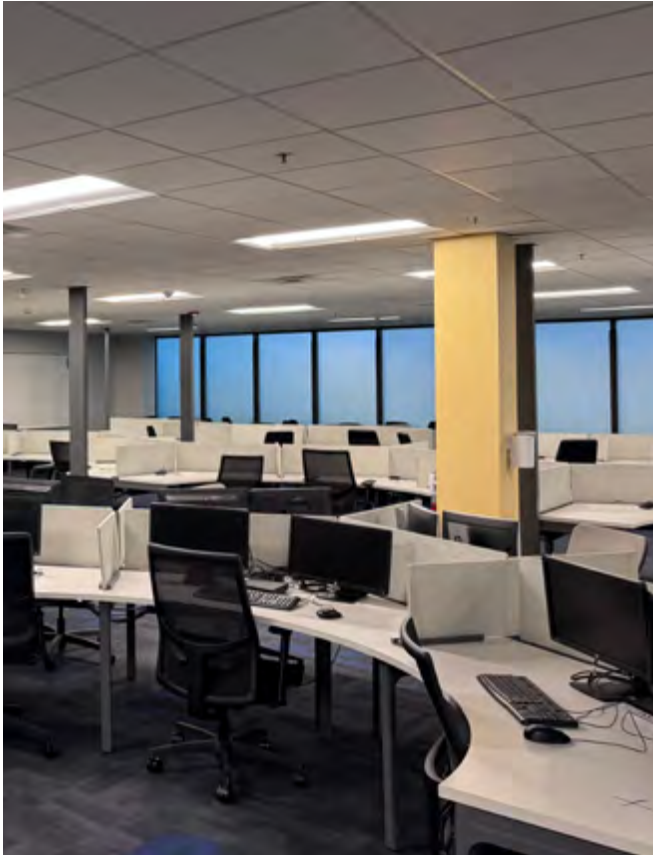


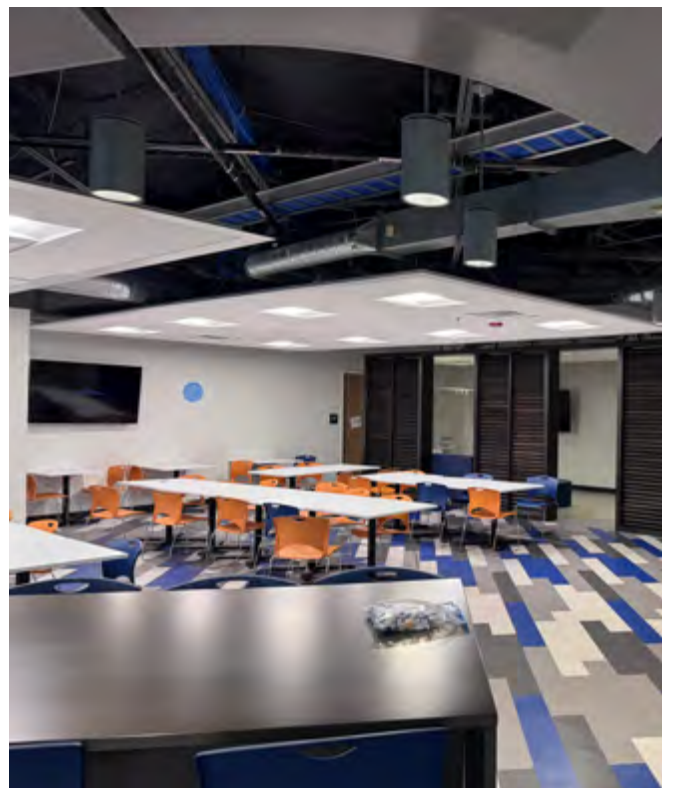


396 Rinehart Rd Lake Mary, FL 32746

57,200 s.f. office building | Ability to subdivide
Premier Lake Mary location



Address:	396 Rinehart Rd Lake Mary, FL 32746
Parking:	Excellent ratio of 6.57/1,000 s.f.
Built/Reno:	1984/2018
Market:	Orlando
Submarket:	Lake Mary
County:	Seminole
Square Feet:	57,200

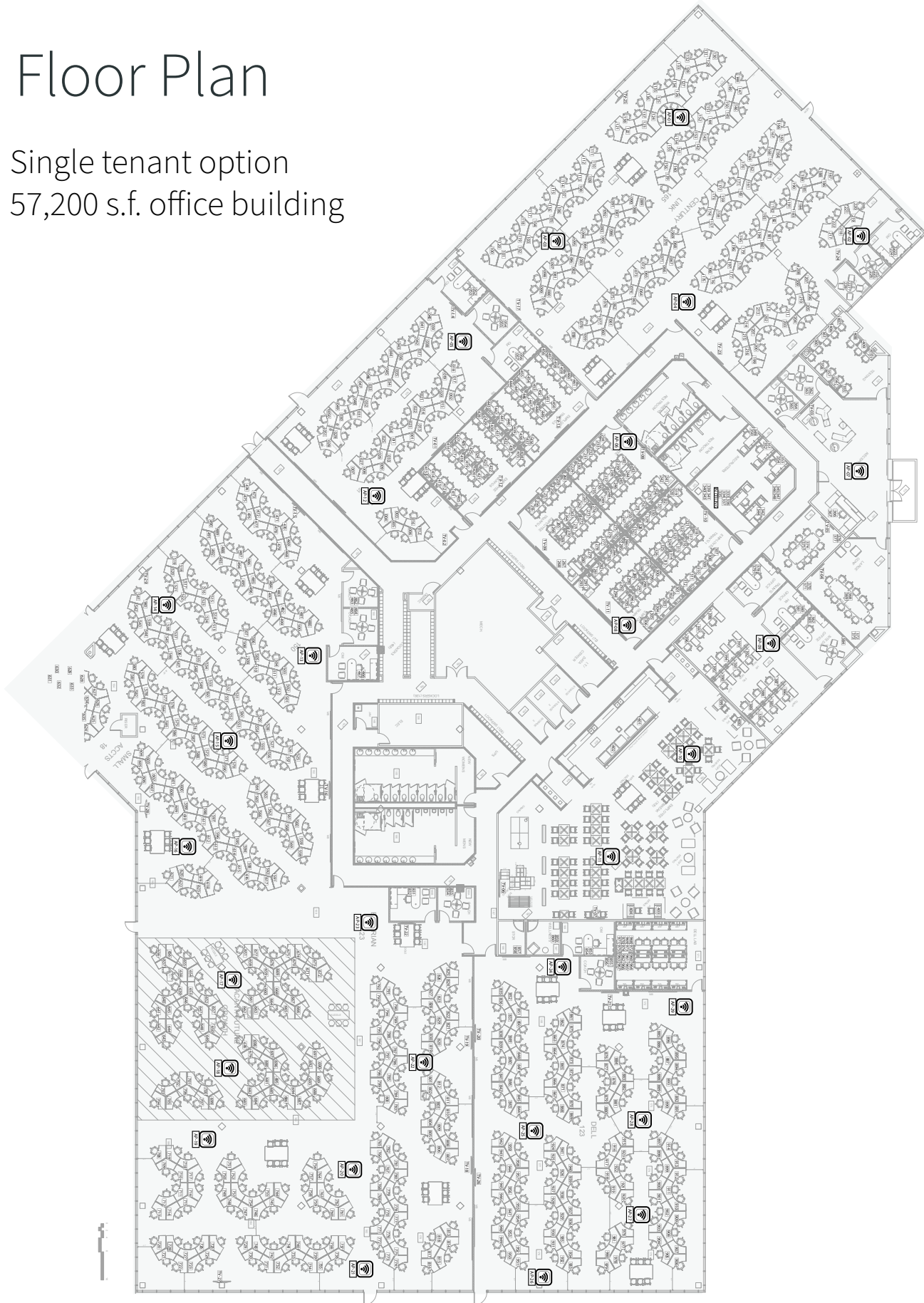


Rental Rate:
Inquire with Broker

Excellent location with easy access to I-4 via Lake Mary Blvd and CR-46.
Adjacent to Orlando Health - potential for medical office.

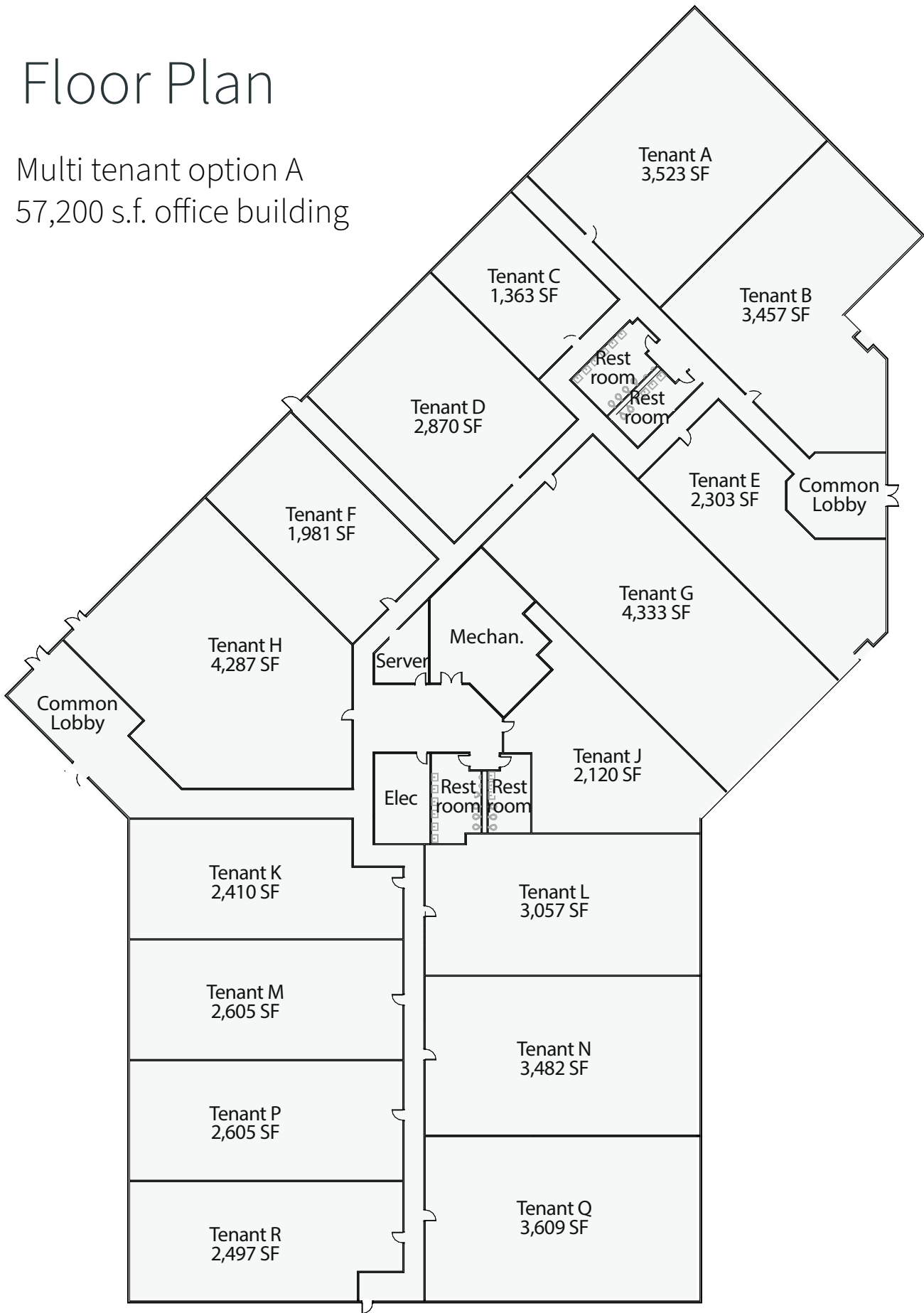
Floor Plan

Single tenant option
57,200 s.f. office building



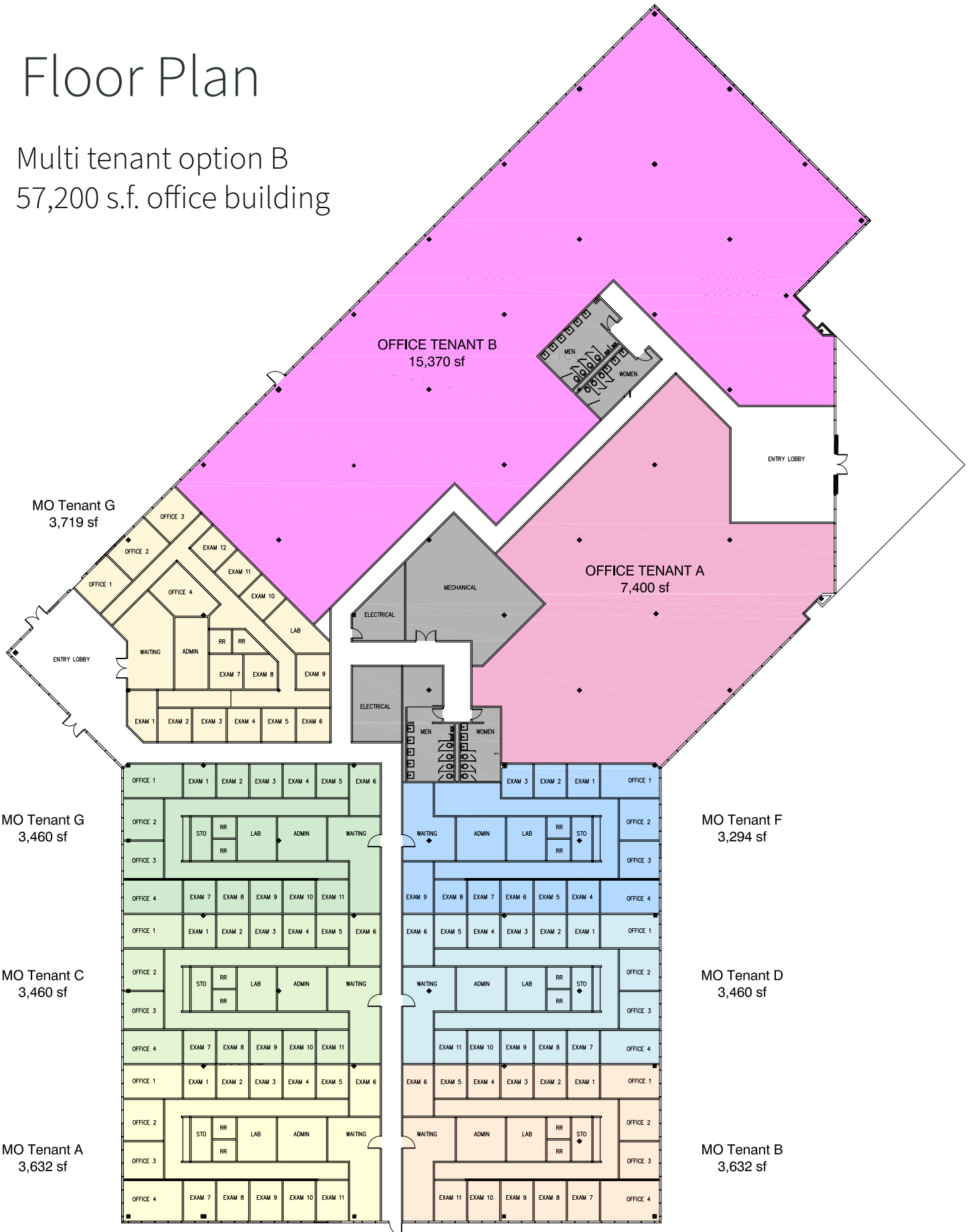
Floor Plan

Multi tenant option A
57,200 s.f. office building



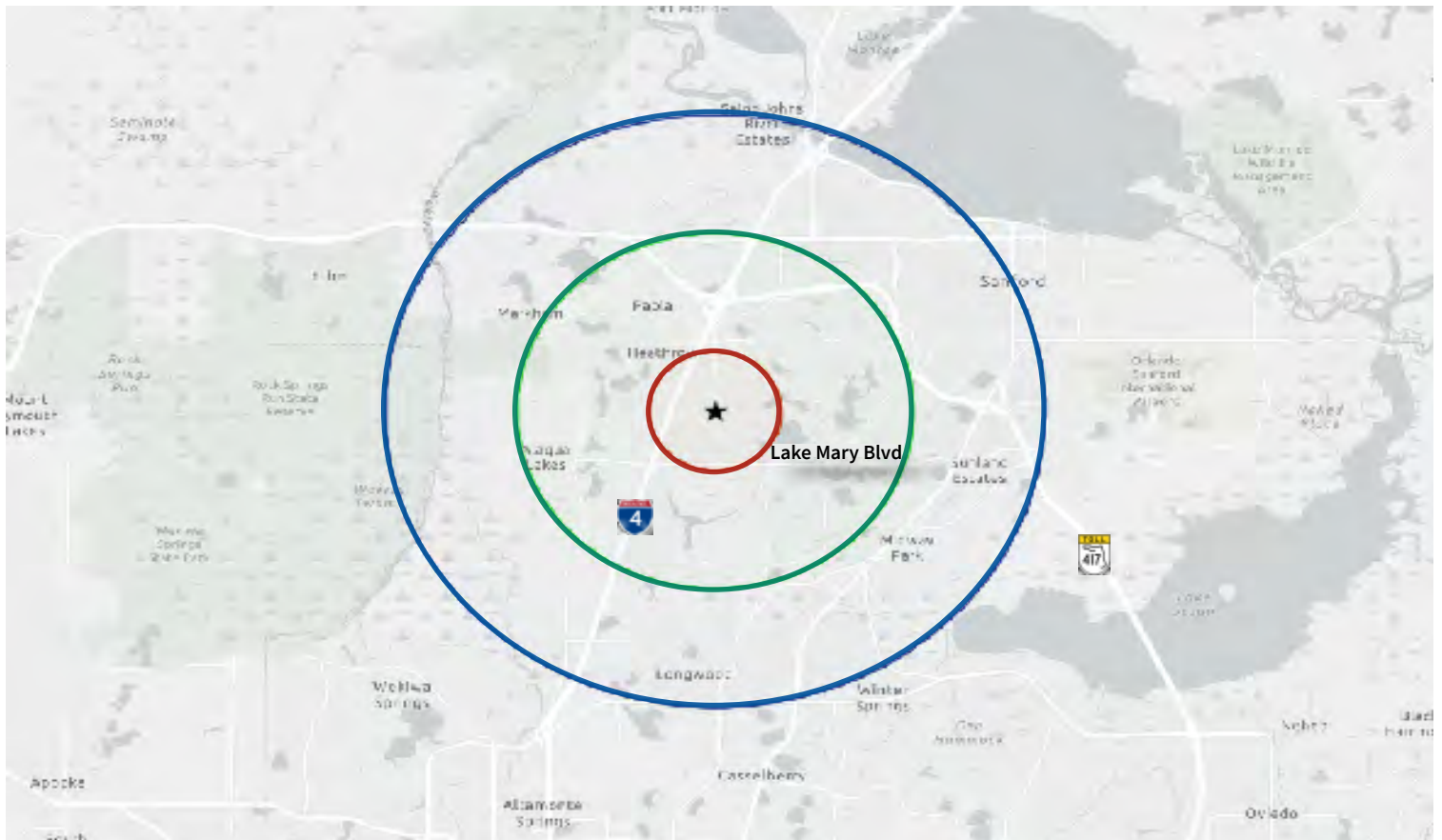
Floor Plan

Multi tenant option B
57,200 s.f. office building





Demographics



Population	1 mile	3 miles	5 miles
2025 Estimated population	5,711	66,059	150,953
2030 Estimated population	6,007	68,554	156,442
Projected annual growth 2025 to 2030	5.2%	3.8%	3.6%
Households			
2025 Estimated households	2,505	27,055	59,168
2030 Estimated households	2,665	28,514	62,280
Projected household growth 2025 to 2030	6.4%	5.4%	5.3%
Household income			
2025 Estimated average household income	\$137,775	\$130,735	\$122,700
2030 Estimated median household income	\$149,661	\$143,249	\$135,024
Business and employees			
2025 Total businesses	947	4,016	7,776
2025 Total employees	10,116	40,022	74,528
Employee / Residential Ratio (per 100 residents)	177	61	49

Amenity Map

RESTAURANTS

- 1 CAVA
- 2 Chili's Grill & Bar
- 3 Too Jay's Deli | Bakery | Restaurant
- 4 Peach Valley Cafe
- 5 Outback Steakhouse
- 6 Texas Roadhouse
- 7 Miller's Ale House
- 8 Red Lobster
- 9 LongHorn Steakhouse
- 10 Carrabba's Italian Grill

RETAIL

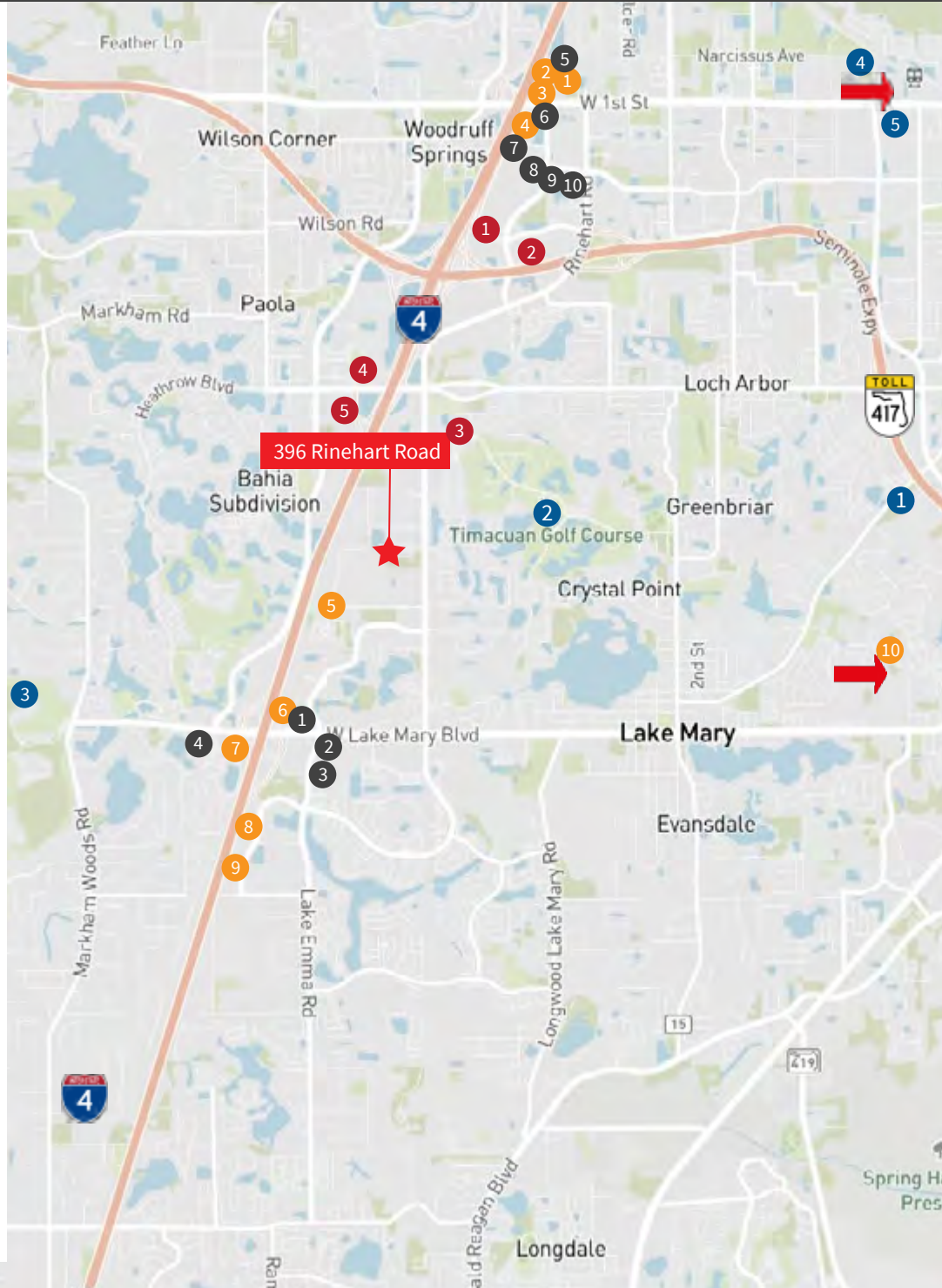
- 1 Seminole Towne Center Mall
- 2 Marketplace at Seminole Towne Center
- 3 Cornerstone at Lake Mary
- 4 Colonial Town Park
- 5 Park Place
- 6 Lake Mary Shopping Centre
- 7 Shoppes of Lake Mary
- 8 Lake Mary Village Shopping

LANDMARKS

- 1 Sanford Airport (SFB)
- 2 Timacuan Club
- 3 Alaqua Country Club
- 4 Downtown Sanford
- 5 Fort Mellon Park

HOTELS

- 1 WoodSpring Suites -Sanford
- 2 Home2 Suites -Sanford/Orlando North
- 3 Holiday Inn Express -Sanford/Lake Mary
- 4 SpringHill Suites -Orlando North/Sanford
- 5 Home2 Suites -Lake Mary/Orlando
- 6 Hilton Garden Inn -Orlando North
- 7 Hyatt Place -Lake Mary/Orlando North
- 8 LaQuinta Inn -Orlando/Lake Mary
- 9 Candlewood Suites -Lake Mary
- 10 Best Western Plus -Sanford Airport/Lake Mary



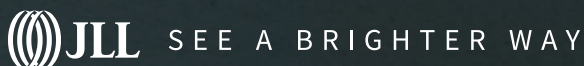
Contact:

Nathan Eissler CCIM, SIOR

Executive Vice President

+1 407 342 7494

nathan.eissler@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.