

FOR LEASE

UNDER CONSTRUCTION - High Profile Retail Space on Lake Mary Blvd

901 Currency Circle | Lake Mary, FL

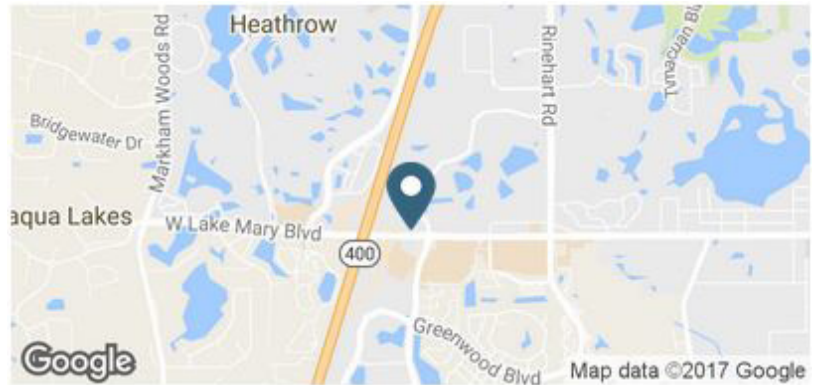


Overview

AVAILABLE	4,825 SF Sub Dividable
GLA	13,200 SF
LEASE RATE	Call For Rates

Description

- Join Zoe's Kitchen and Care Now Urgent Care in a high profile new retail development located in the heart of Lake Mary's dense retail corridor
- Close proximity to I-4 and excellent visibility on Lake Mary Blvd with 69,660 cars per day
- Adjacent to Home Depot and several national retailers including: The Fresh Market, LA Fitness, Office Depot, Hobby Lobby, Target, Publix, Staples and many more
- Affluent demographics with strong incomes and daytime population growth
- Anticipated delivery 4th Quarter 2017



Demographics

	1 MILE	3 MILE	5 MILE
Total Population	5,685	56,160	132,212
2021 Growth	1.90%	1.66%	1.43%
Median HH Income	\$69,908	\$75,393	\$62,041
Daytime Population	11,907	34,217	82,601

Year: 2017 | Source: Esri

Contact

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Traffic Counts

Lake Mary Blvd	69,660 CPD
I-4	135,500 CPD

Year: 2016 | Source: FDOT



HEATHROW OFFICE PARK
2,000,000 SF

PREMIER OFFICE PARK
1,000,000 SF

SITE
4,825 SF Available
Sub Dividable
CareNow Urgent Care
ZOES KITCHEN

NORTH POINT OFFICE PARK
1,000,000 SF

28,000 CPD

20,473 CPD

69,660 CPD

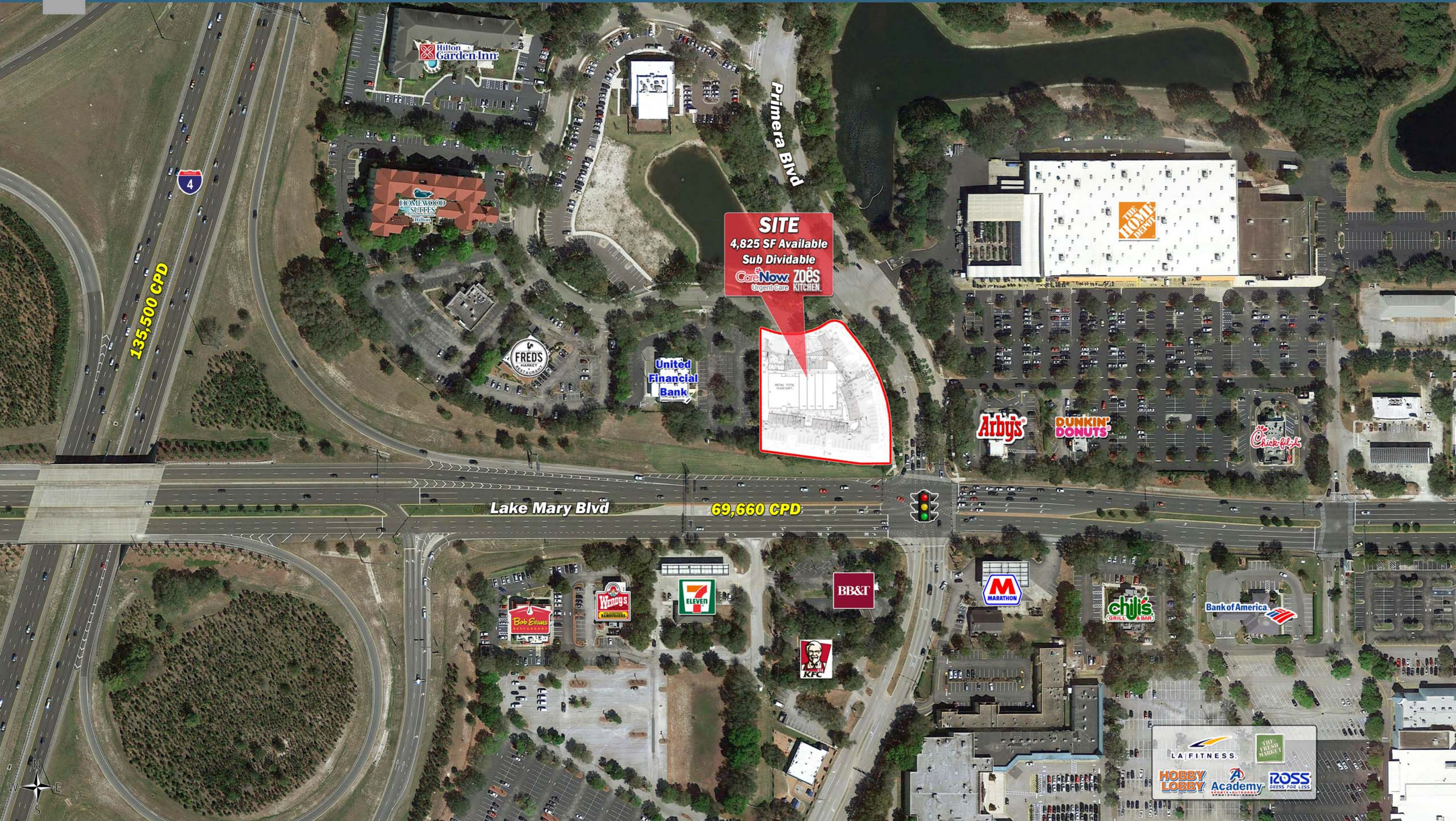
132,663 CPD

- FedEx Office
- Panera
- STONEWOOD
- PEACH VALLEY
- HAND & STONE

- TJ-maxx
- HomeGoods
- COMPASS



Google earth



SITE
4,825 SF Available
Sub Dividable
CareNow UrgentCare
ZOËS KITCHEN



135,500 CPD

69,660 CPD

Lake Mary Blvd

Primera Blvd

High Profile Retail Space Available on Lake Mary Blvd

901 Currency Circle | Lake Mary, FL

AVAILABLE



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Executive Summary

901 Currency Circle | Lake Mary, FL



	1 mile	3 miles	5 miles
Population			
2000 Population	4,415	39,573	95,008
2010 Population	5,230	49,579	120,641
2016 Population	5,685	56,160	132,212
2021 Population	6,247	60,993	141,920
2000-2010 Annual Rate	1.71%	2.28%	2.42%
2010-2016 Annual Rate	1.34%	2.01%	1.48%
2016-2021 Annual Rate	1.90%	1.66%	1.43%
2016 Male Population	47.2%	48.2%	48.4%
2016 Female Population	52.8%	51.8%	51.6%
2016 Median Age	38.7	41.1	39.3
Households			
2000 Households	1,848	14,764	35,399
2010 Households	2,247	19,478	46,708
2016 Total Households	2,383	21,719	50,223
2021 Total Households	2,623	23,529	53,706
2000-2010 Annual Rate	1.97%	2.81%	2.81%
2010-2016 Annual Rate	0.94%	1.76%	1.17%
2016-2021 Annual Rate	1.94%	1.61%	1.35%
2016 Average Household Size	2.38	2.57	2.61
Housing Units			
2016 Total Housing Units	2,705	23,557	54,716
2016 Owner Occupied Housing Units	1,173	13,875	30,786
2016 Renter Occupied Housing Units	1,210	7,844	19,437
2016 Vacant Housing Units	322	1,838	4,493
Race and Ethnicity			
2016 White Alone	75.1%	78.5%	75.9%
2016 Black Alone	9.0%	7.8%	11.1%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2016 Asian Alone	7.0%	7.2%	5.3%
2016 Pacific Islander Alone	0.1%	0.0%	0.1%
2016 Hispanic Origin (Any Race)	24.4%	17.2%	19.3%
Income			
2016 Median Household Income	\$69,908	\$75,393	\$62,041
2016 Average	\$89,334	\$106,043	\$89,105
Per Capita Income	\$35,384	\$40,839	\$34,229
2016 Population 25+ by Educational Attainment			
Total	3,896	39,465	91,335
High School Graduate	20.2%	14.0%	18.5%
GED/Alternative Credential	3.6%	2.6%	3.7%
Some College, No Degree	21.9%	22.2%	21.9%
Associate Degree	12.4%	11.3%	11.3%
Bachelor's Degree	25.6%	28.4%	24.1%
Graduate/Professional Degree	12.4%	16.4%	13.7%
Data for all businesses in area			
Total Businesses:	808	2,651	7,032
Total Employees:	11,907	34,217	82,601
Total Residential Population:	5,685	56,160	132,212
Employee/Residential Population Ratio:	2.09:1	0.61:1	0.62:1