

For Lease

# Live Oaks Center

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



## 102-440 Live Oaks Blvd

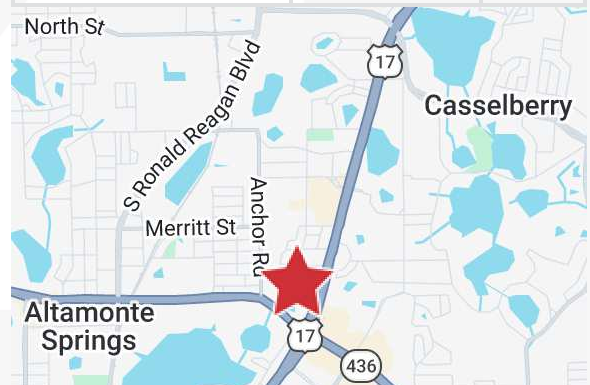
Casselberry, Florida 32707

### 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

### 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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**Lease Rate: \$14-\$16/SF NNN (Op Ex: \$3.62/SF)**

## Property Photos



Storefront Entrances



Monument Signage on US Hwy 17-92



Monument Signage on Anchor Road



Attractive Lakeside Location

## Property Photos

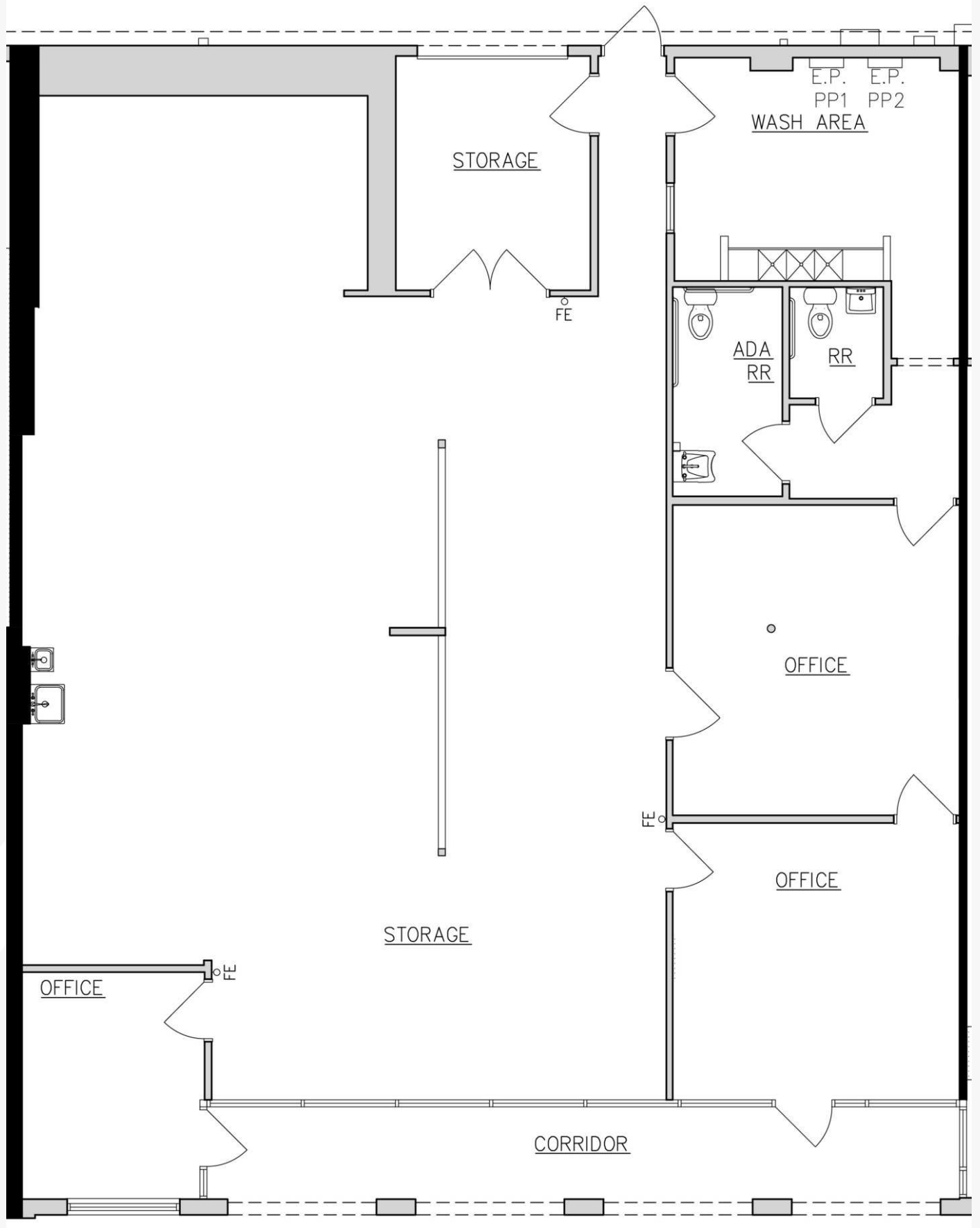


# Available Spaces

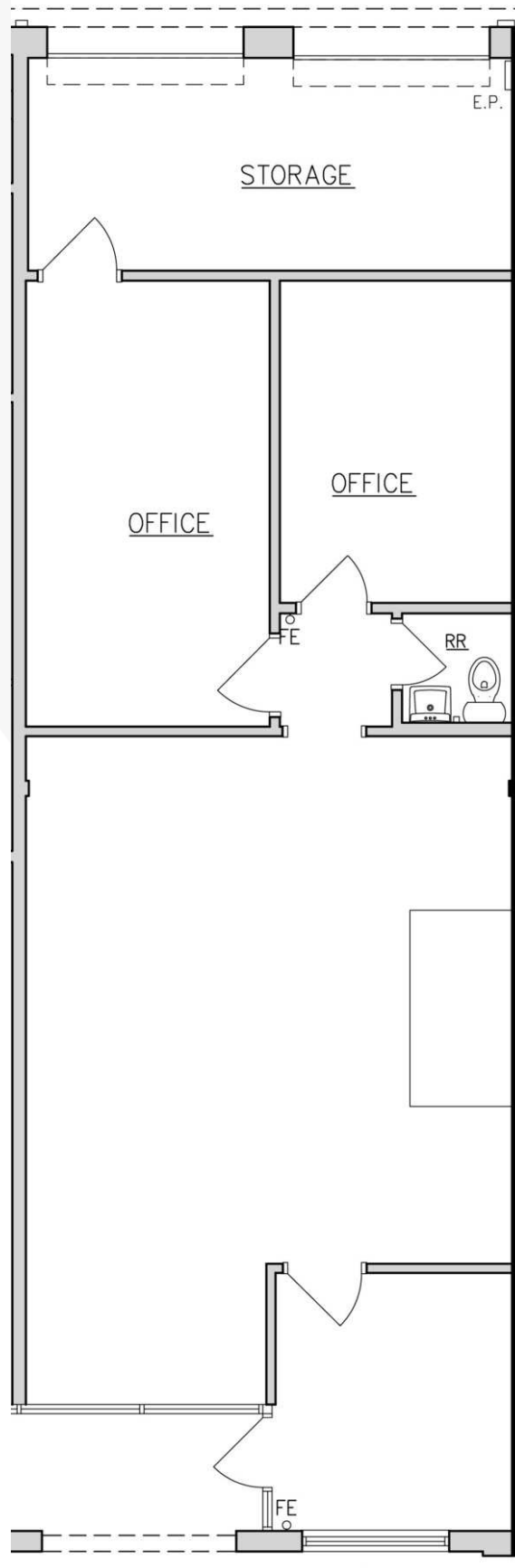


## AVAILABLE SPACES

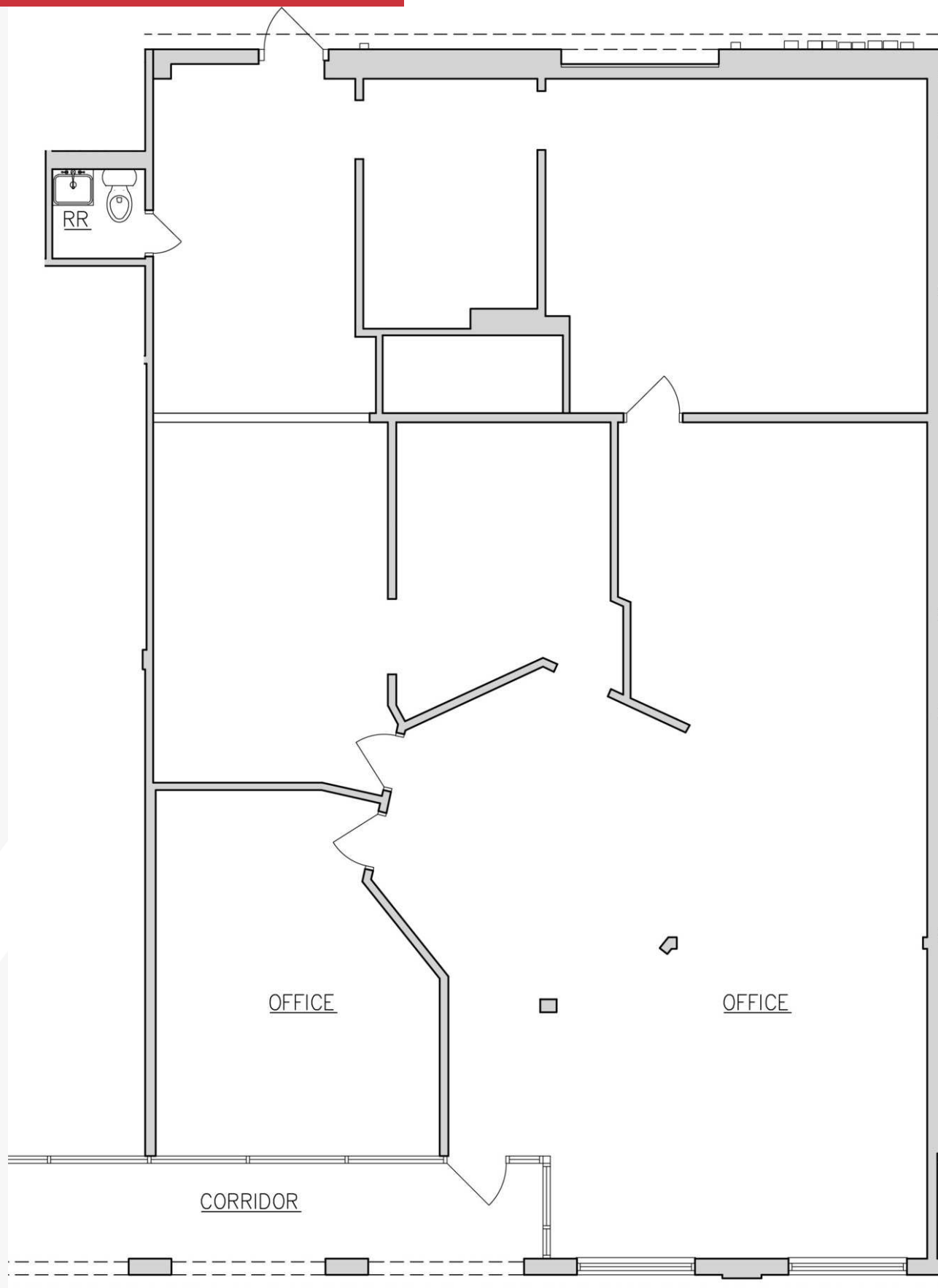
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110 Live Oaks Blvd, Bldg 1	3,100 SF	NNN	\$4,552 per month	Flex space: 100% air-conditioned with (1) 8' x 8' roll-up door and 3-phase, 450-amp power
130 Live Oaks Blvd, Bldg 1	1,240 SF	NNN	\$2,027 per month	Flex space: 2 private offices with open showroom/open 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

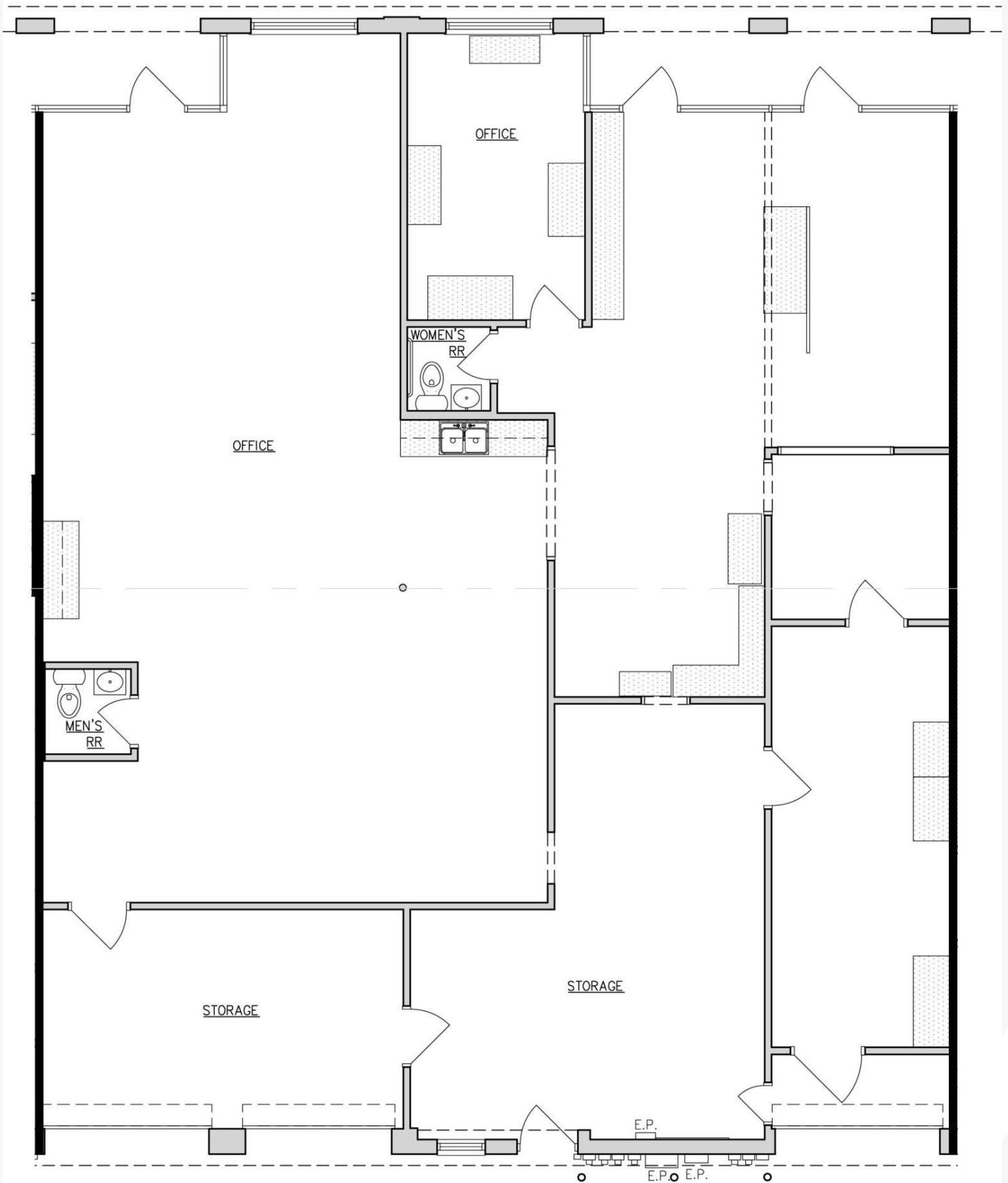


130 Live Oaks Blvd, Bldg 1 - 1,240± SF

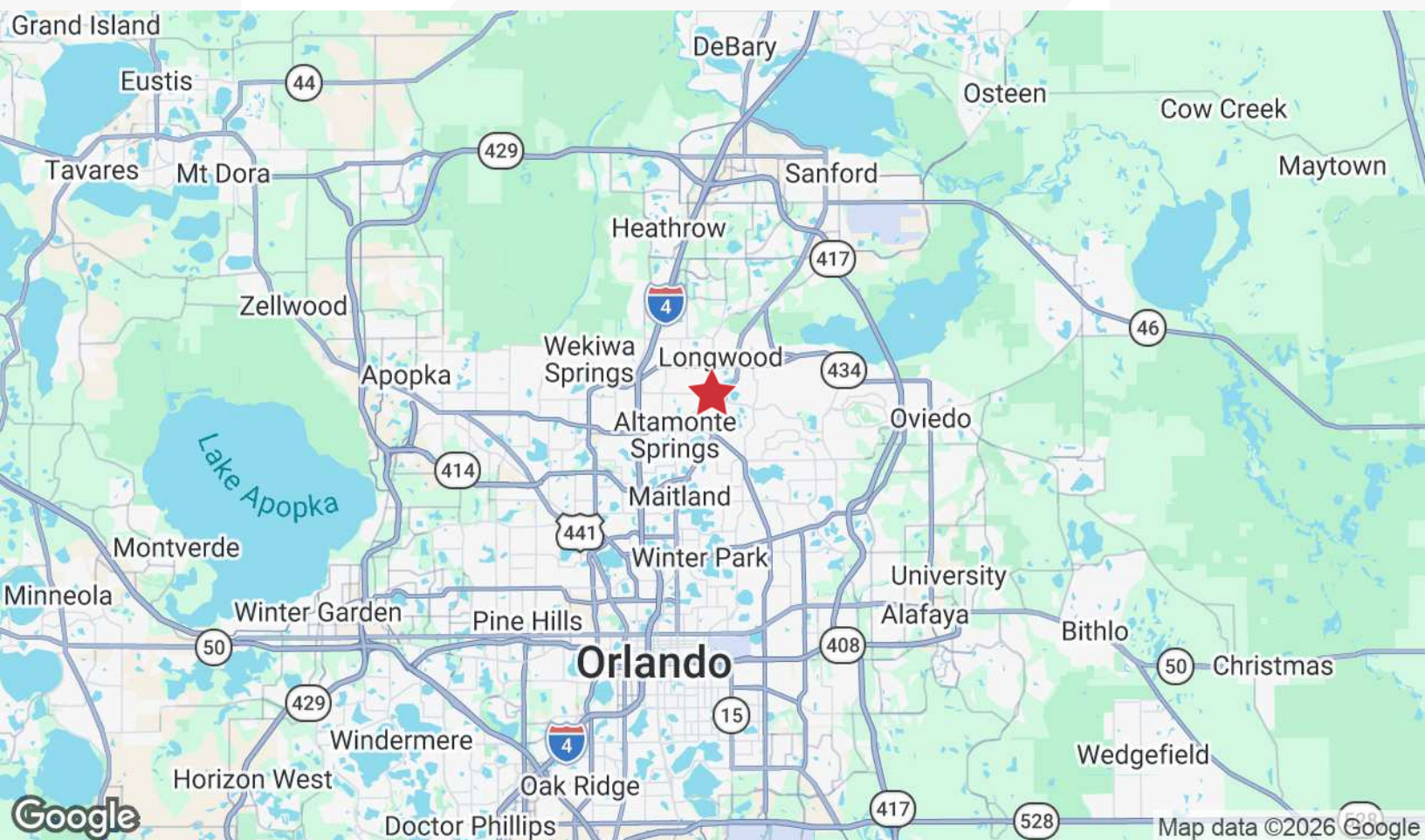
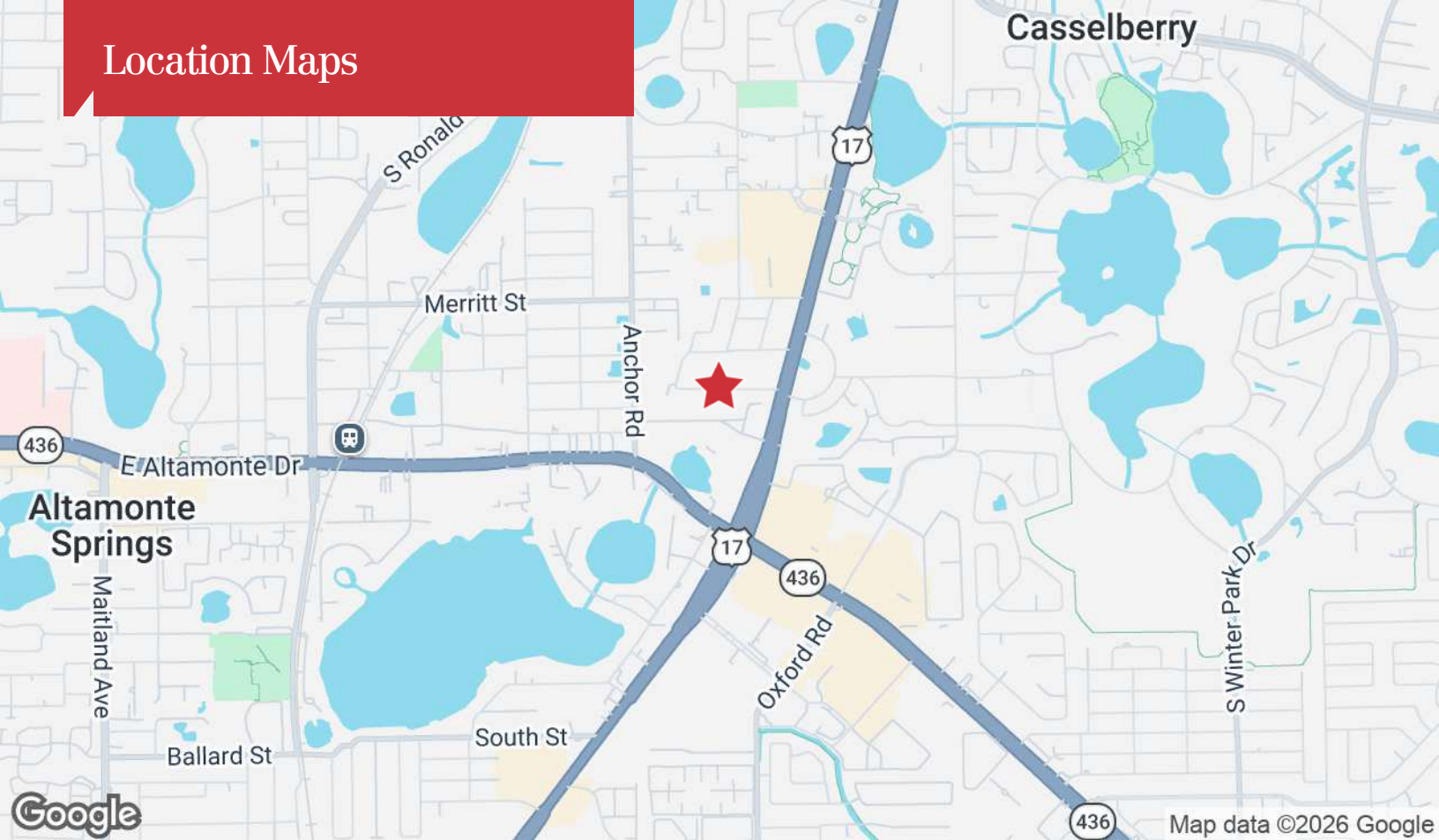


218 Live Oaks Blvd, Bldg 2 - 2,480± SF

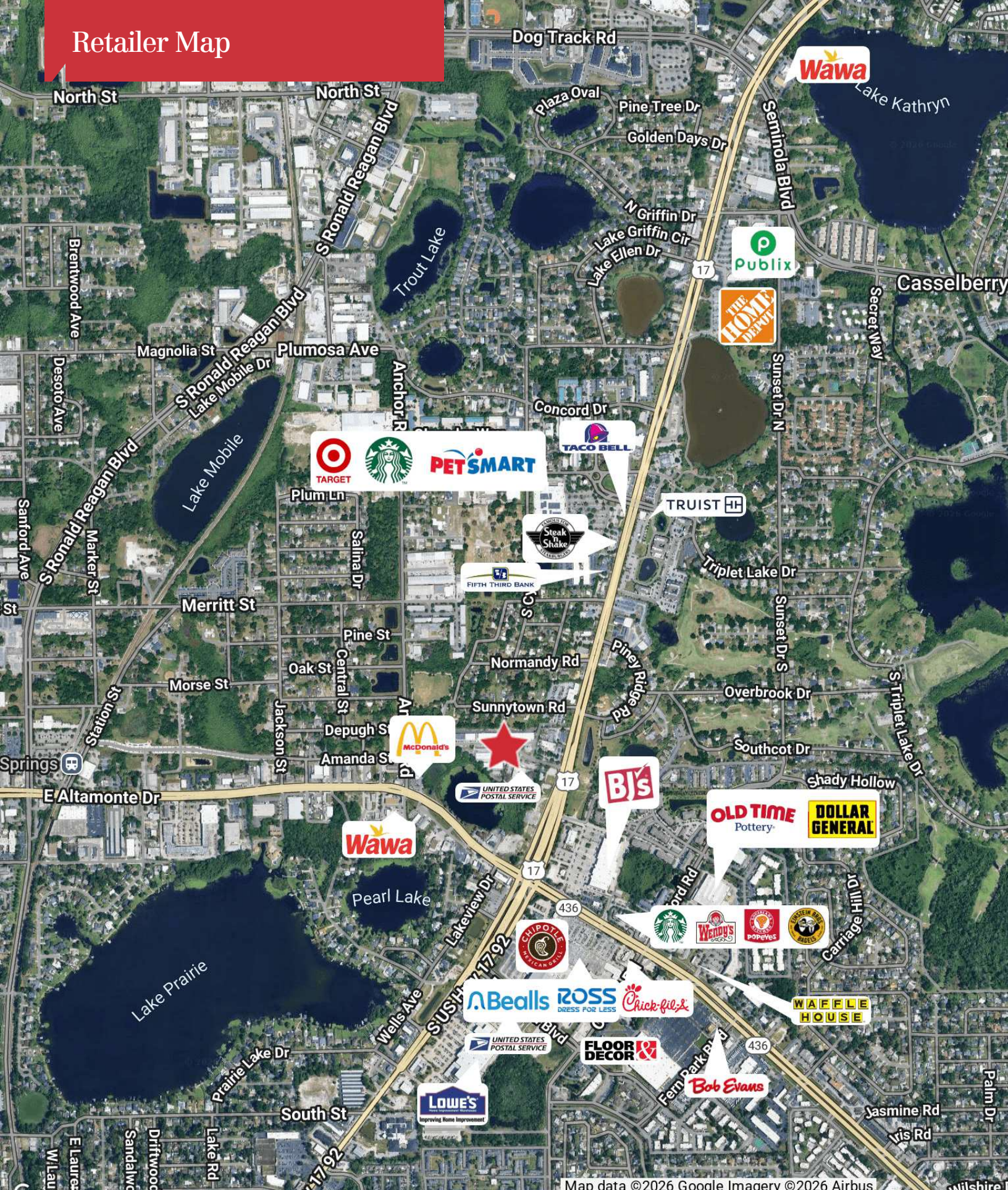




## Location Maps



# Retailer Map



Map data ©2026 Google Imagerv ©2026 Airbus

**Demographics**

The map illustrates the geographic context of the Orlando area, with concentric red circles indicating distances from the city center. Key locations and features include:

- Cities and Towns:** Deltona, DeBary, Osteen, Cow Creek, Maytown, Sanford, Heathrow, Wekiwa Springs, Longwood, Altamonte Springs, Maitland, Winter Park, Pine Hills, University, Alafaya, Bithlo, Christmas, Wedgefield, Oak Ridge, Doctor Phillips, Horizon West, Windermere, Winter Garden, Minneola, Montverde, Zellwood, Apopka, Tavares, Mt Dora, and Gran.
- Highways:** I-4, I-95, SR 429, SR 417, SR 414, SR 434, SR 441, SR 408, SR 15, SR 50, SR 528, and SR 46.
- Lake Apopka:** A large body of water located to the west of the city center.

Map data ©2026 Google