

For Sale

Lake Mary Office Building

Great Investment Opportunity!

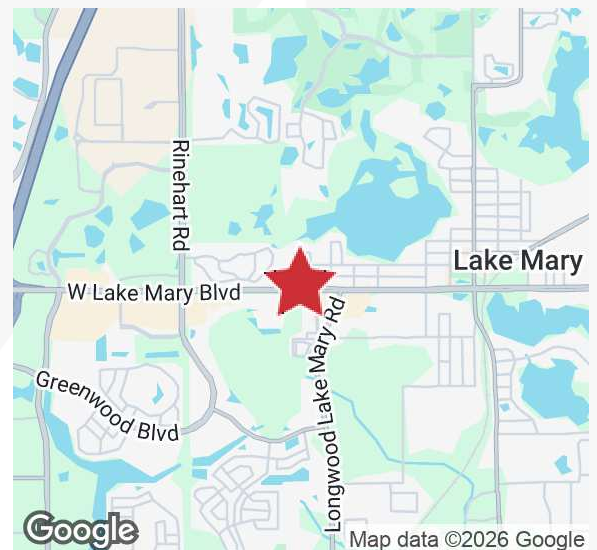


Crystal Center

3300 West Lake Mary Blvd, Lake Mary, Florida 32746

Property Highlights

- Anchor tenant: Nemours Children's Health (entire 1st floor)
- Three-story building totaling 28,183± SF on 2.16± acres
- Built in 1999, renovated 2011, new roof 2019, exterior painted 2022
- Parking ratio of 4/1000 RSF - 115 spaces total
- Occupancy: 93% as of February 2026
- Pylon signage on Lake Mary Blvd (traffic count of 45,517/day)
- Convenient to I-4 via Lake Mary Blvd with easy access to Rinehart Rd, Longwood-Lake Mary Rd & US Hwy 17-92
- 1.6 miles to the east of I-4; 3 miles to the west of US Highway 17-92; 4.2 miles west of SR 417 (GreeneWay)
- Close to shopping centers, banks and a variety of restaurants



Offering Memorandum Available
Upon Request / Registration

For more information

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Sale Price: \$6,900,000

Property Snapshot



Year Built

1999
Renovated
2009 & 2022



Net Rentable
Area

28,183 SF



Occupancy

93%



Parking

115 Spaces
Total
(3 Handicapped)



Number of
Stories

3



Number of
Tenants

10



Land Area

2.16 Acres



Tax ID

08-20-30-502-
0B00-0000

2025 Taxes:
\$37,566.59



Zoning

Professional
Office

Property Photos



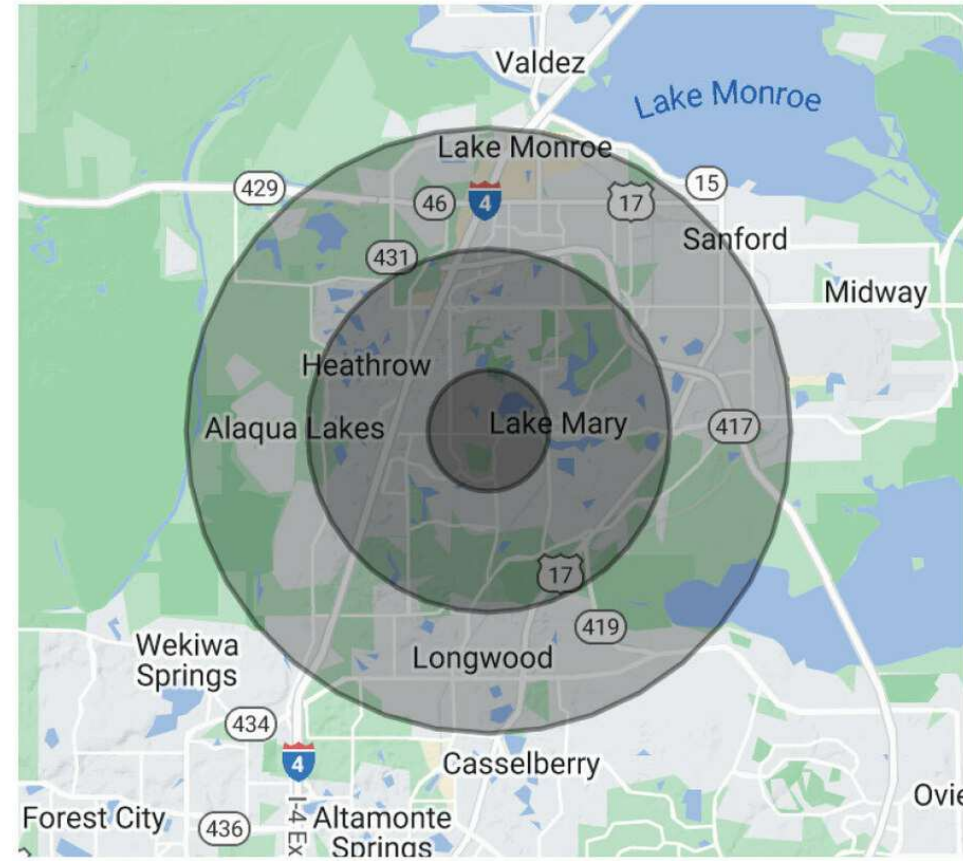
Demographics

Population	1 Mile	3 Miles	5 Miles
2025 Estimated population	7,951	65,644	165,285
2030 Estimated population	8,104	67,447	171,286
2010 Census population	6,212	55,300	138,516
Projected annual growth 2025-30	0.38%	0.54%	0.72%

Households	1 Mile	3 Miles	5 Miles
2025 Estimated households	3,244	26,597	64,932
2030 Estimated households	3,336	27,728	63,819
2010 Census households	2,598	21,775	53,120
Projected annual growth 2025-30	0.56%	0.84%	1.02%

Household Income	1 Mile	3 Miles	5 Miles
2025 Estimated average household income	\$128,329	\$123,562	\$117,000
2025 Estimated median household income	\$101,667	\$99,675	\$84,443

Businesses & Employees	1 Mile	3 Miles	5 Miles
2025 Total businesses	995	4,057	9,085
2025 Total employees	8,123	39,284	84,936



5 Mile Highlights



Population
165,285



Employees
84,936



Av. HH Income
\$117,000