For Lease

# Renovated Office Space

1,975 - 2,000 SF | $17 / SF



**Rent Special: 1 Month Free for New Tenants***

*Minimum 3-Year Term Required

## 1270 Upsala Road

Sanford, Florida 32771

### Property Highlights

- Legacy Park is a recently renovated, three-story office building totaling 23,700± SF
- Each suite offers a private kitchen with refrigerator, in-suite restroom, secure keypad access, and monitored common areas for added safety
- Modernized in 2019 with redesigned lobby, upgraded bathrooms, new lighting, carpet, paint, and kitchens in every suite
- Prime location at SR 46 & Upsala Rd—just minutes to I-4, SR 417 & SR 429, offering easy access to entire Central Florida area
- Situated among abundant retail, restaurants, and upscale residential neighborhoods
- Monument signage on busy Upsala Road
- CAM charges: $4.27/SF

AVAILABLE SPACES

| Space | Lease Rate | Size (SF) |
|---|---|---|
| 1260 (First Floor) | $17.00 SF/yr | 2,000 |
| 1274 (Third Floor) | $17.00 SF/yr | 1,975 |




For more information

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NAI Realvest

10.07.26

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
407 875 9989 tel
nairealvest.com

# Property Photos









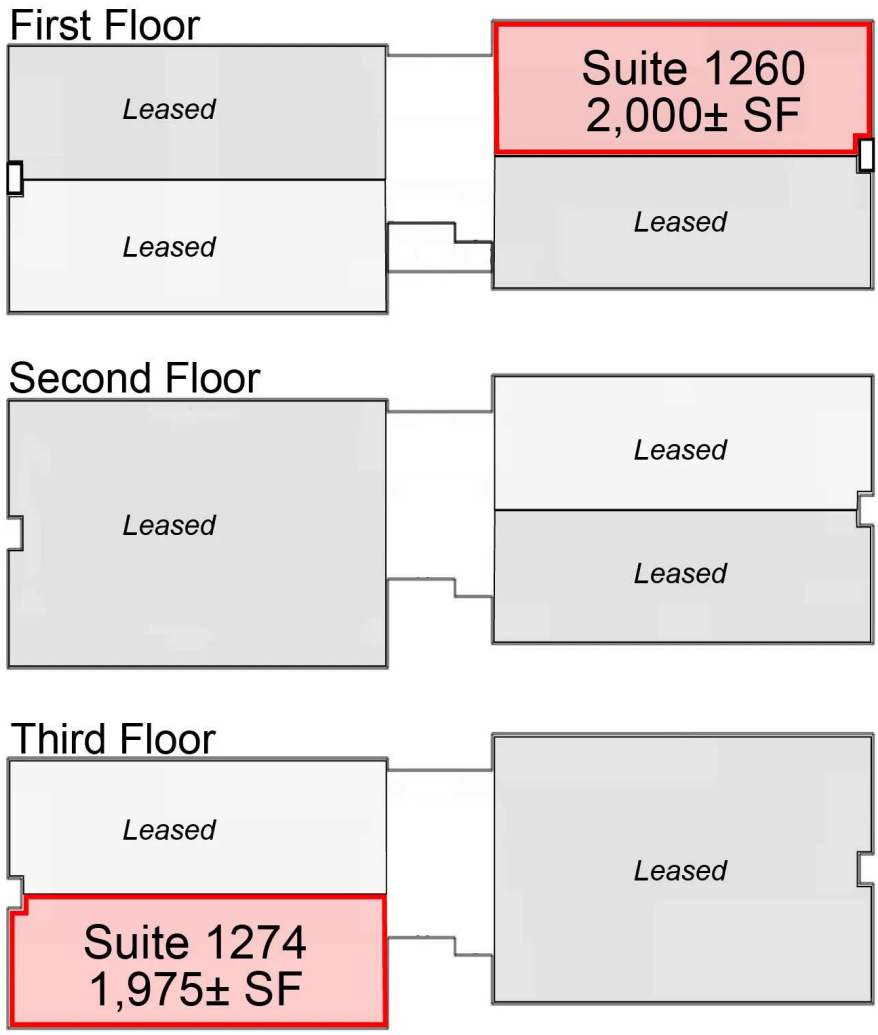


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# Lease Spaces



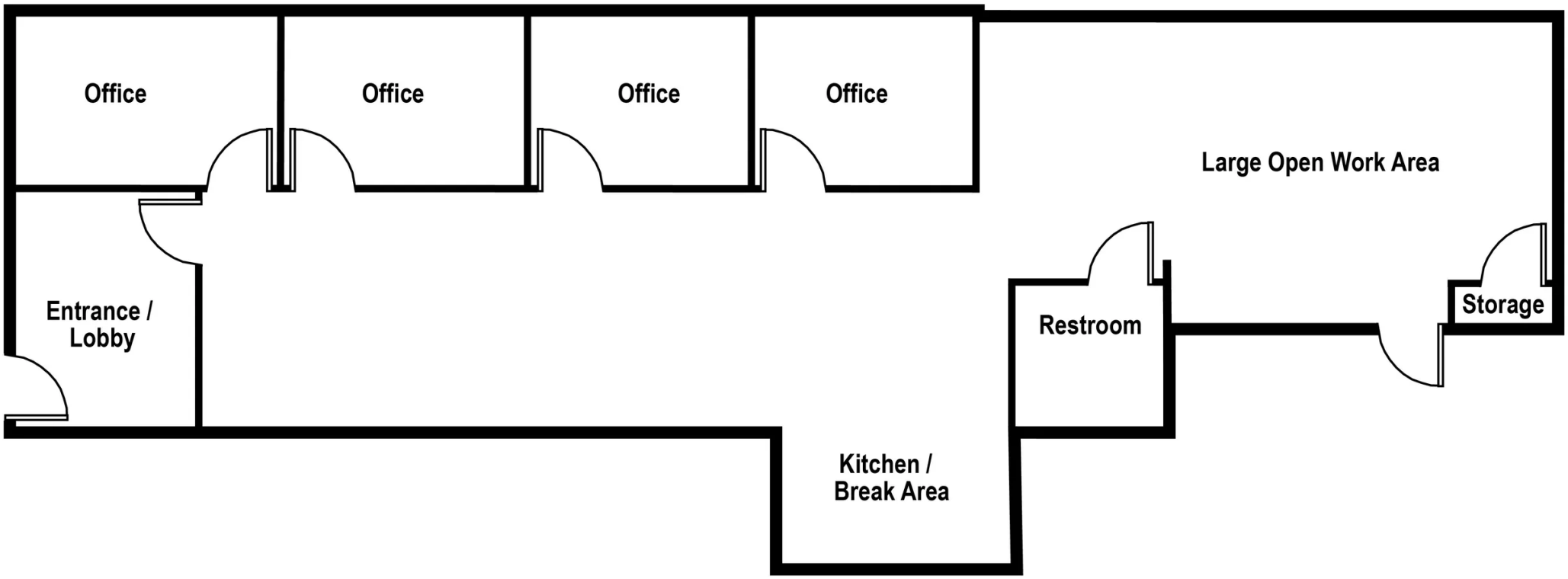

## AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|
| 1260 (First Floor) | 2,000 SF | NNN | $17.00 SF/yr | Available now |
| 1274 (Third Floor) | 1,975 SF | NNN | $17.00 SF/yr | Available Now |

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# Suite 1260 - 2,000± SF (1st Floor)



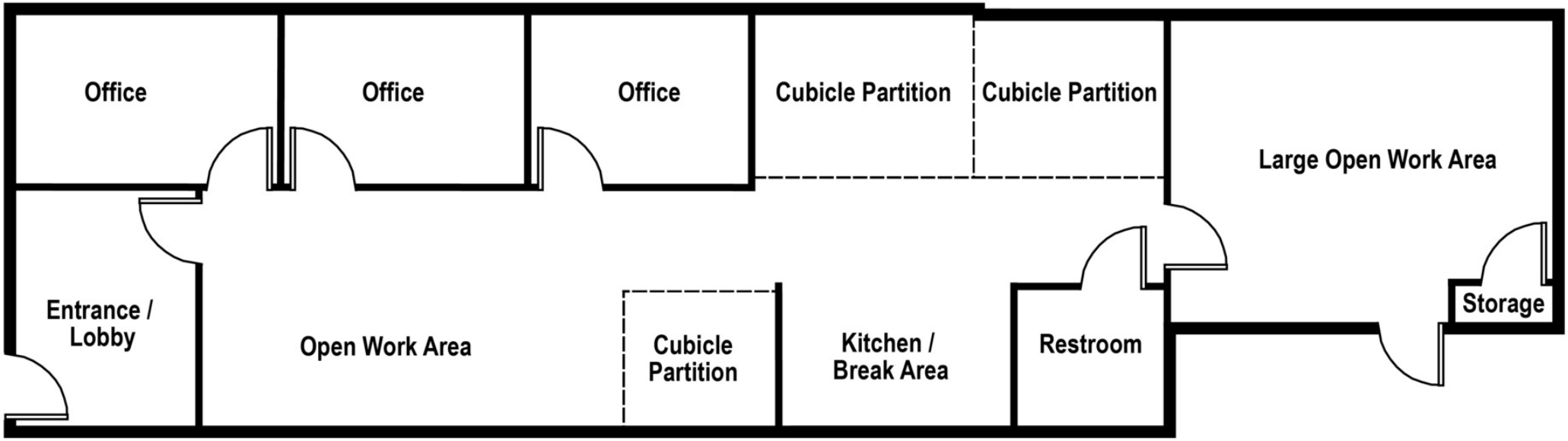

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# Suite 1274 - 1,975± SF (3rd Floor)

Click for 3D Virtual Tour

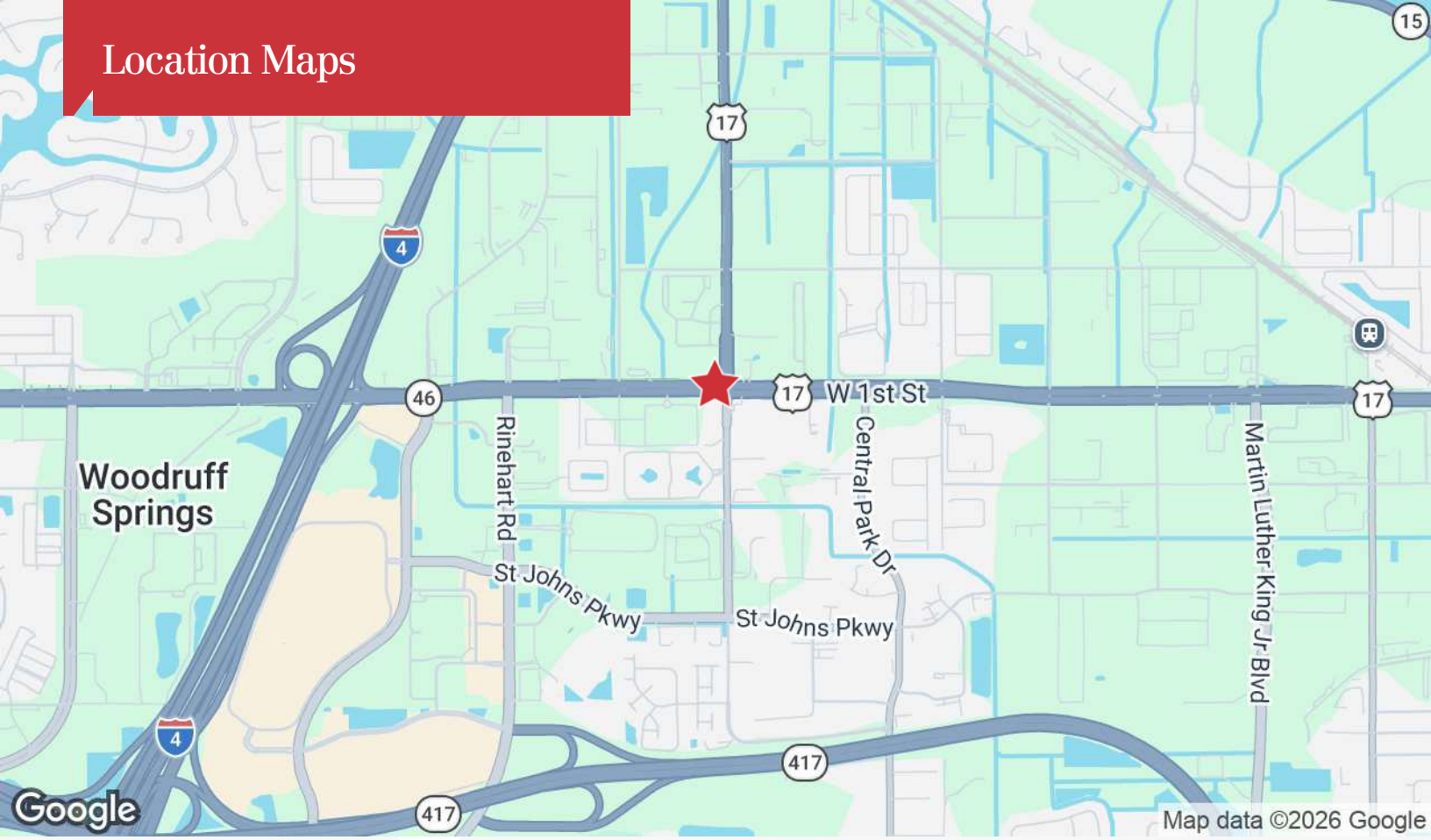


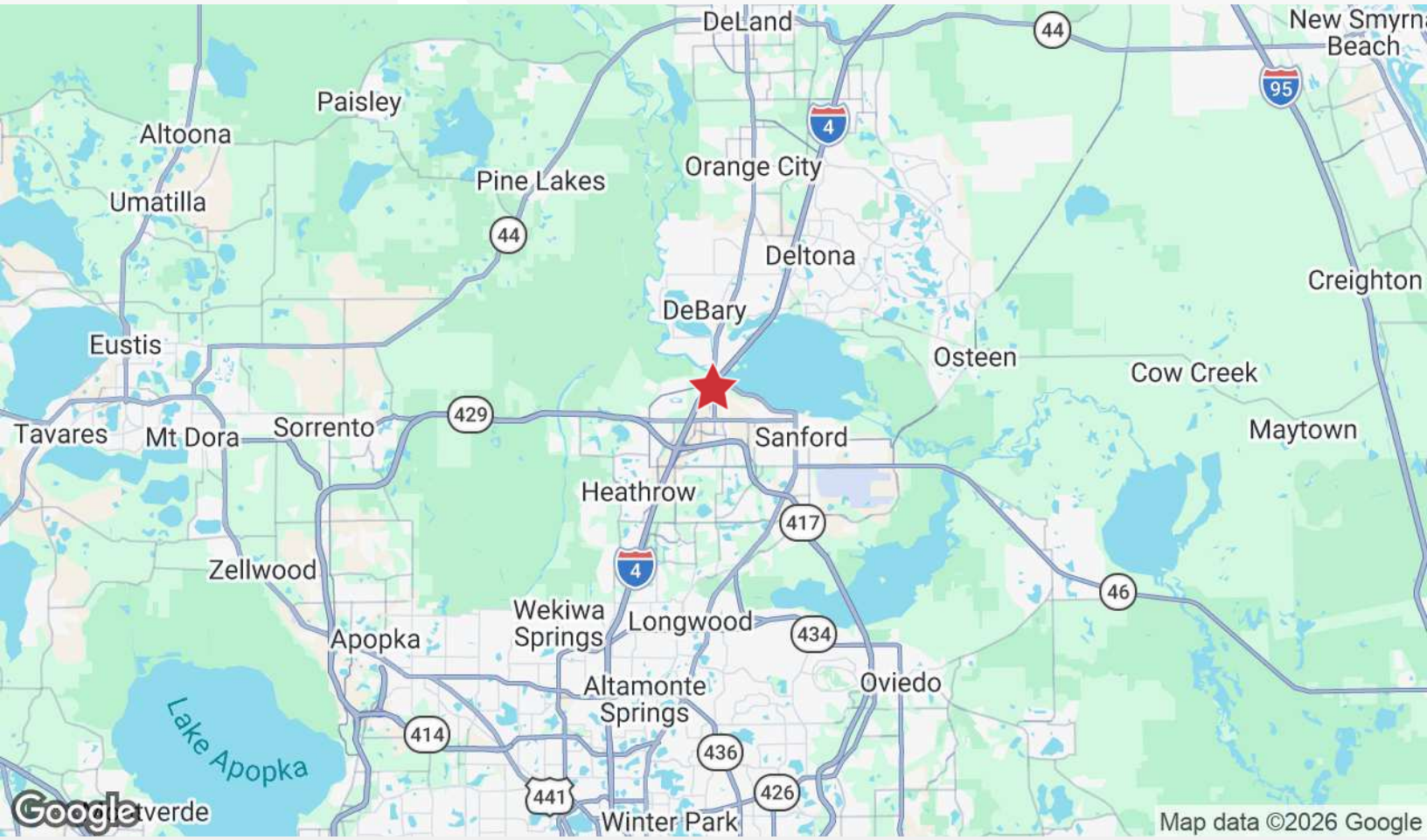

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# Location Maps

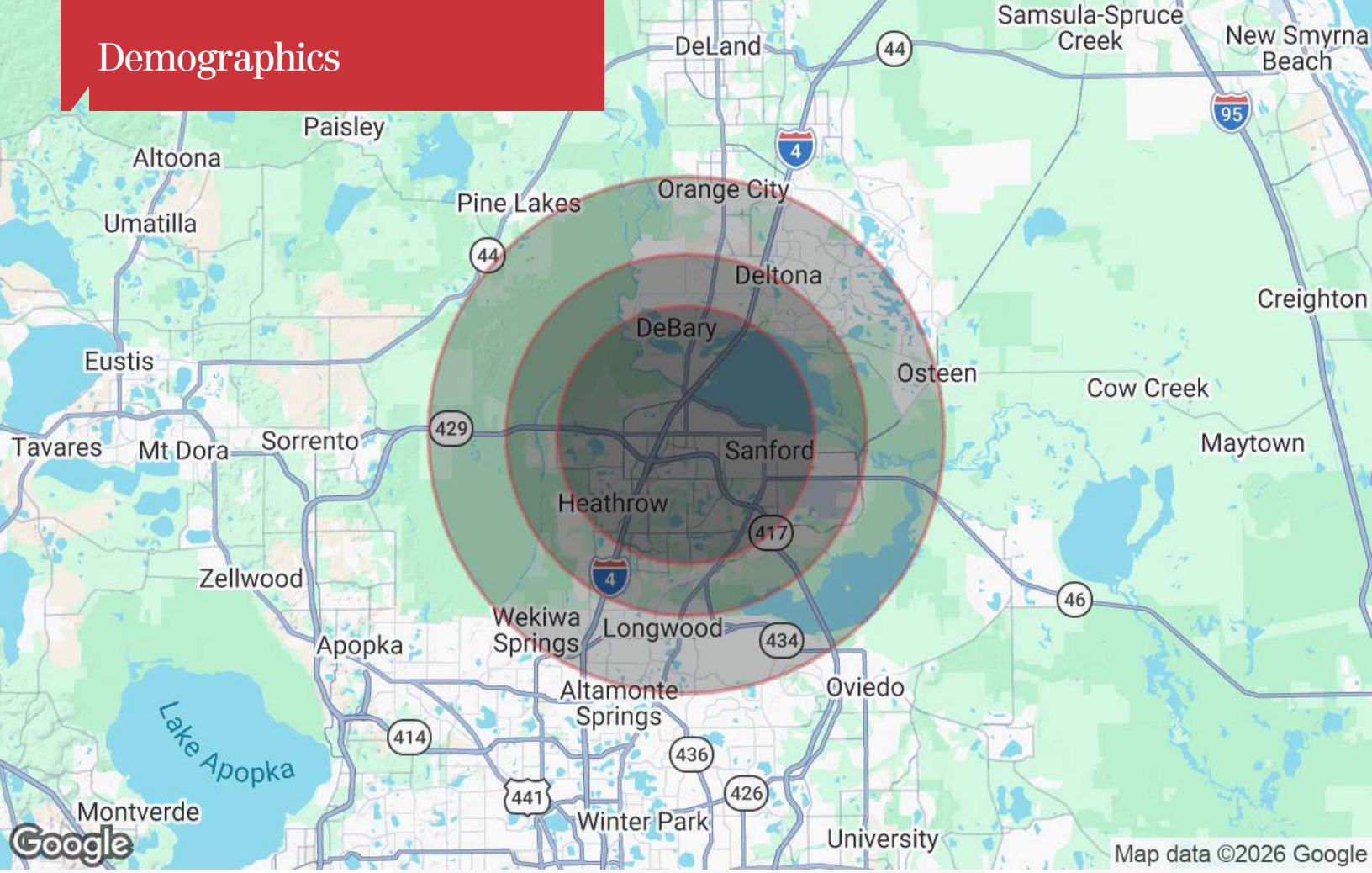



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# Demographics




| Population | 5 Miles | 7 Miles | 10 Miles |
|---|---|---|---|
| TOTAL POPULATION | 120,328 | 187,311 | 342,959 |
| MEDIAN AGE | 40.3 | 41.4 | 41.6 |
| MEDIAN AGE (MALE) | 39.2 | 40.6 | 40.6 |
| MEDIAN AGE (FEMALE) | 41.6 | 42.3 | 42.8 |

| Households & Income | 5 Miles | 7 Miles | 10 Miles |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 47,490 | 72,559 | 133,564 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.6 |
| AVERAGE HH INCOME | $107,946 | $113,734 | $105,755 |
| AVERAGE HOUSE VALUE | $394,826 | $395,520 | $359,028 |

** Demographic data derived from 2020 ACS - US Census*

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