

For Sale **PRICE REDUCTION!**
Lake Mary Office Building
Great Investment Opportunity!



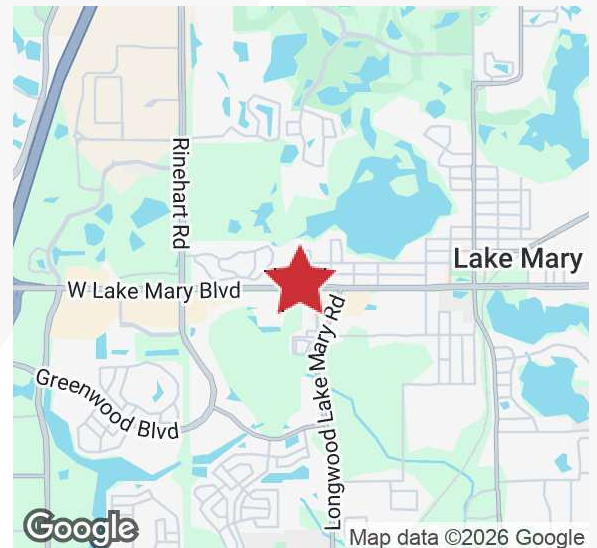
Crystal Center

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

JUST REDUCED!
\$6,500,000 (~~\$6,900,000~~)



**Offering Memorandum Available
Upon Request / Registration**

For more information

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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

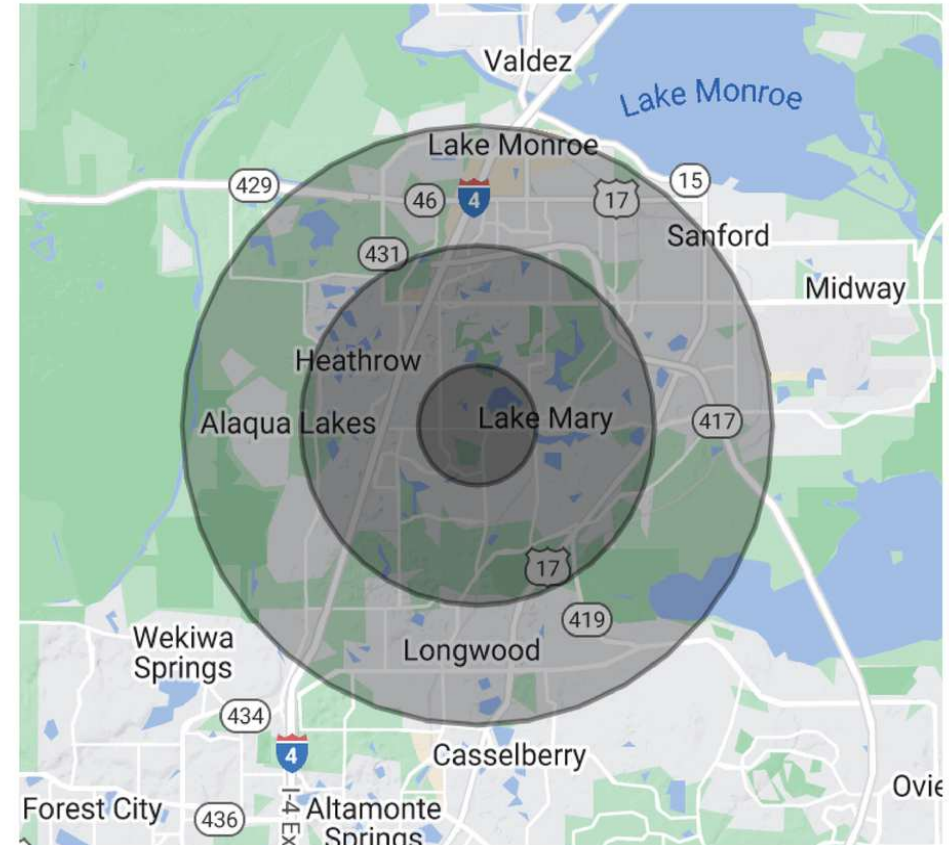
1 - 3 - 5 Mile Demographics

Population	1 Mile	3 Miles	5 Miles
2026 Estimated population	7,969	65,022	168,152
2031 Estimated population	8,165	67,209	174,435
2010 Census population	6,212	55,300	138,516
Projected annual growth 2026-31	0.49%	0.66%	0.74%

Households	1 Mile	3 Miles	5 Miles
2026 Estimated households	3,276	26,399	66,658
2031 Estimated households	3,402	27,740	70,272
2010 Census households	2,598	21,775	53,120
Projected annual growth 2026-31	0.76%	1.00%	1.06%

Household Income	1 Mile	3 Miles	5 Miles
2026 Estimated average household income	\$133,577	\$126,386	\$123,270
2026 Estimated median household income	\$103,575	\$102,275	\$90,000

Businesses & Employees	1 Mile	3 Miles	5 Miles
2026 Total businesses	1,059	3,934	9,206
2026 Total employees	8,431	36,661	82,307



5 Mile Highlights



Population
166,152



Employees
82,307



Av. HH Income
\$123,270