

**FOR  
SALE**

# 10.8 AC LAKE MARY A-1 REDEVELOPMENT

2801 W Lake Mary Blvd, Lake Mary, FL 32746



1

W LAKE MARY BLVD 4220

**1.97AC  
PARCEL A  
FLU -  
Rstrctd  
Comm**

**8.3 AC  
PARCEL B  
FLU - LMDR**

**UNDER  
CONTRACT**

2

WASHINGTON AVE

## AVERAGE DAILY TRAFFIC COUNTS (2018)

- 1 **45,394** E on Lake Mary Blvd. (Longwood Lake Mary Rd to CR 15)
- 2 **12,220** S on Longwood Lake Mary Rd (100' N or Washington Rd)

## ABOUT THE PROPERTY

- SIZE** 10.8 total acres
- PRICING OPTIONS** Parcel A: 1.97ac - \$1,250,000  
Parcel B: UNDER CONTRACT  
8.3 ac - \$2,200,000
- AREA** W Lake Mary Blvd just E of Rinehart Rd
- FUTURE LAND USE** Restricted Commercial for northern 1.97ac; Low to Medium Density Residential for southern 8.3ac (4 DU/ac)
- UTILITIES** City of Lake Mary
- TRAVEL** Less than 8 minutes (2.5 miles) to I-4. Just 15 minutes to Orlando-Sanford Int'l Airport (6.5 miles)
- SITE** Currently operates as ag. Ideal property for redevelopment in high-demand area of Lake Mary, Seminole County. Commercial and residential developers take notice

## 32746 DEMOGRAPHICS (US CENSUS 7/2018)

- POPULATION** 17,283
- MEDIAN HH INCOME** \$90,148

**MAURY L. CARTER & ASSOCIATES, INC.**

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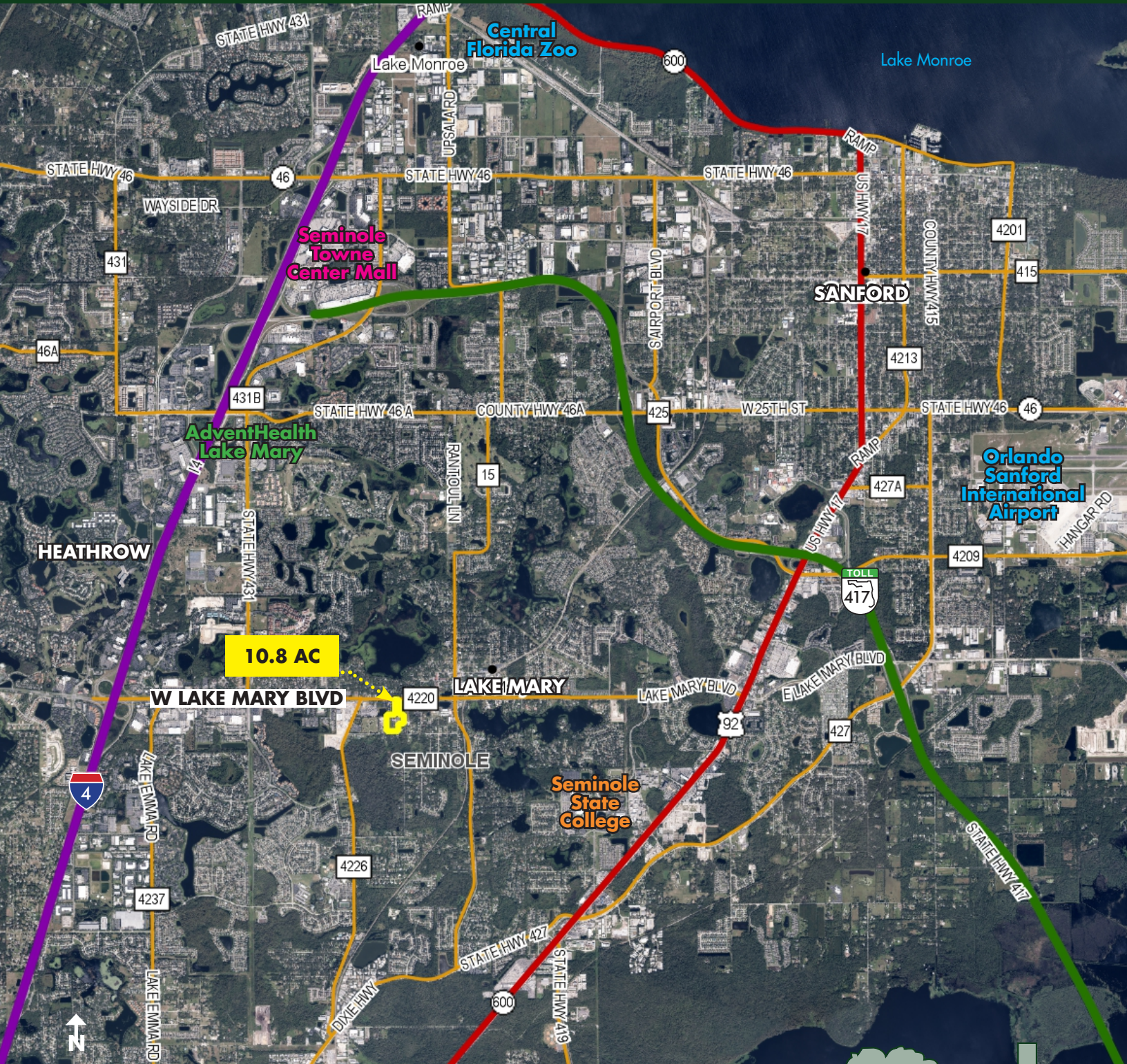


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**REGIONAL MAP**

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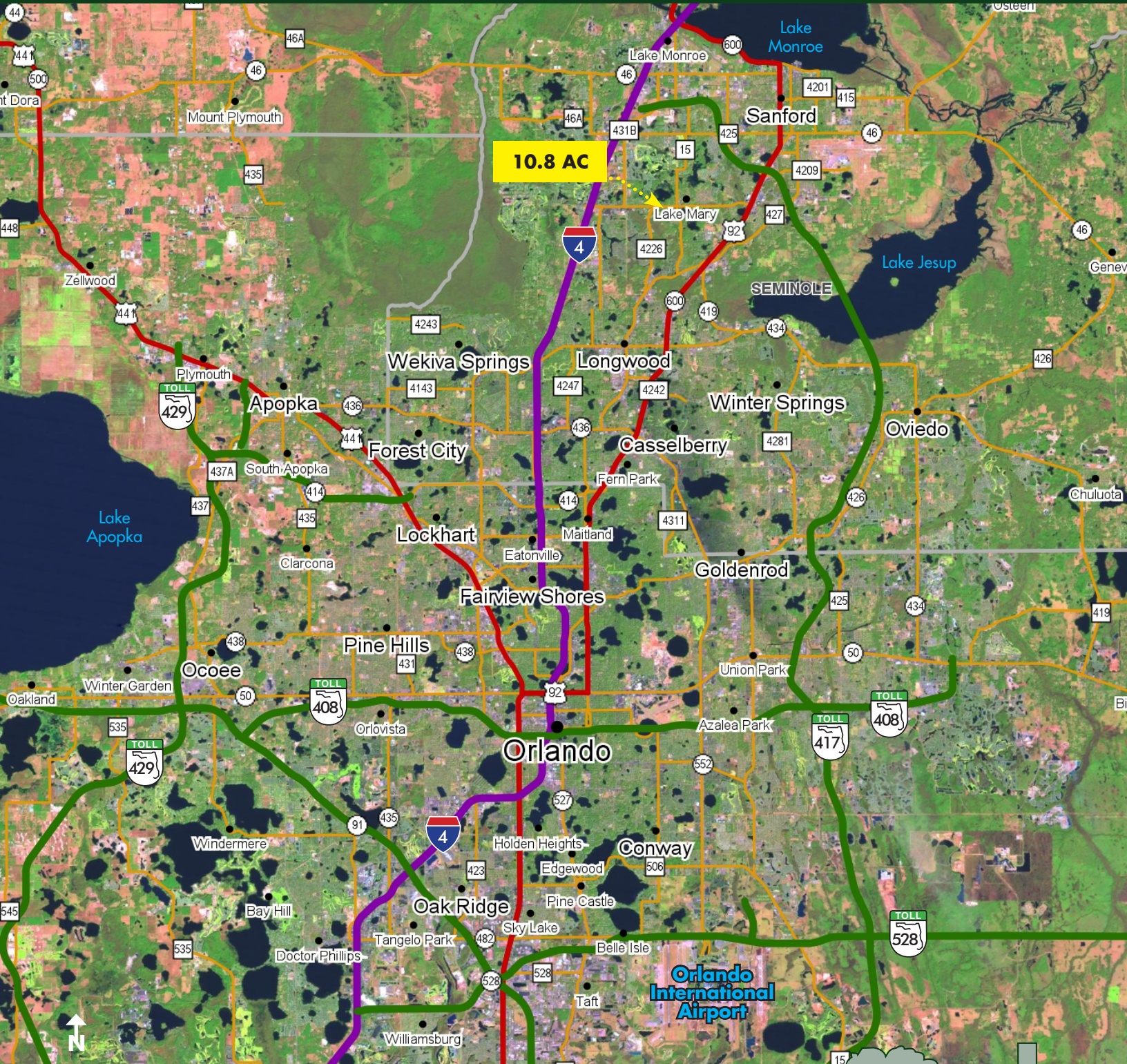
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**LOCATION MAP**

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