

Lake Mary Corners

352 W Lake Mary Blvd. Sanford, FL 32773

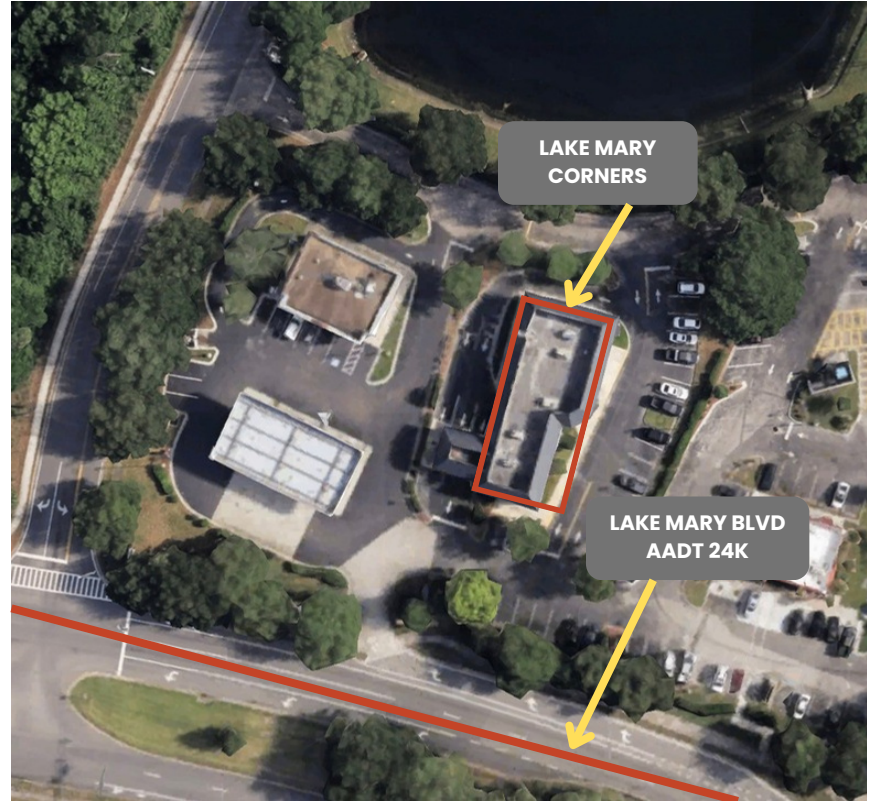


EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

Lake Mary Corners is a well-positioned office/retail suite located directly on W Lake Mary Blvd and US 17-92 in Sanford, offering excellent visibility and convenient access to major commuter routes. The suite is a former State Farm location, making it ideal for a professional office or customer-facing business looking for a move-in-ready presence in a strong corridor.





EXECUTIVE SUMMARY

Located in the heart of Sanford's active commercial corridor, Lake Mary Corners offers strong exposure, easy access, and immediate proximity to major retail and restaurant users. The property is minutes from the SR 417 on-ramp to the northeast and offers a straight forward drive to I-4 to the west, creating excellent regional connectivity for employees, clients, and customers. With anchor tenants and national food users nearby, this location delivers the convenience and visibility tenants want in a high-traffic market.



DEMOGRAPHICS

352 W Lake Mary Blvd, Sanford, Florida, 32773

Ring: 5 mile radius

KEY FACTS

157,341

Population



62,602

Households

39.0

Median Age

\$69,944

Median Disposable Income

EDUCATION

6.5%

No High School Diploma



24.5%

High School Graduate



31.3%

Some College/
Associate's Degree



37.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$84,094

Median Household Income



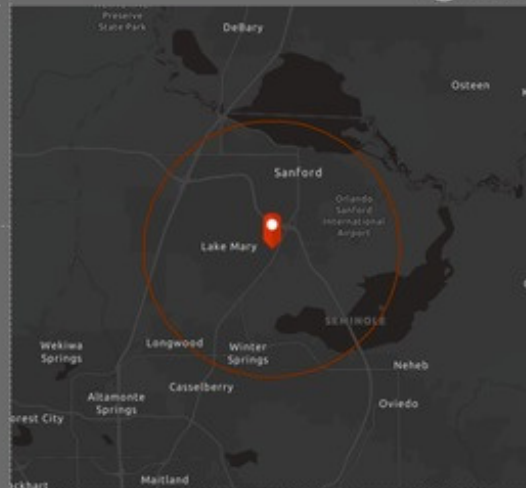
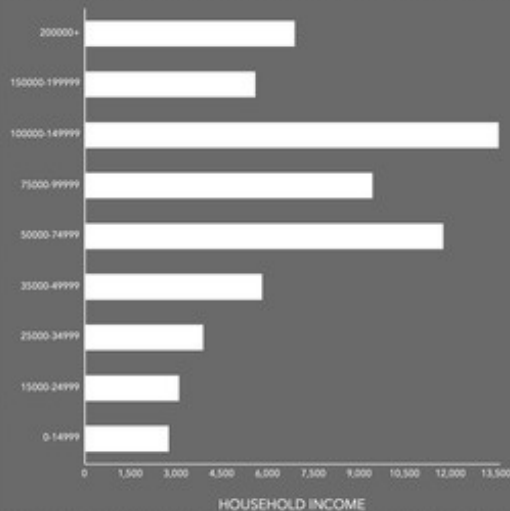
\$42,348

Per Capita Income



\$237,313

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

69.7%

17.5%

15.4%

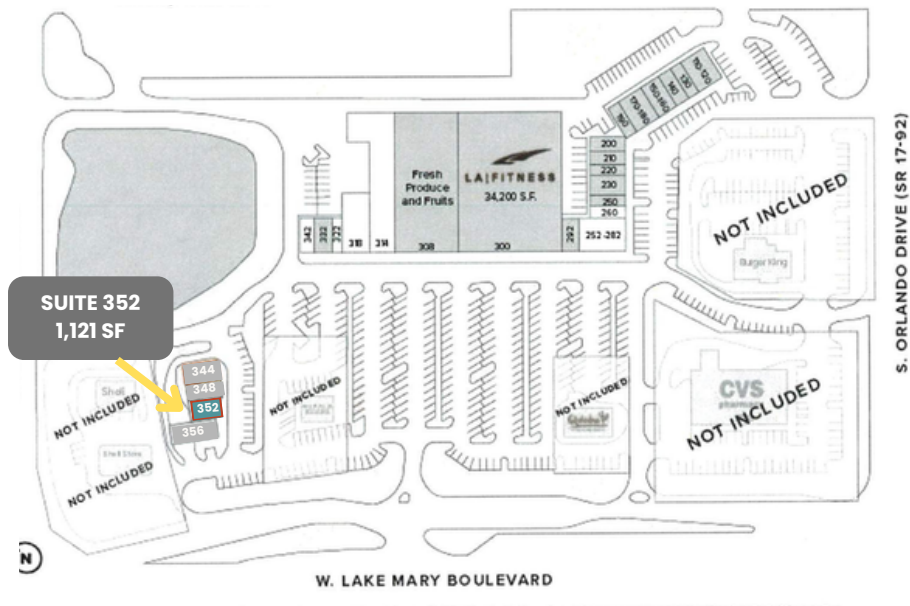
4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



AVAILABLE UNITS



PROPERTY NAME	Lake Mary Corners
PROPERTY ADDRESS	352 W Lake Mary Blvd. Sanford
YEAR BUILT	2003
# BUILDING	1
BUILDING SF	4,862
# OF SUITES AVAILBLE	1
SUITE SQFT	1,121
PROPERTY TYPE	Retail/Office
PARKING COUNT	24
ZONING	C2
MARKET	Orlando
SUBMARKET	Sanford/Lake Mary
TRAFFIC COUNT (LAKE MARY BLVD)	24K

*TRAFFIC COUNT CITED SEMINOLEGIS

SUITE	SQ FT	RATE	CAM	BLDG TYPE	AVAILABILITY
352	1,121	\$24	\$10.97	Retail/Office	Currently Available

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GEOGRAPHY



LOCATION:

- 1 MILE OF MAJOR RETAILS & RESTAURANTS
- 3 MILES OF SR 417
- 5 MILES OF I4 & ORLANDO METRO

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