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: 84% as of April 2023
- Pylon signage on Lake Mary Blvd (traffic count of 42,698 per 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

Sale Price: $6,800,000

For more information

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08.01.23.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350

Orlando, FL 32810

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Property Snapshot



Year Built	Net Rentable Area	Occupancy	Parking	Number of Stories	Number of Tenants	Land Area	Tax ID	Zoning
1999 Renovated 2011, 2019 & 2022	28,183 SF	84%	115 Spaces Total (3 Handicapped)	3	9	2.16 Acres	08-20-30-502-0B00-0000 2022 Taxes: $31,788.23	Professional Office

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Property Photos









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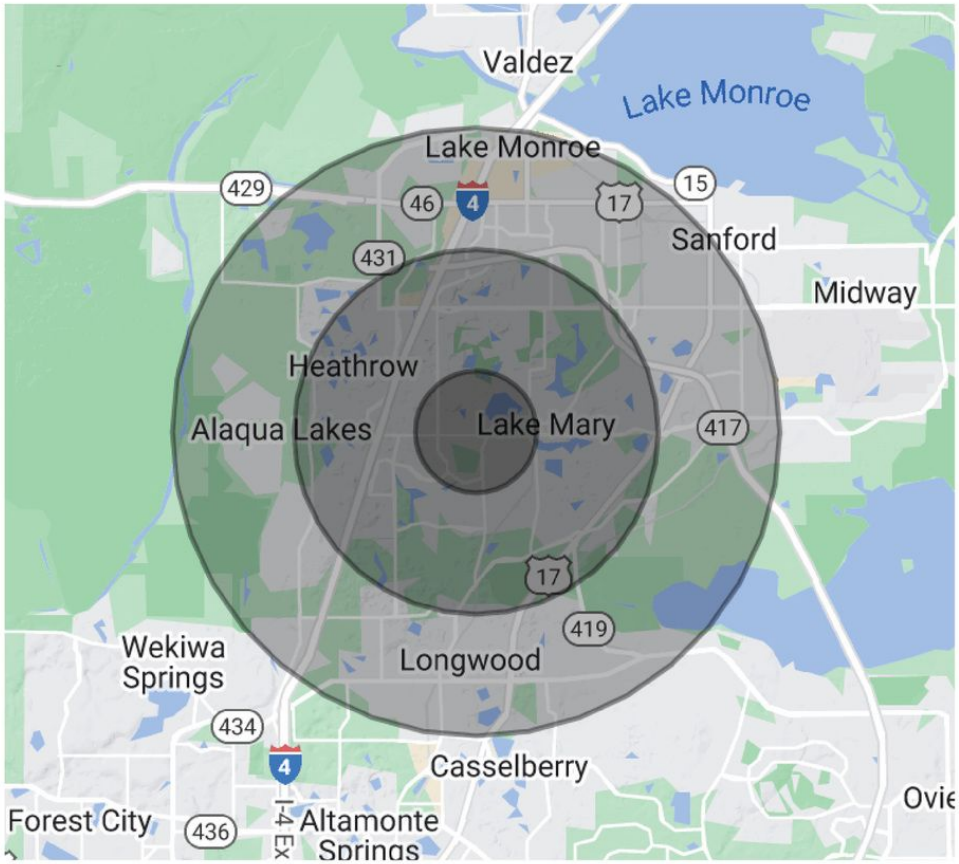
Demographics

Population	1 Mile	3 Miles	5 Miles
2022 Estimated population	7,957	62,963	161,199
2027 Estimated population	8,094	65,155	165,659
2010 Census population	6,234	54,281	138,367
Projected annual growth 2021-26	0.34%	0.69%	0.55%

Households	1 Mile	3 Miles	5 Miles
2022 Estimated households	3.197	24,767	61,836
2027 Estimated households	3,250	25,694	63,626
2010 Census households	2,601	21,310	53,135
Projected annual growth 2021-26	0.33%	0.74%	0.57%

Household Income	1 Mile	3 Miles	5 Miles
2022 Estimated average household income	$146,611	$135,225	$127,922
2022 Estimated median household income	$104,733	$95,951	$88,497

Businesses & Employees	1 Mile	3 Miles	5 Miles
2022 Total businesses	1,057	4,424	9,887
2022 Total employees	6,366	40,514	85,009



5 Mile Highlights

Population
165,659

Employees
85,009

Av. HH Income
$127,992

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