

Single-Tenant, NNN Industrial Investment

10.21 AC Compound

Sale: \$6,600,000

**Fully-Leased Industrial Investment
on Major Thoroughway**

3850 E Lake Mary Blvd. | Sanford, FL 32773



Quest Company
Commercial Real Estate Services

3850 E LAKE MARY BLVD.

Table of Contents

3. Location Maps
4. Aerial-High Altitude
5. Aerial-Low Altitude
6. Street Views
7. Drone Views
8. Building Views
9. Plat Map
10. Property Description
11. Demographics
12. Sanford/ Lake Mary Synopsis
13. Contact Information



3850 E LAKE MARY BLVD.

Location Maps



3850 E LAKE MARY BLVD. Aerial—High Altitude



3850 E LAKE MARY BLVD. Aerial—Low Altitude



3850 E LAKE MARY BLVD. Google Earth—Street Views



Property Entrance



Retention Pond Fountain



3850 E LAKE MARY BLVD. Google Earth—Drone Views

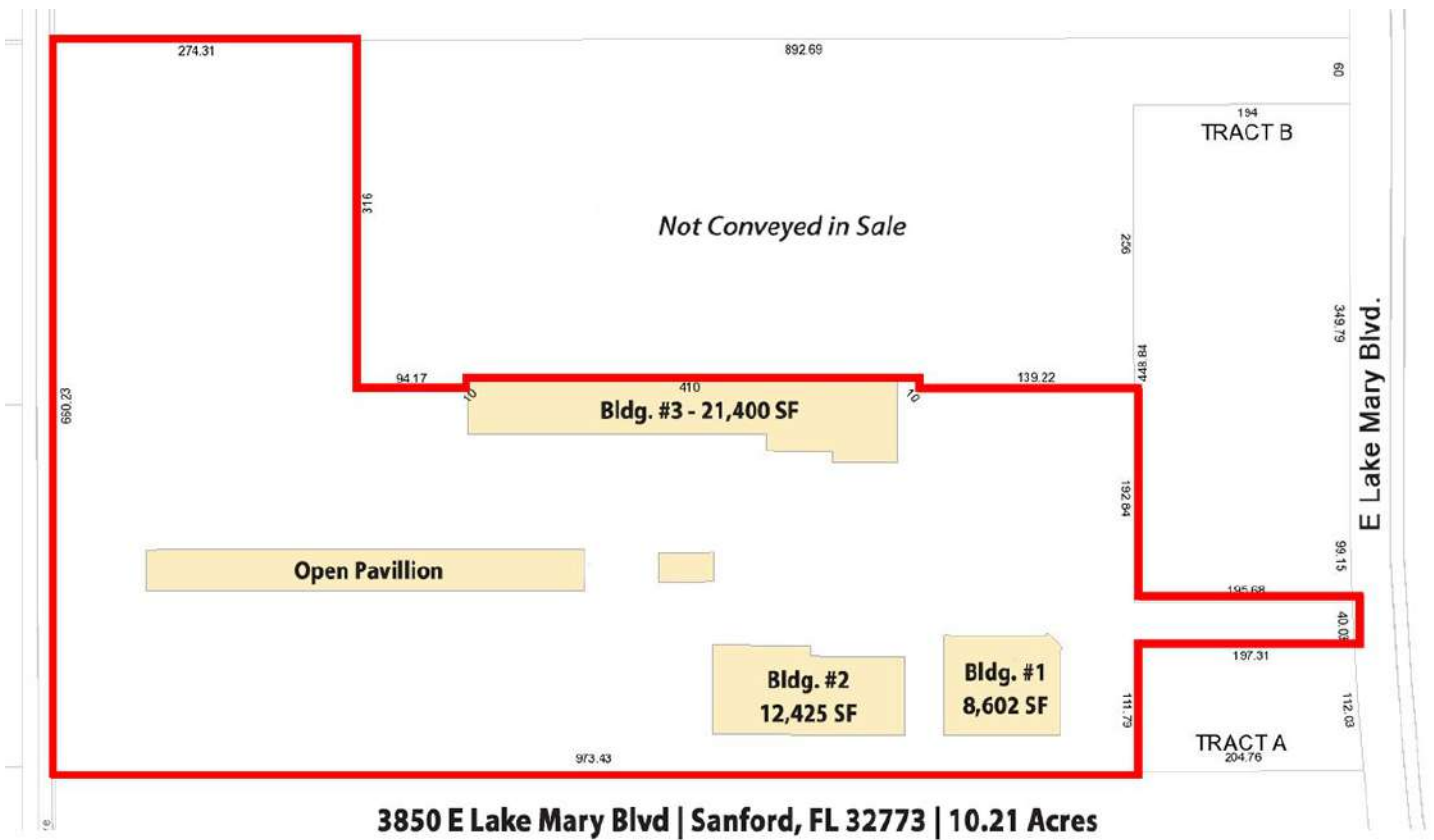


Facing Northwest

Facing West



3850 E LAKE MARY BLVD. Plat Map



3850 E LAKE MARY BLVD. Google Earth—Building Views



Close-up of 3 Primary Buildings, Totaling 42,427 SF



3850 E LAKE MARY BLVD.

Property Description

- = This **10.21+/- acre** complex is prominently located on the main thoroughfare—East Lake Mary Blvd.—that runs the perimeter of the Orlando-Sanford International Airport.
- = **Built in 2015**, the **3 buildings** are a mix of warehouse, office and manufacturing space totaling **42,427 SF**. The complex, zoned **M-1: Industrial District**, also includes **2 pavilions** and **secured yard storage**.
- = Lease Overview
 - **National Tenant on 10-year, NNN Lease** since 2017
 - Two additional 5-yr renewal options
 - Annual NOI: \$462,000
 - Current use is pre-cast concrete manufacturing plant
 - Additional details available upon receipt of a signed CA
- = **Less than 4 miles from the Orlando-Sanford International Airport.**
- = Within 1 mile of the site, **population growth of 8.3%** is projected in within 5 years and the **median HH Income is currently \$62,000**.
- = Offered for sale at **\$6.6M | 7% Cap rate**.



3850 E LAKE MARY BLVD.

Demographics

Proximity to Airports

Orlando-Sanford International: 3.6 Miles
Orlando International Airport: 31.4 Miles

2019 Estimated Demographics

	<u>1-Mile</u>	<u>3-Mile</u>
Avg. HH Income:	\$70,246	\$65,048
Population:	1,754	10,675
Pop. Growth '10 - '19:	25.2%	10.56%

2019 Traffic Counts

State Hwy 415-A 16,426



3850 E LAKE MARY BLVD.

Sanford / Lake Mary Synopsis

Established in 1870, Sanford has since enjoyed almost 40% growth in population between 2000 and 2010. Home to a picturesque historic downtown area of brick-lined streets, stately Oaks and Victorian homes, Sanford also serves as the county seat for Seminole County.

Only 3.6 miles from the property, the Orlando-Sanford International Airport was ranked as the fastest-growing airport in the country several times since 2000. Additional public transportation options include SunRail rail service with free trolleys; Lynx buses; Uber, Lyft & more!

Following the shoreline of beautiful Lake Monroe, downtown Sanford is home to award-winning restaurants, micro-breweries, art galleries, and the performing arts. The western portions of Sanford include the expansive 1.14M square foot Seminole Towne Center.

Lake Mary has evolved from a quiet suburb of Orlando into the cosmopolitan sister city to Sanford. Known as the "City of Lakes," Lake Mary's residents enjoy an extremely high quality of life. This thriving region features numerous luxury home communities, manicured golf courses, and abundant natural resources.

Considering all of these attributes, it's understandable why *Family Circle* named Lake Mary #7 of the "Country's 10 Best Towns" and *CNN/Money Magazine* named Lake Mary the 4th "Best Place in the Country" to live!

Seminole County public schools repeatedly enjoy high rankings nationally, and recreational and cultural opportunities abound, so it's no surprise area growth since 2010 has been almost 30%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.



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