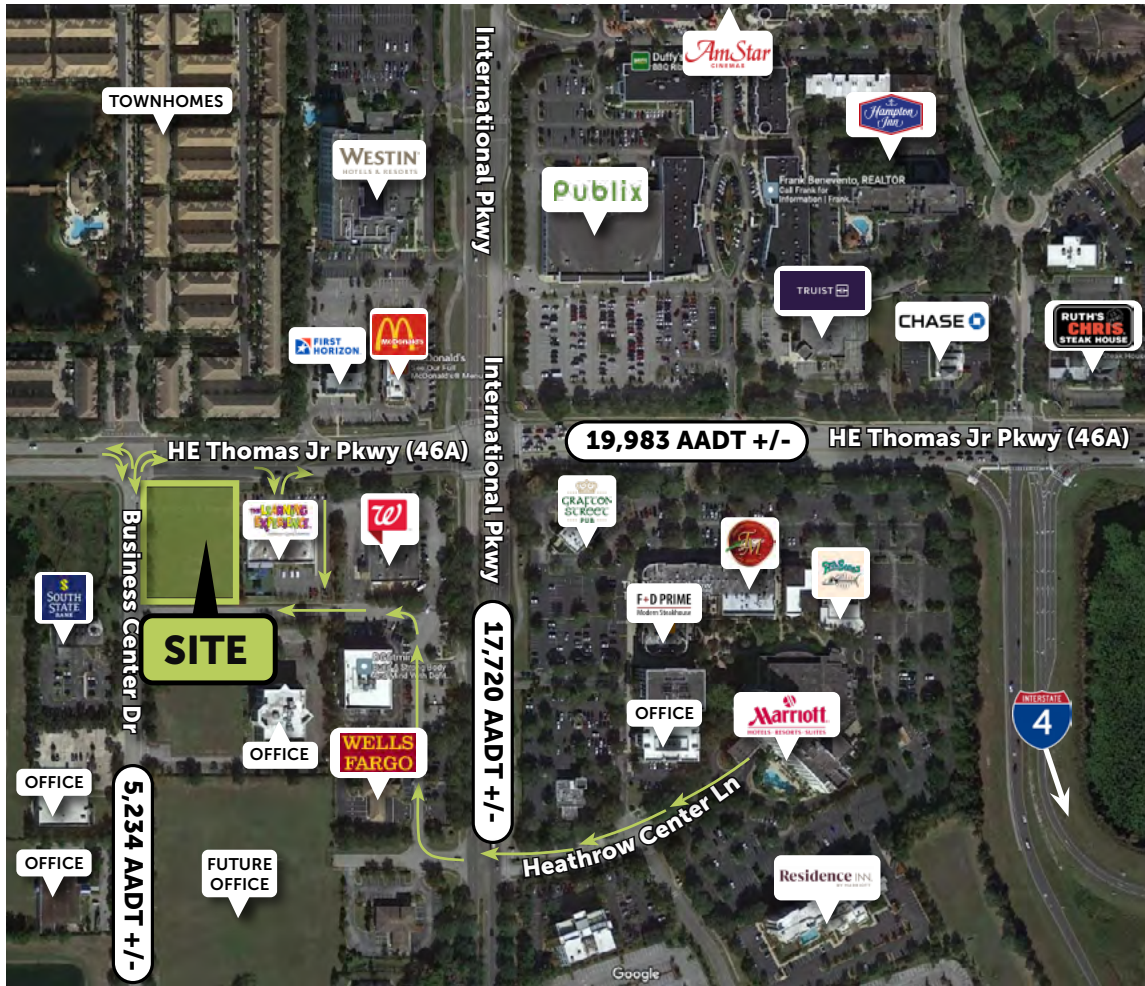


For Lease

# HIGH-TRAFFIC STREETFRONT RETAIL COMING SOON

1215 Business Center Drive, Lake Mary, FL 32746



## PROPERTY HIGHLIGHTS

- 🌿 1.3 Acres Available
- 🌿 **Traffic Counts:** HE Thomas Jr Pkwy (46A) – 19,983 ADT  
Business Center Drive – 5,234 ADT  
International Parkway – 17,720 ADT
- 🌿 Adjacent to Multiple Office, Retail, Residential, and Restaurant Drivers
- 🌿 Regional Draw (Close Proximity to I-4, SR 417 & the Western Beltway (SR 429))
- 🌿 Affluent Demos & Disposable Income
- 🌿 The HE Thomas Jr Pkwy (46A) corridor boasts some of the highest restaurant sales in Seminole County. This trade area has multiple restaurants in the \$4M - \$7M range.
- 🌿 Time to Sorrento (19 Minutes)
- 🌿 Time to Mount Dora (27 Minutes)
- 🌿 Time to Downtown Orlando (25 Minutes)
- 🌿 Time to Oviedo (19 Minutes)
- 🌿 Time to Orange City (21 Minutes)

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Est. Population (2023)	56,969	116,827	391,281
Est. Avg. HH Income (2023)	\$158,734	\$143,102	\$117,500
Total Households	23,232	45,038	156,106
Total Employees	45,847	77,693	198,941



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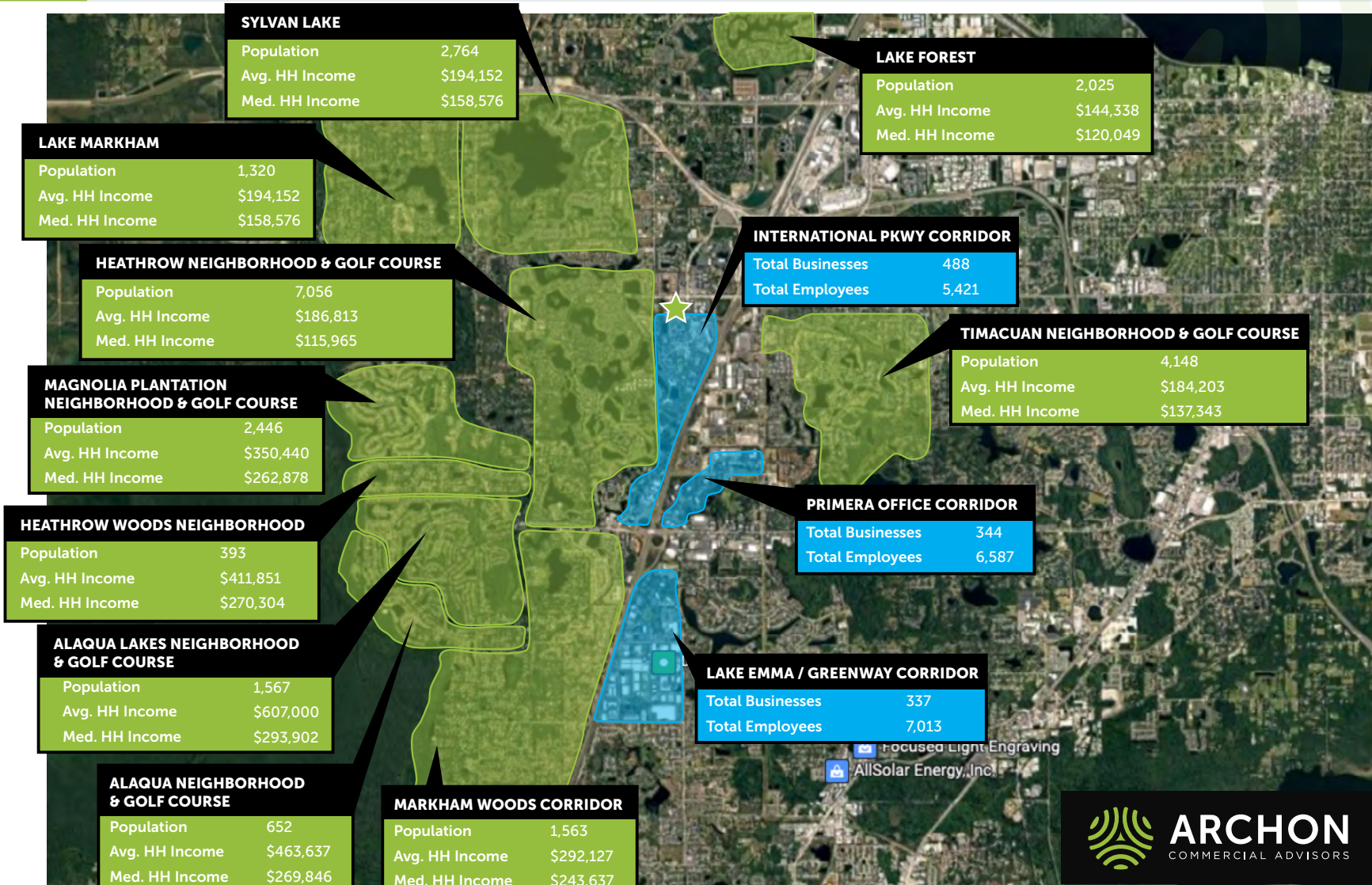




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