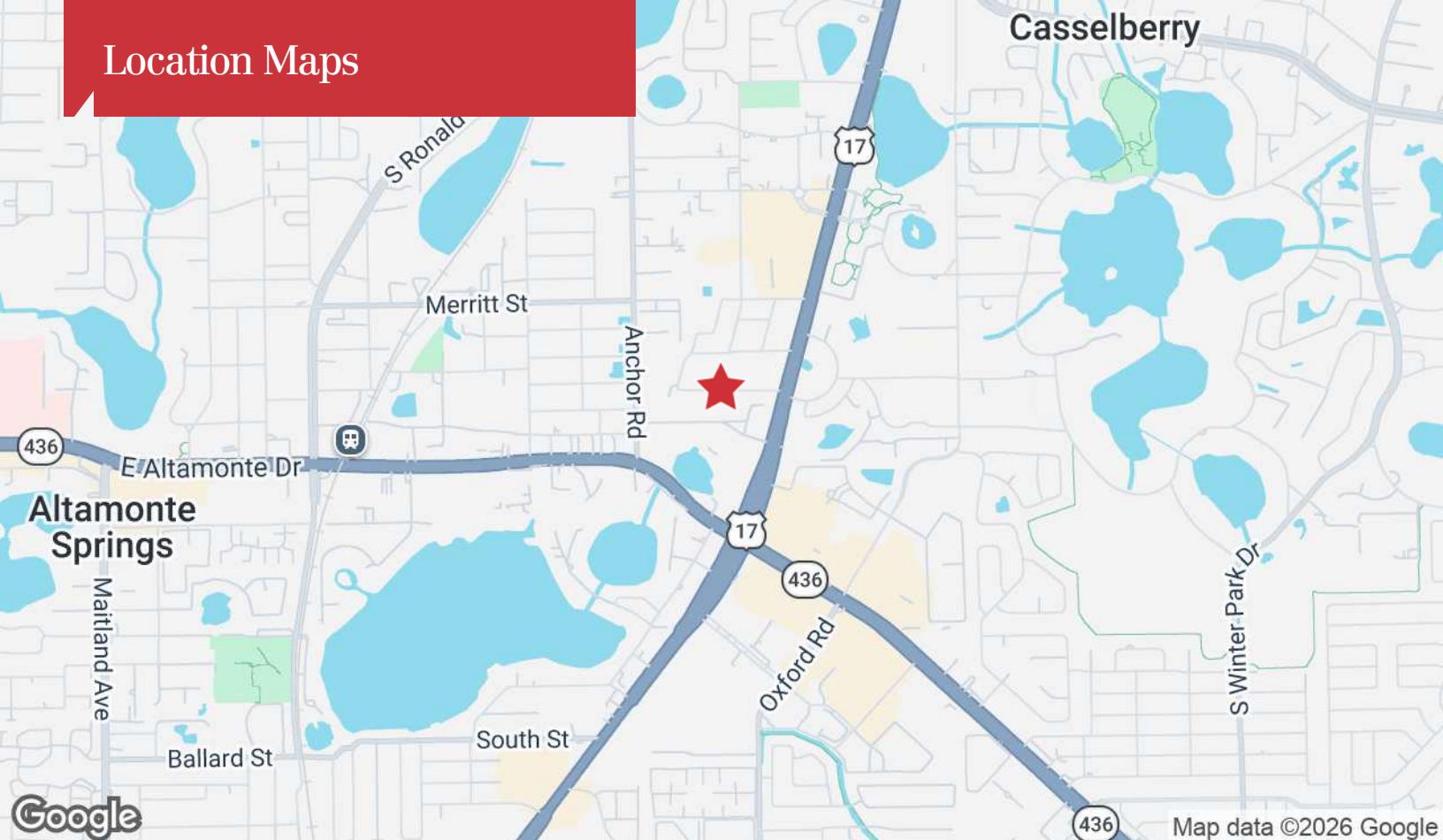


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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



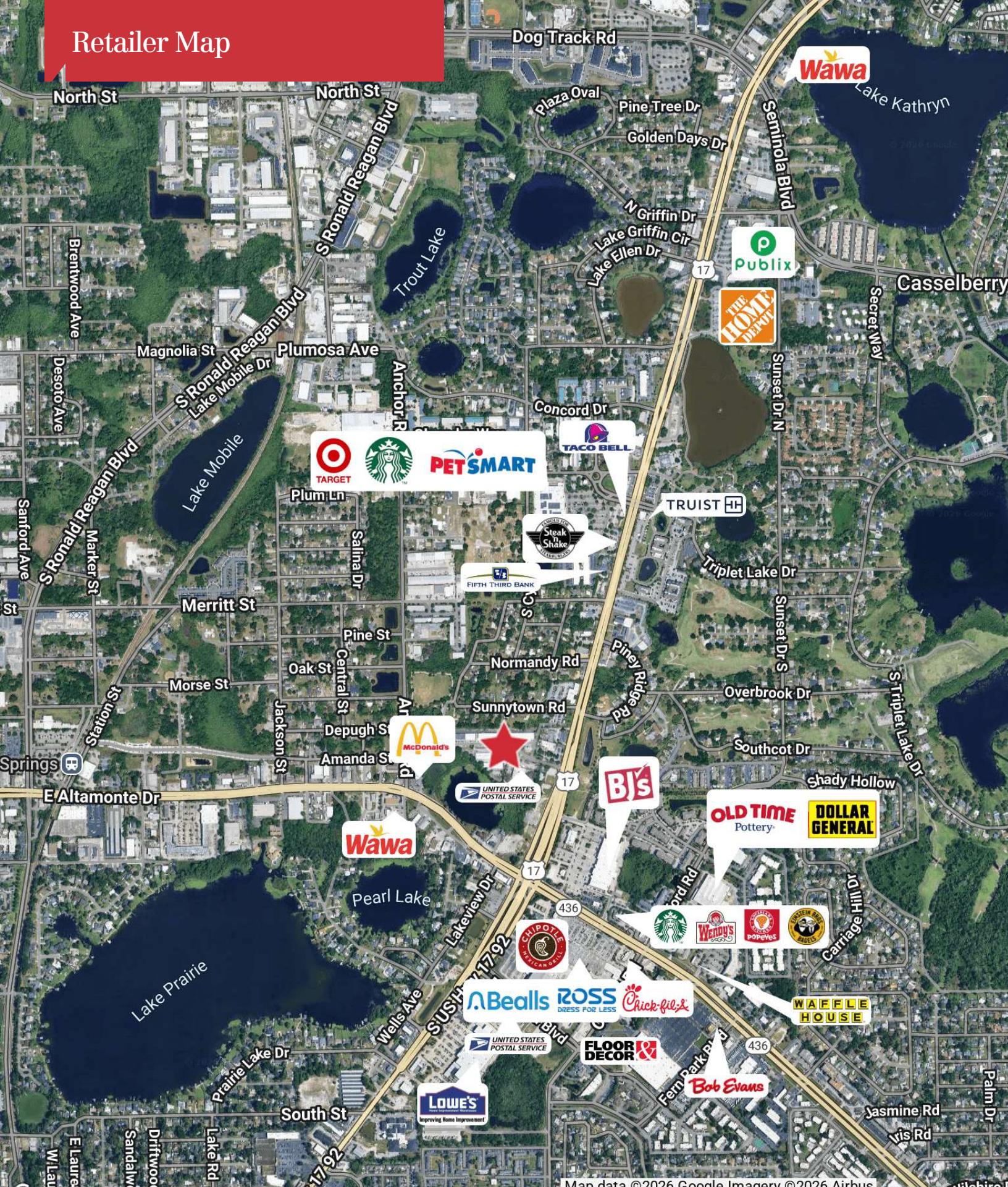
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

Location Maps

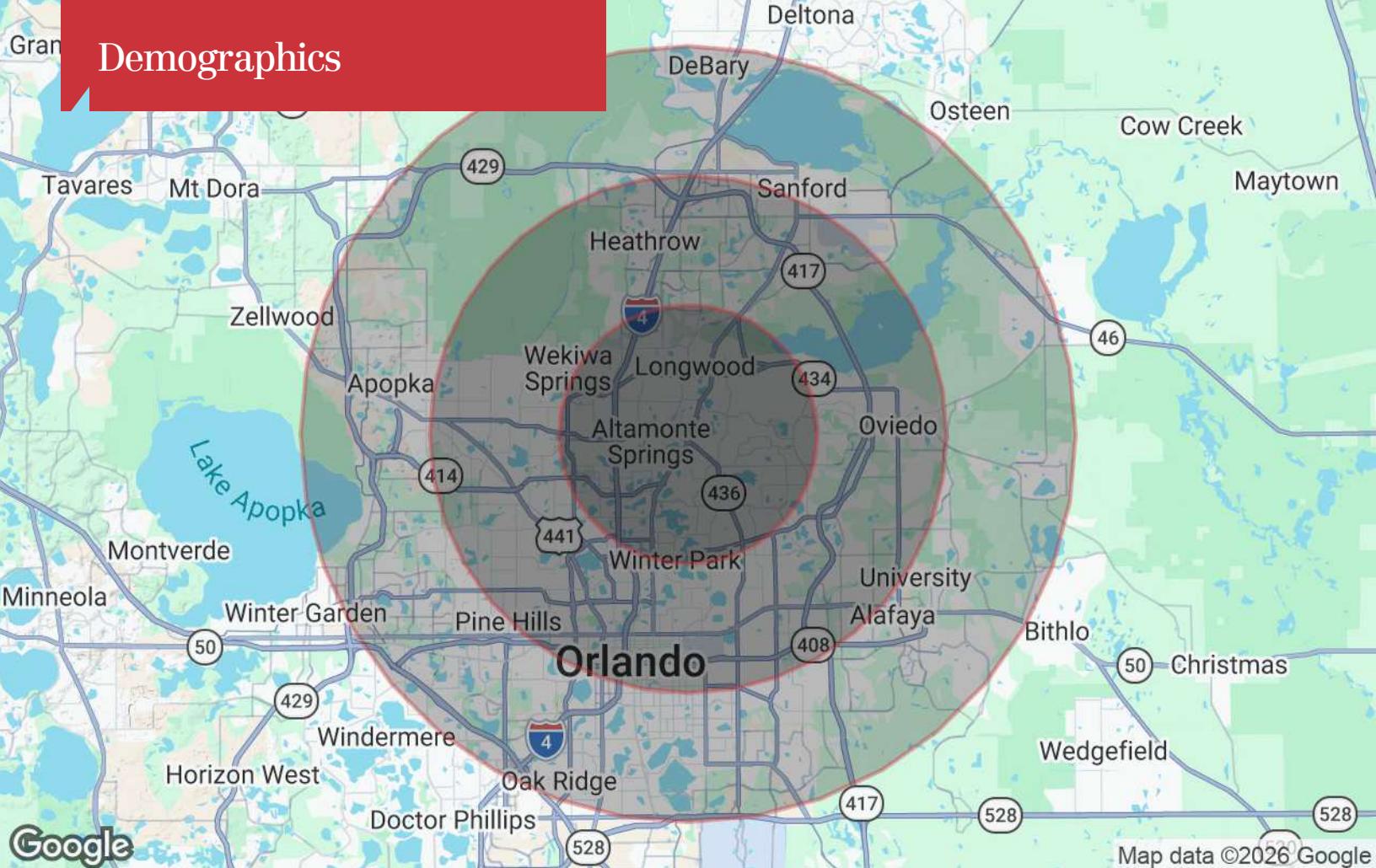


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

Retailer Map



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

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.