



For Lease

Live Oaks Center

1,240 - 3,100 SF | \$2,027 - \$4,552 per month

102-440 Live Oaks Blvd

Casselberry, Florida 32707

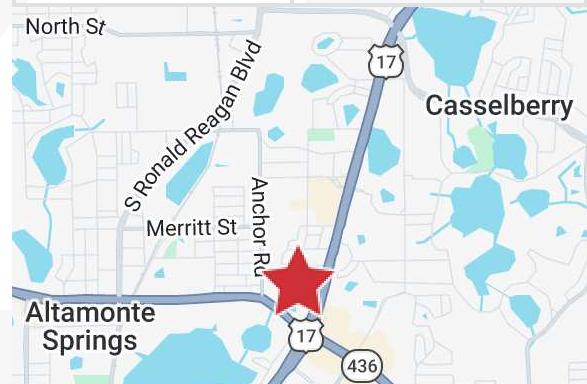
Property Highlights

- 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-\$16/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 |
| 130 Live Oaks Blvd, Bldg 1 | \$2,027 per month | 1,240 |
| 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



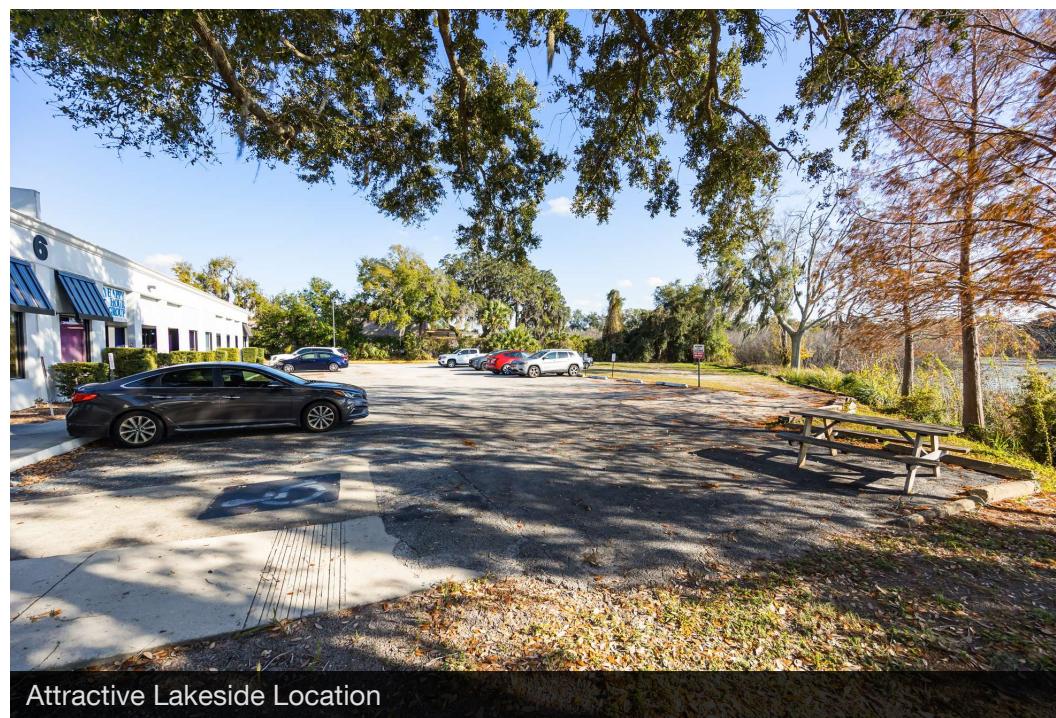
Storefront Entrances



Monument Signage on US Hwy 17-92

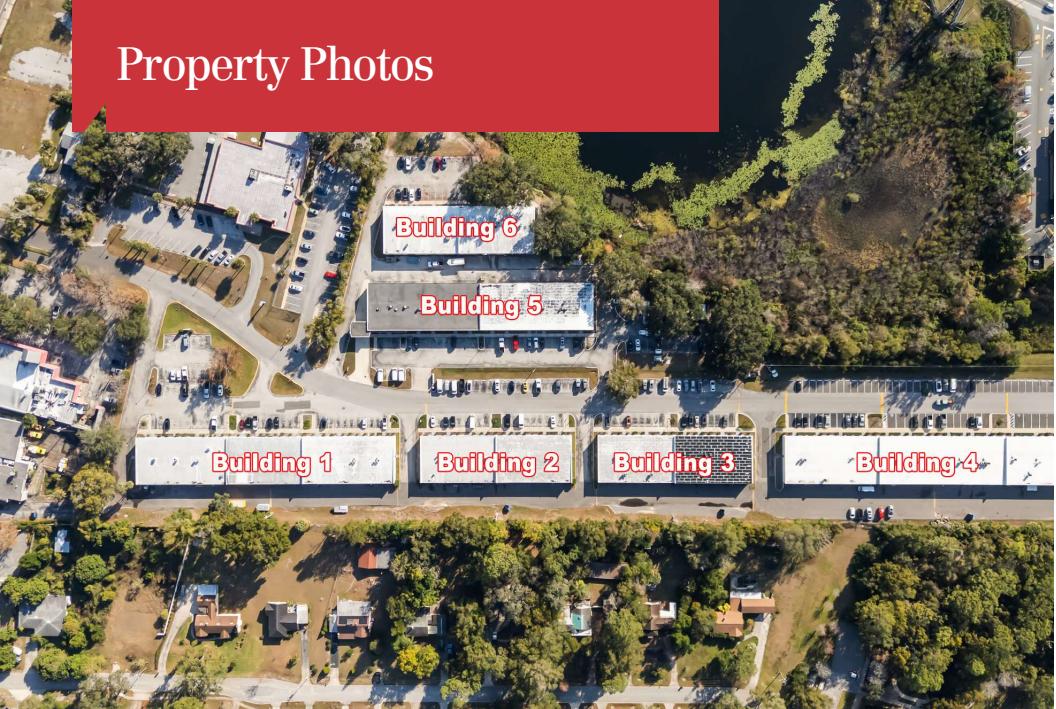


Monument Signage on Anchor Road



Attractive Lakeside Location

Property Photos



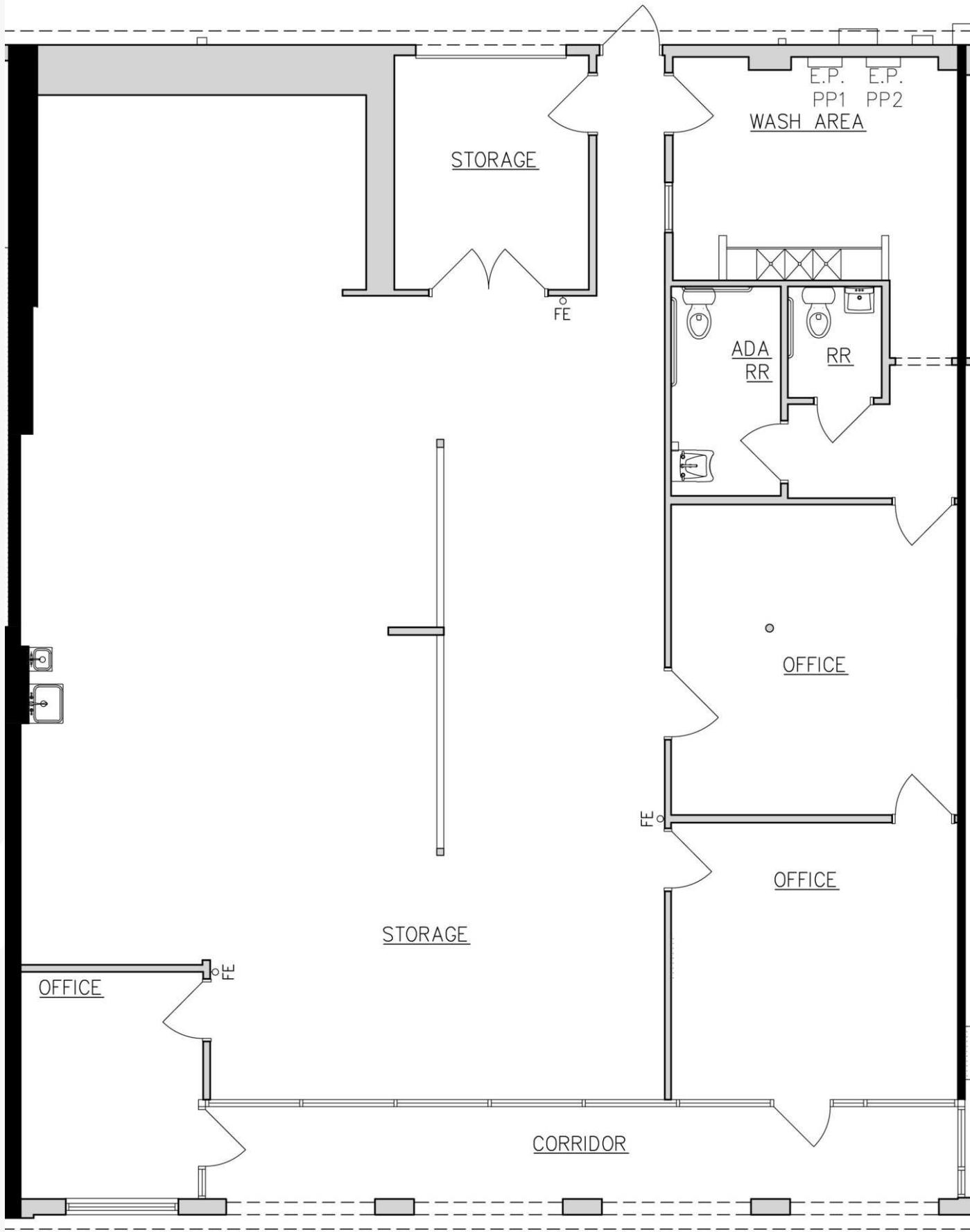
Available Spaces



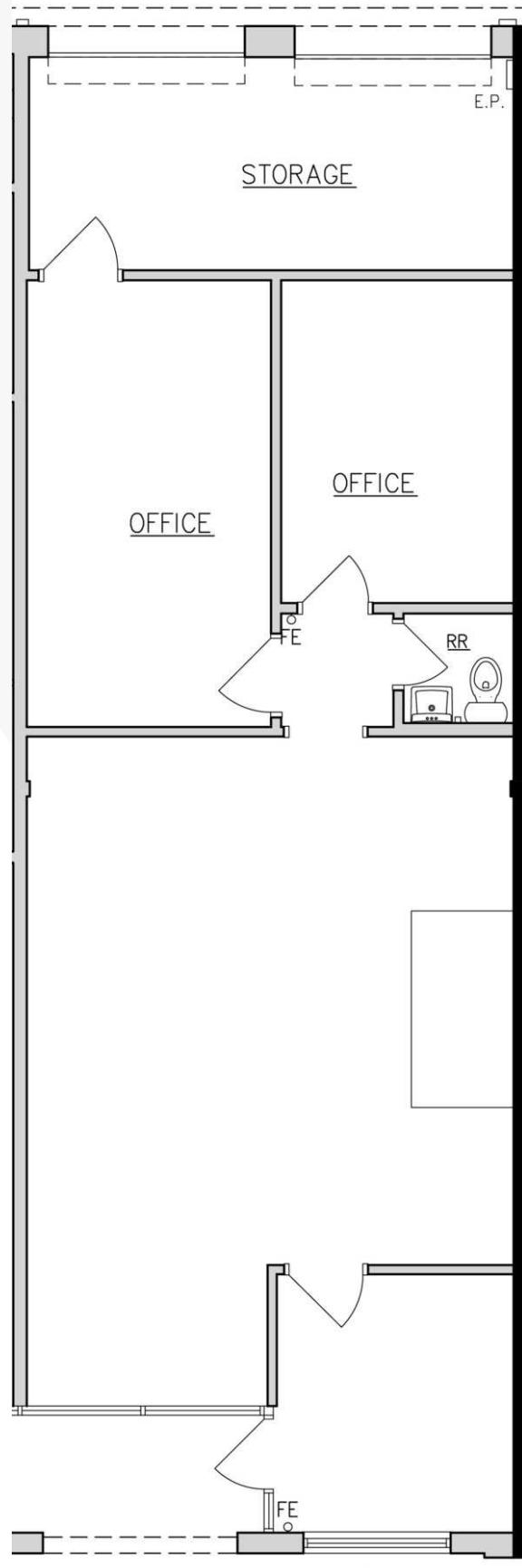
AVAILABLE SPACES

| 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 |
| 130 Live Oaks Blvd, Bldg 1 | 1,240 SF | NNN | \$2,027 per month | Flex space: 2 private offices with open showroom/open office area and (2) 8' x 8' roll-up doors |
| 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 |

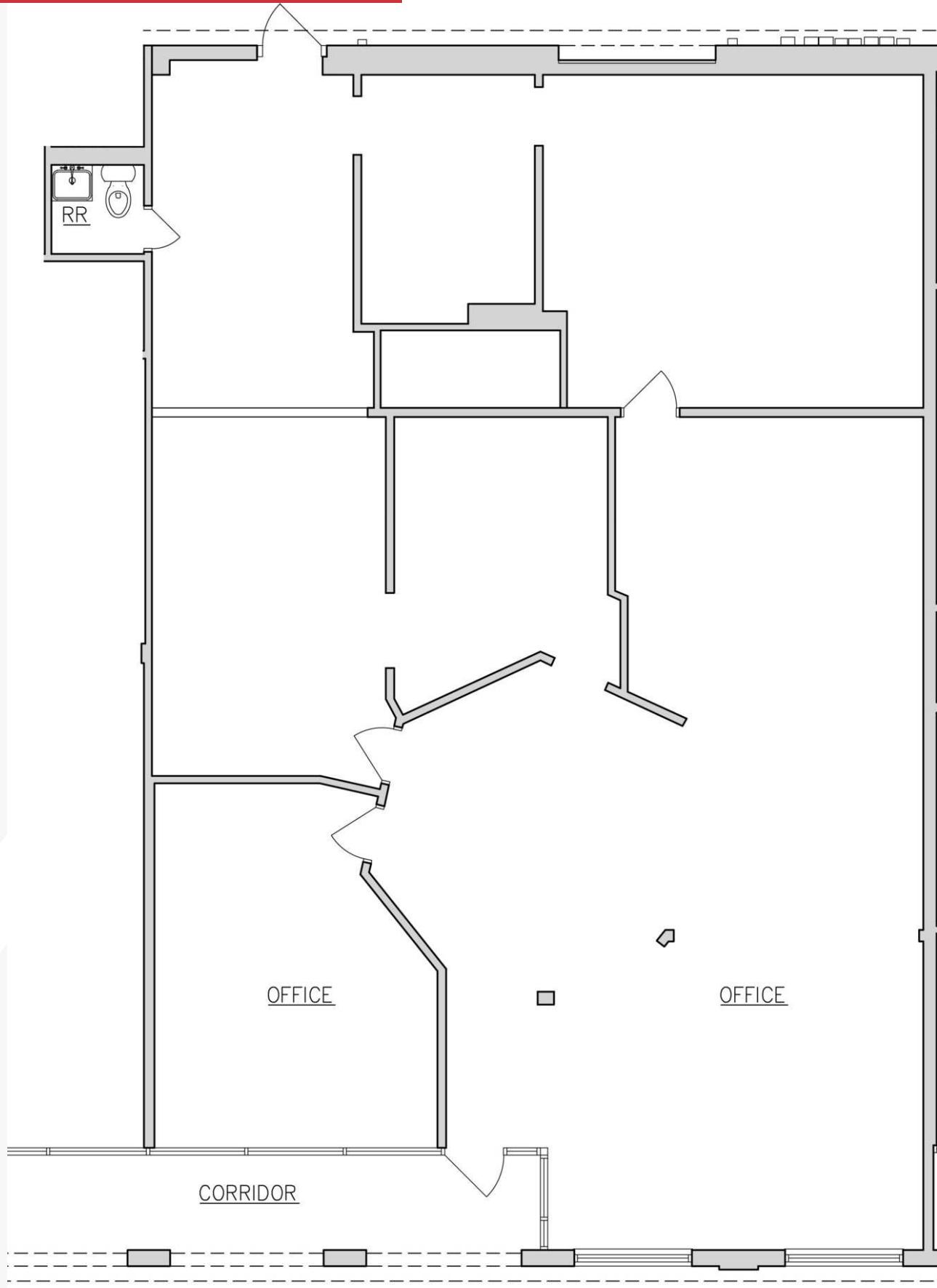
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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



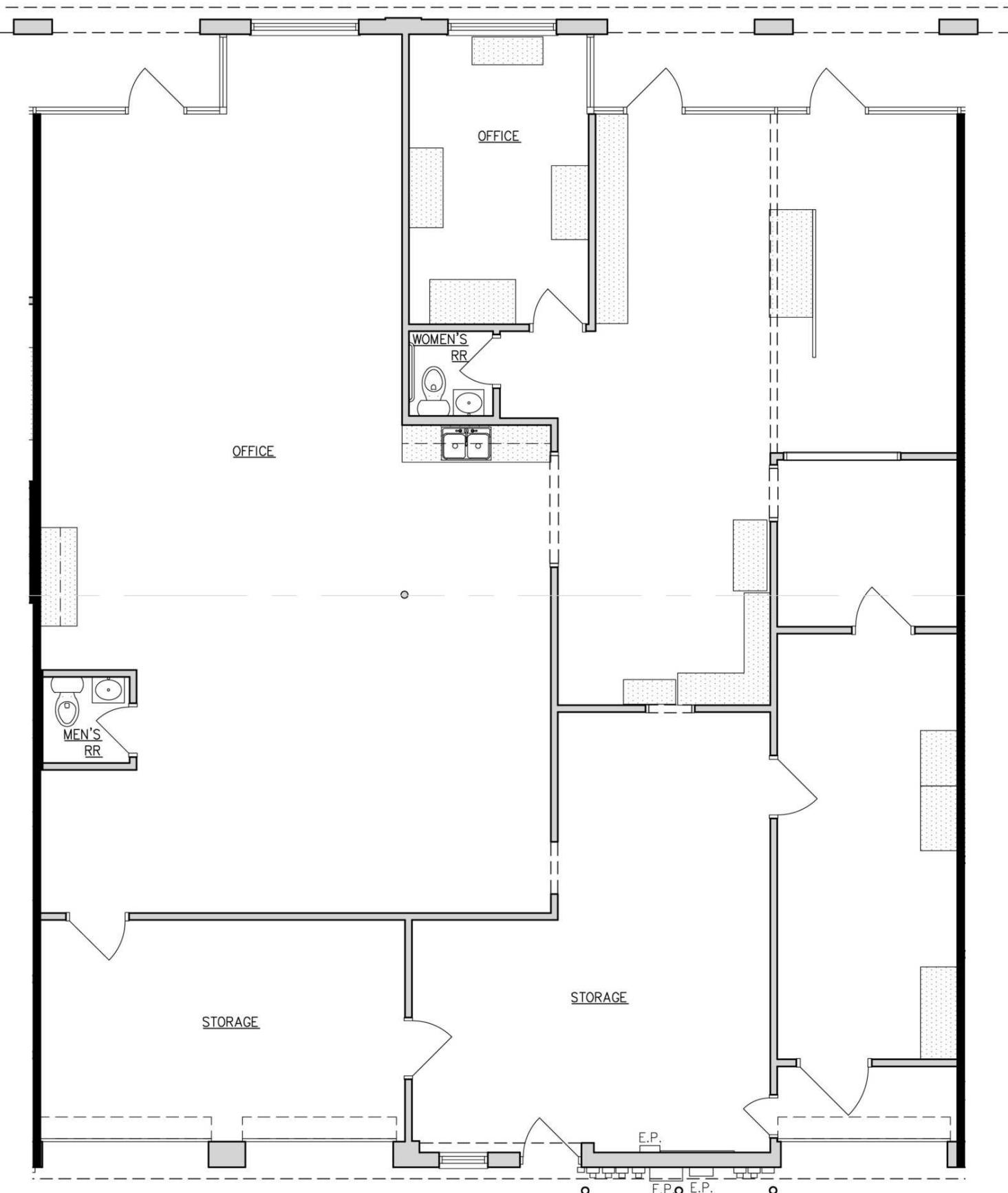
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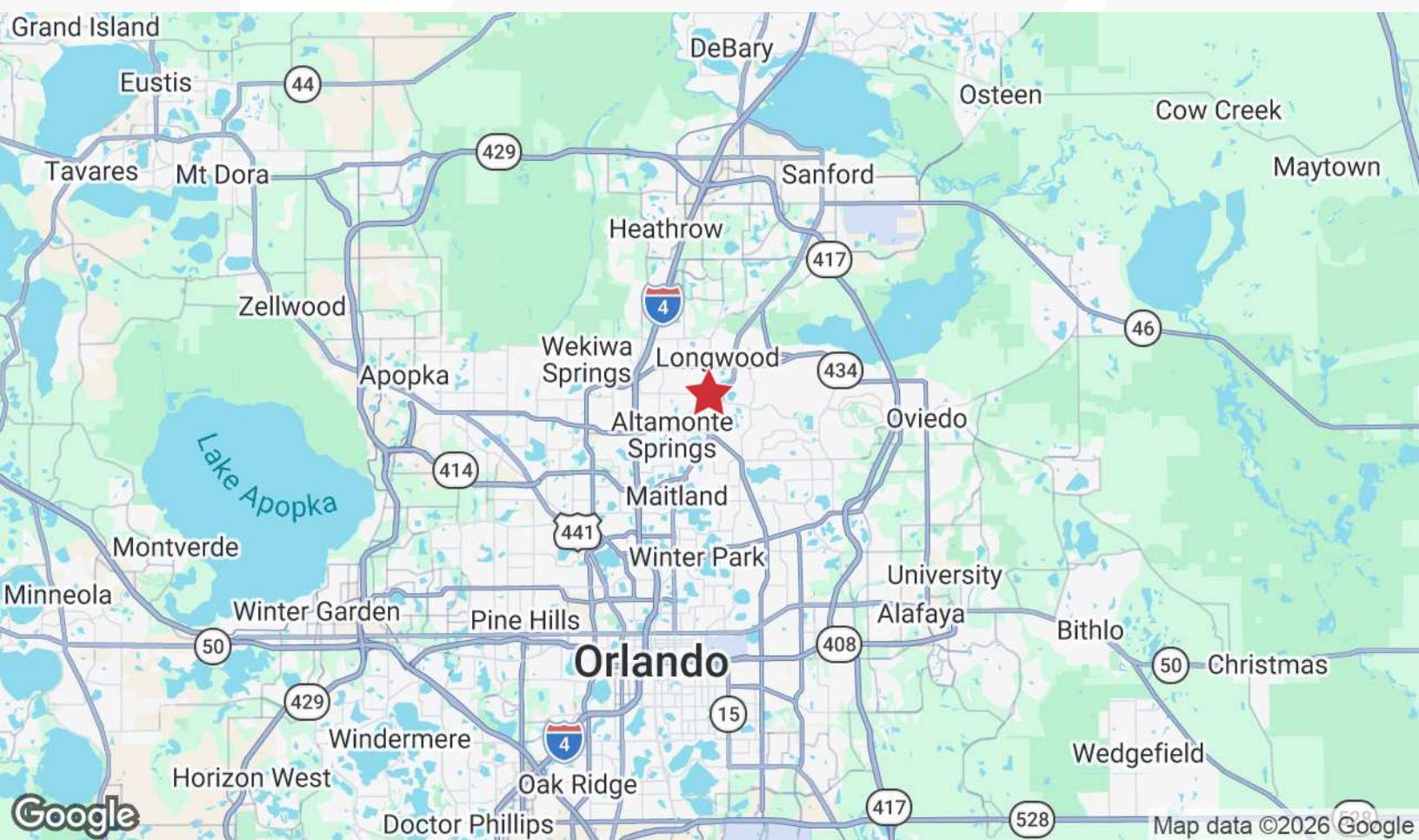
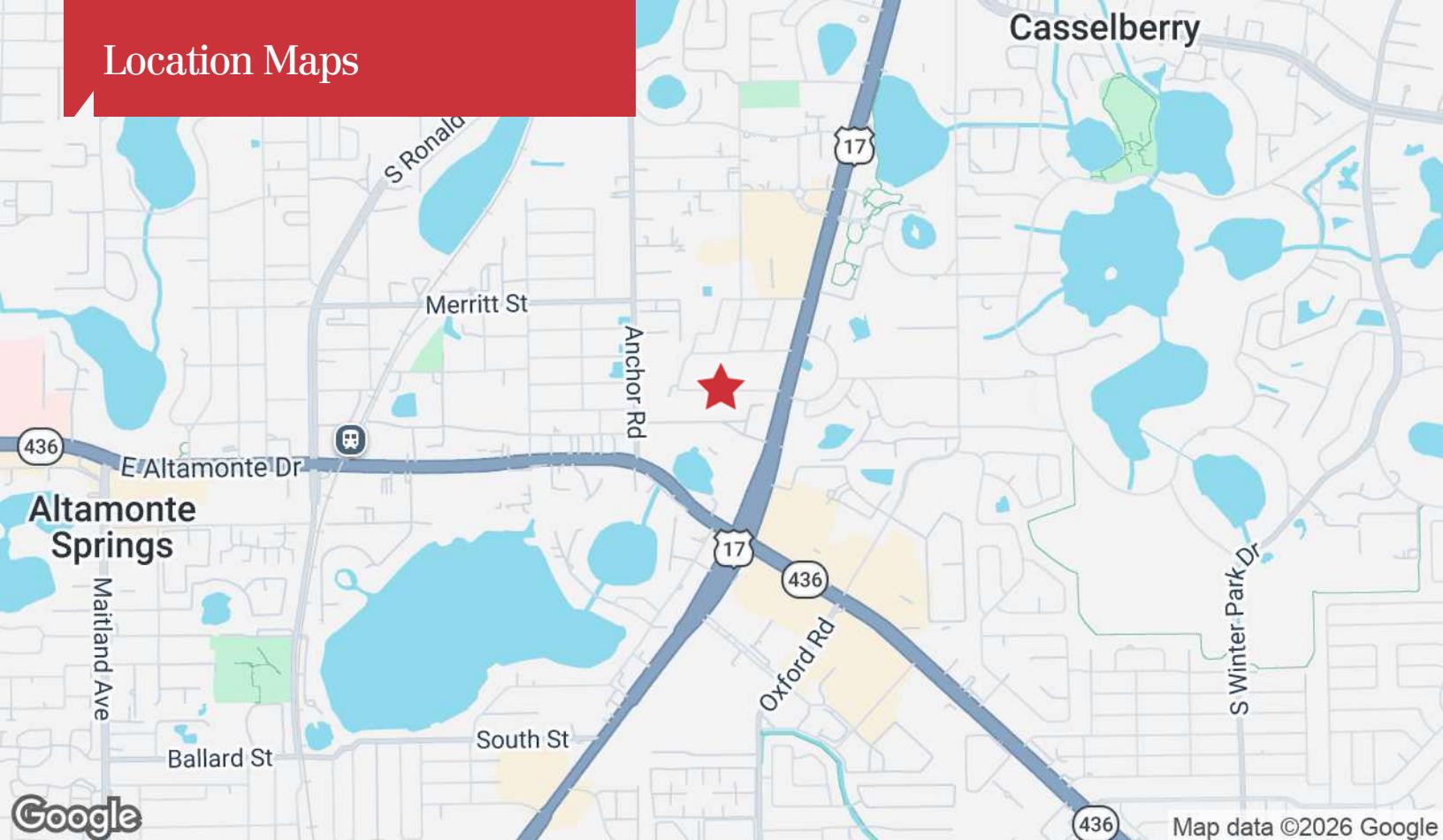


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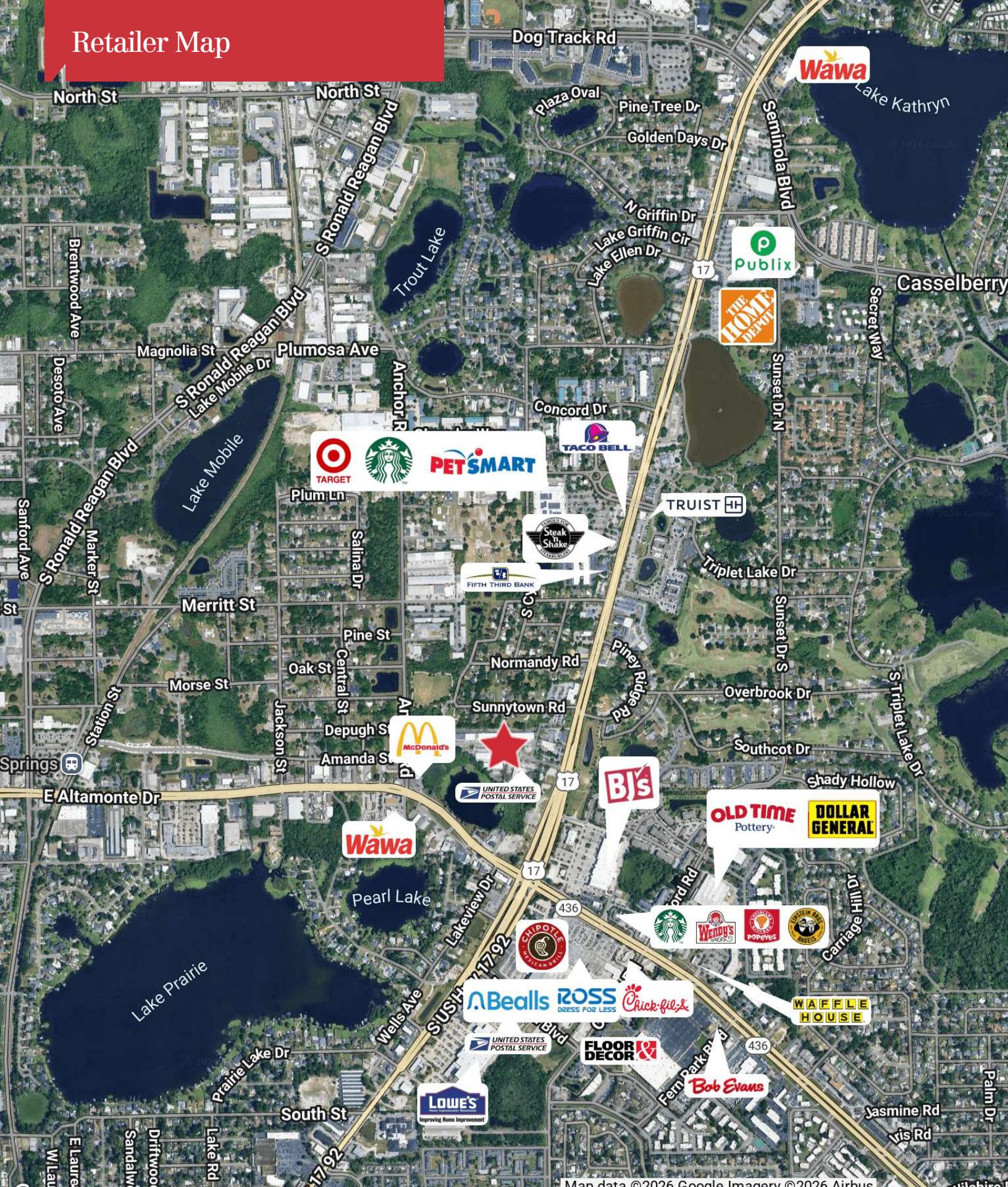
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Location Maps



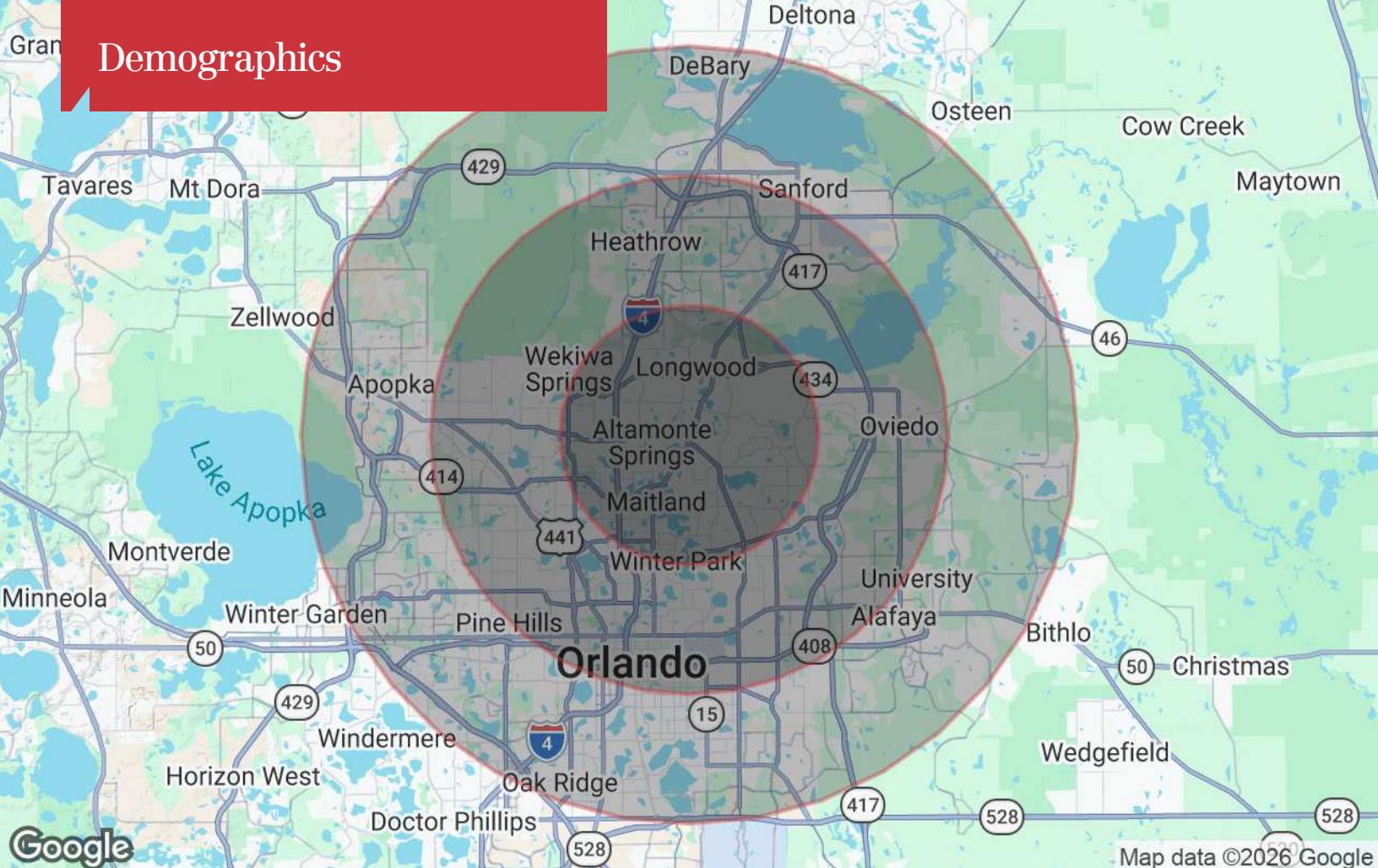
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Retailer Map



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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

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