

Shoppes of Lake Mary

4155 W. Lake Mary Blvd., Lake Mary, FL 32746

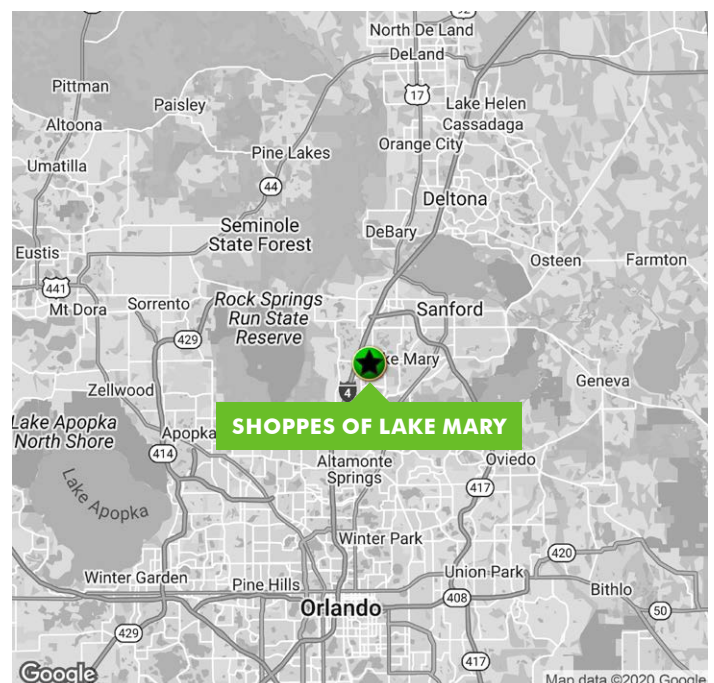
CBRE



Prime location within a dense retail corridor

Shoppes of Lake Mary is positioned in the primary retail corridor of Lake Mary, an affluent suburb of Orlando. The center is located in Seminole county and offers easy access from Lake Mary Blvd & Greenwood Blvd.

Year Built/Renovated	2001
Gross Leasable Area	246,478 SF
No. of Retailers	17
Parking Stalls	534



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2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	8,647	61,559	148,870
 Population Growth 2019-2024	2.42%	1.71%	1.55%
 Daytime Population	12,036	69,405	166,845
 No. of Households	3,609	24,025	56,925
 Avg. Household Income	\$81,280	\$108,378	\$92,395
 Median Age	38.9	41.3	39.4
 Bachelor's Degree or Higher	41.1%	46.7%	39.2%

Source: Esri

Property Highlights

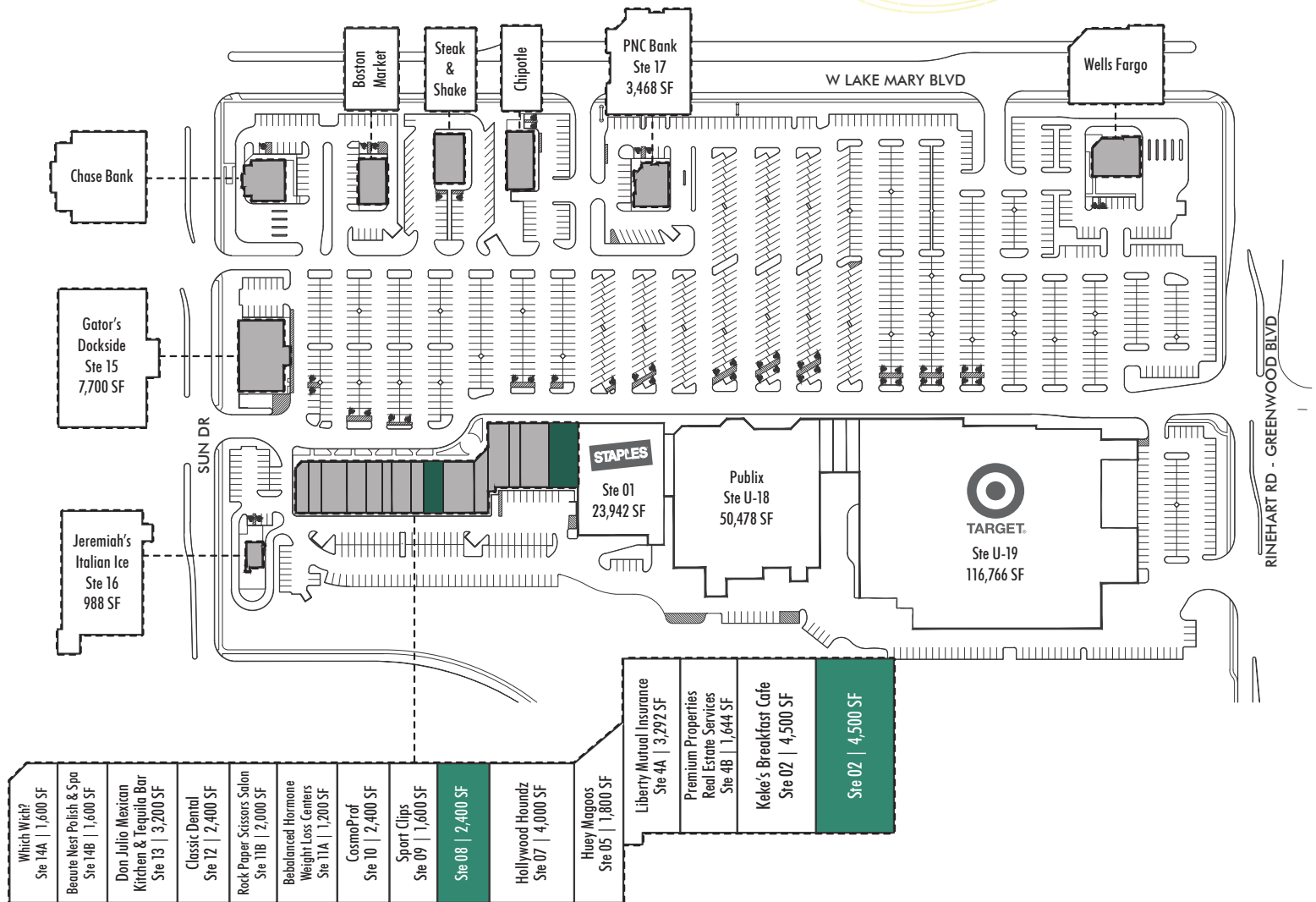
- Anchored by Target, Publix, Staples
- Strong traffic counts: 25,500 CPD on Lake Mary Blvd; 29,500 CPD on Rinehart Rd
- Average household income of \$92,395 within 5 miles of Shoppes of Lake Mary
- Dense daytime employee population of 92,486 within 5 miles
- “Main and Main” location offers a large regional draw given its central location within the market as well as its proximity to I-4.
- Nearby retail in the trade area includes: Home Depot, PetSmart, TJ Maxx, HomeGoods, Chick Fil A, Ross Dress For Less, Hobby Lobby, At Home, Academy Sports + Outdoors, Fresh Market, Starbucks, 24 Hour Fitness, Office Depot
- Two in-line spaces available
- Excellent opportunity for quick service-oriented tenants, medical users & service-oriented tenants

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LEASE PLAN



KEY



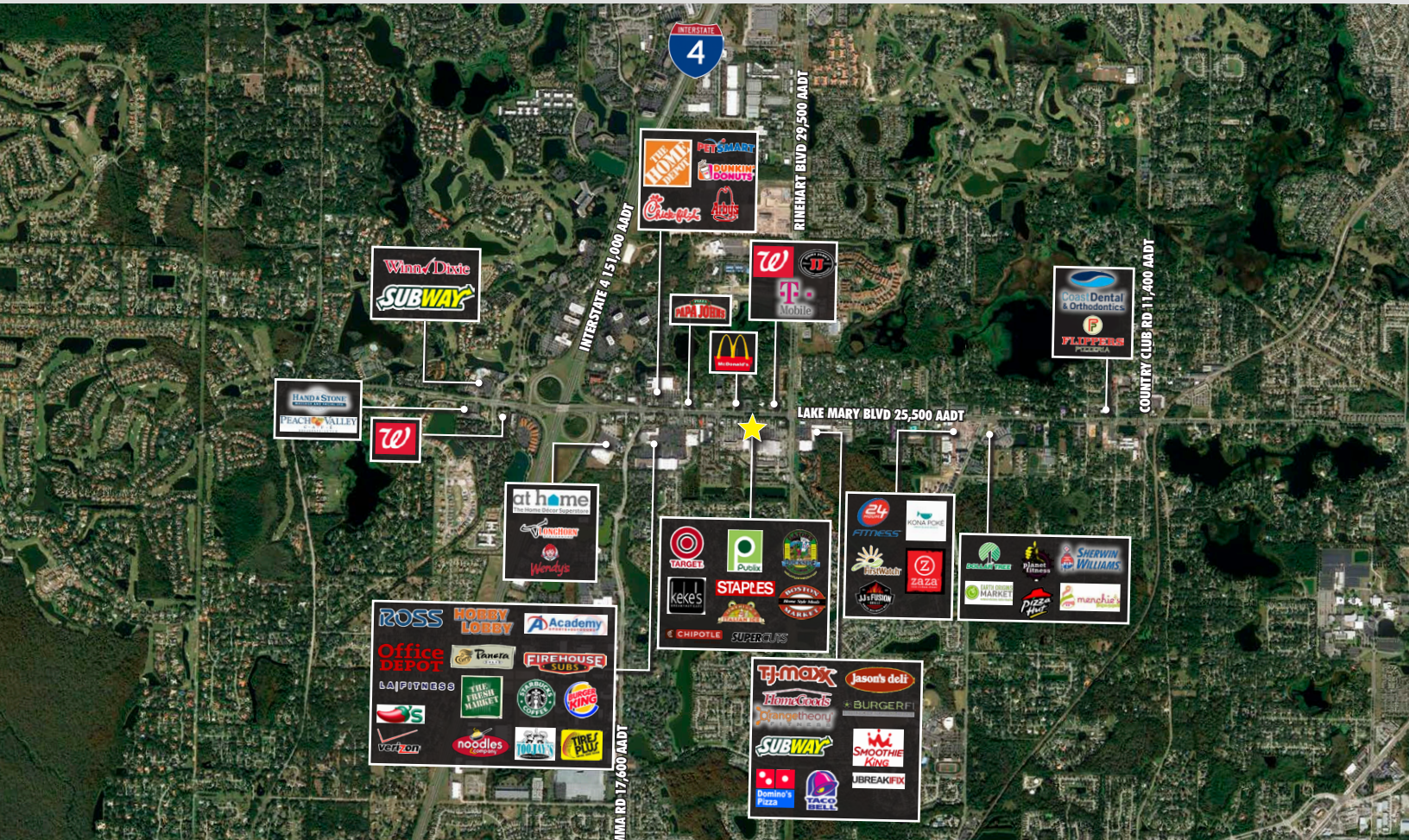
Available

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AERIAL



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