



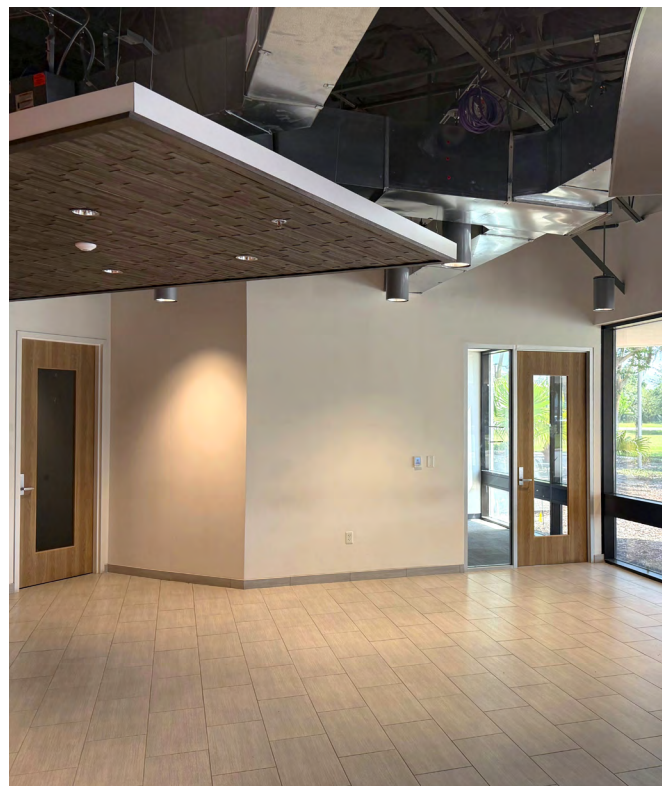
396 Rinehart Rd Lake Mary, FL 32746

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

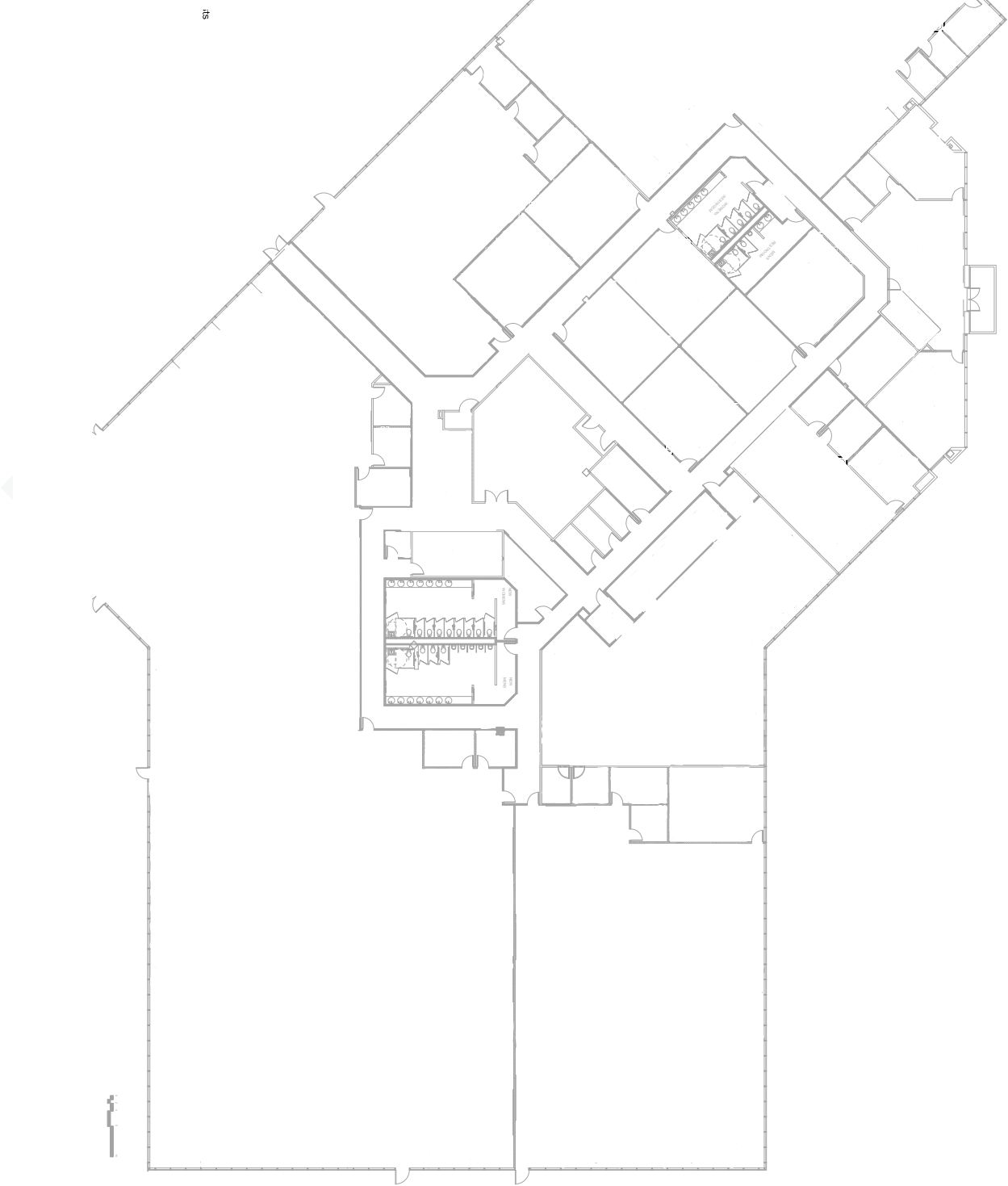


**Excellent location with easy access to I-4 via Lake Mary Blvd and CR-46.
Adjacent to Orlando Health - potential for medical office.**



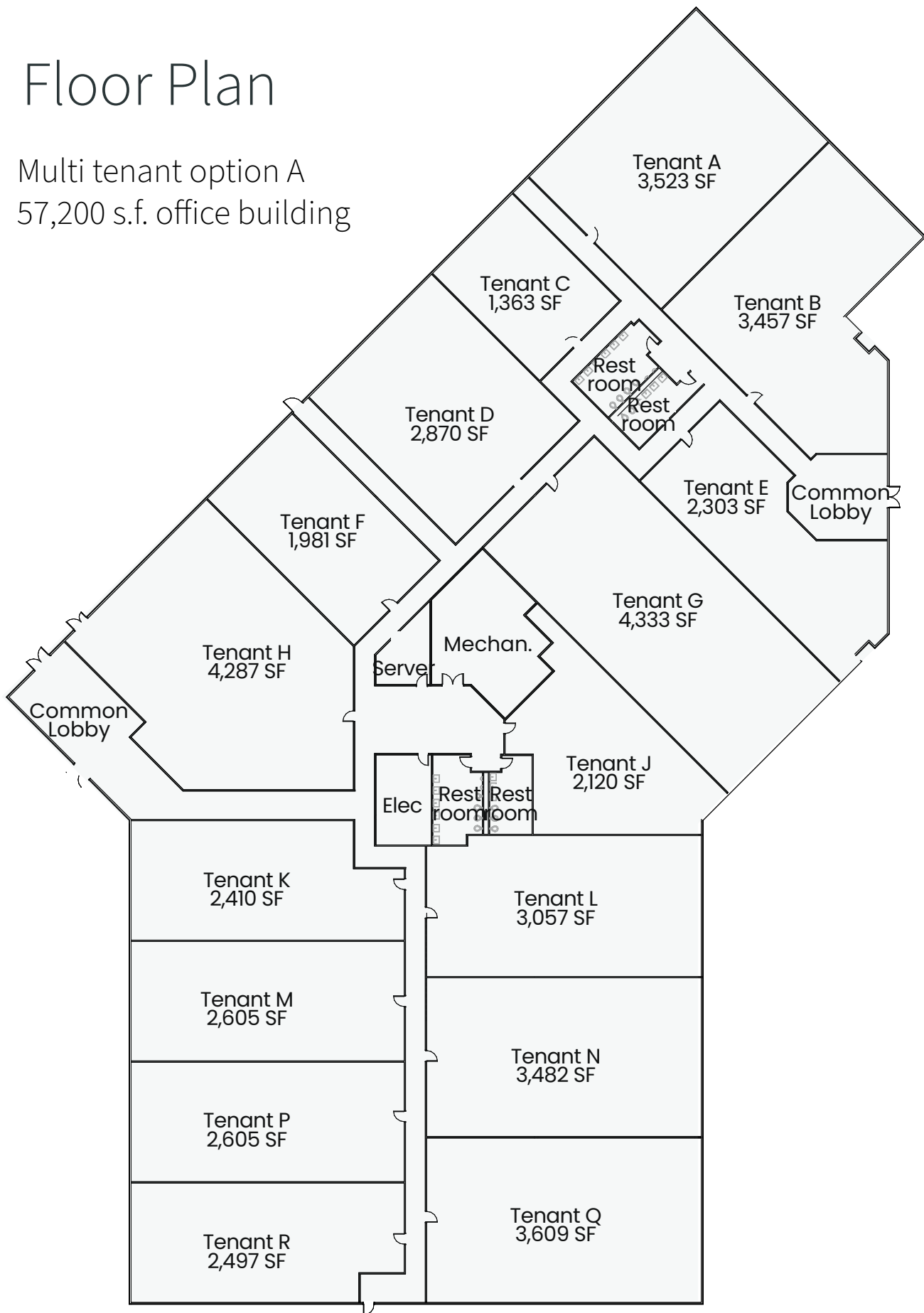
Floor Plan

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



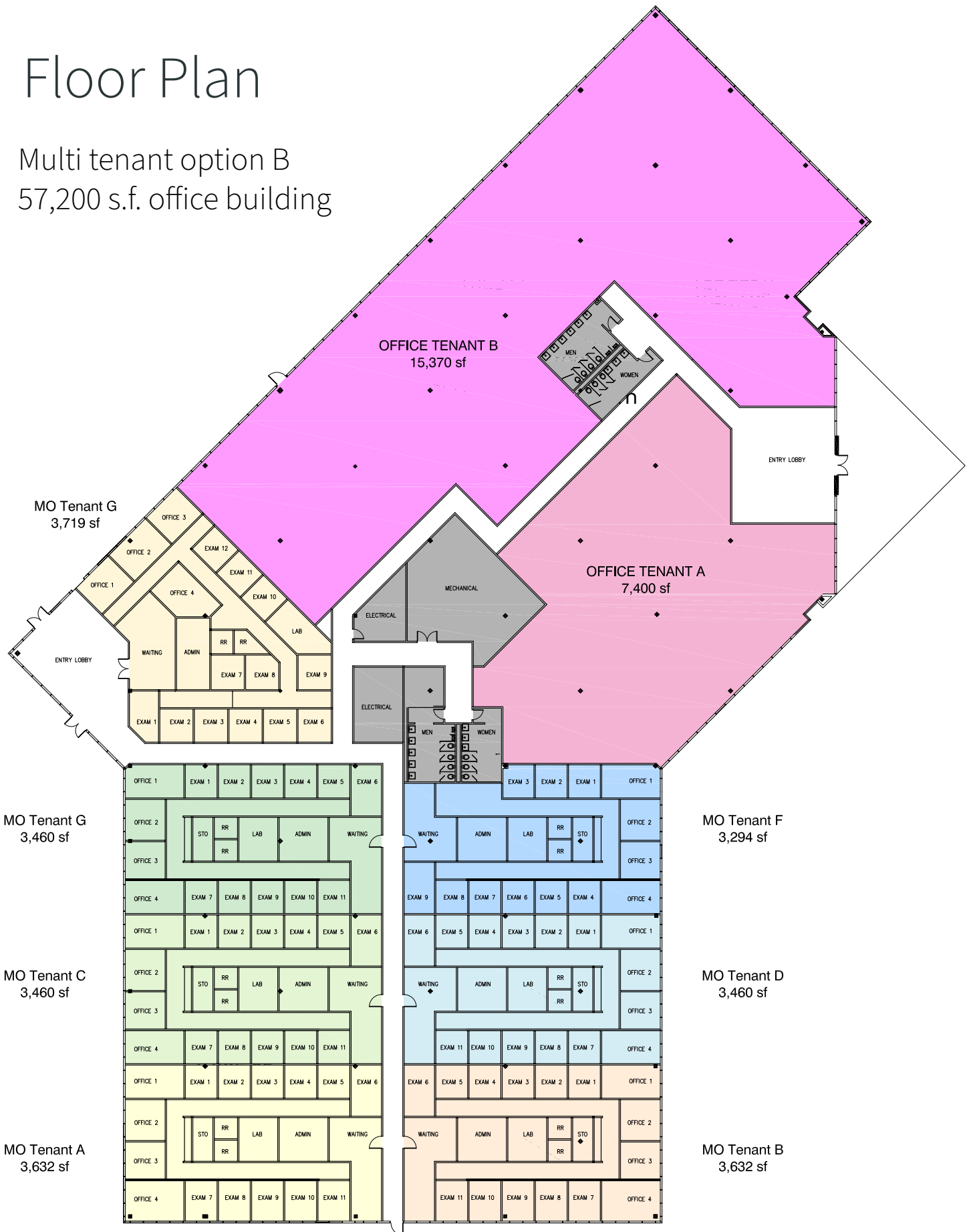
Floor Plan

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

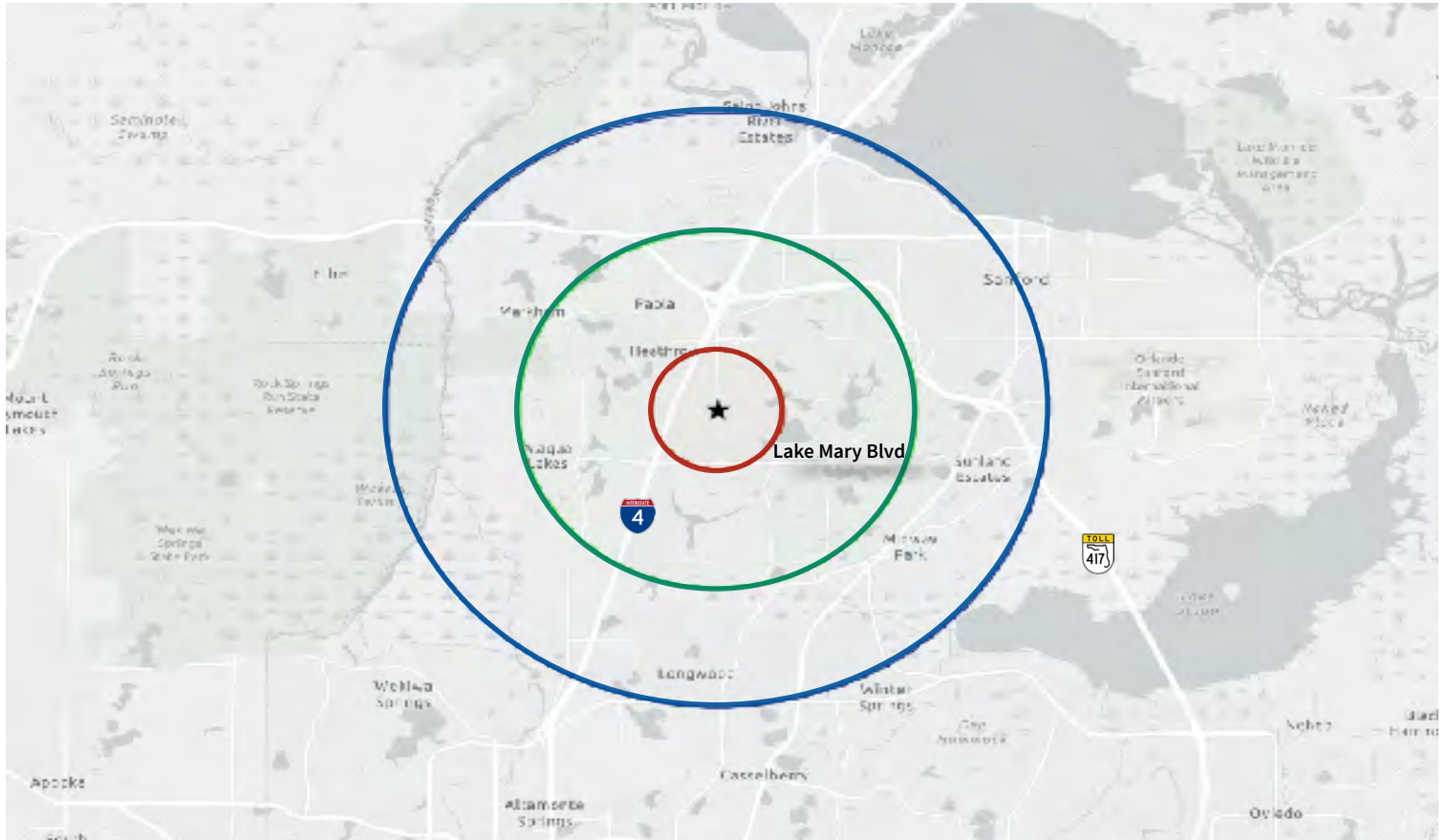


Floor Plan

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

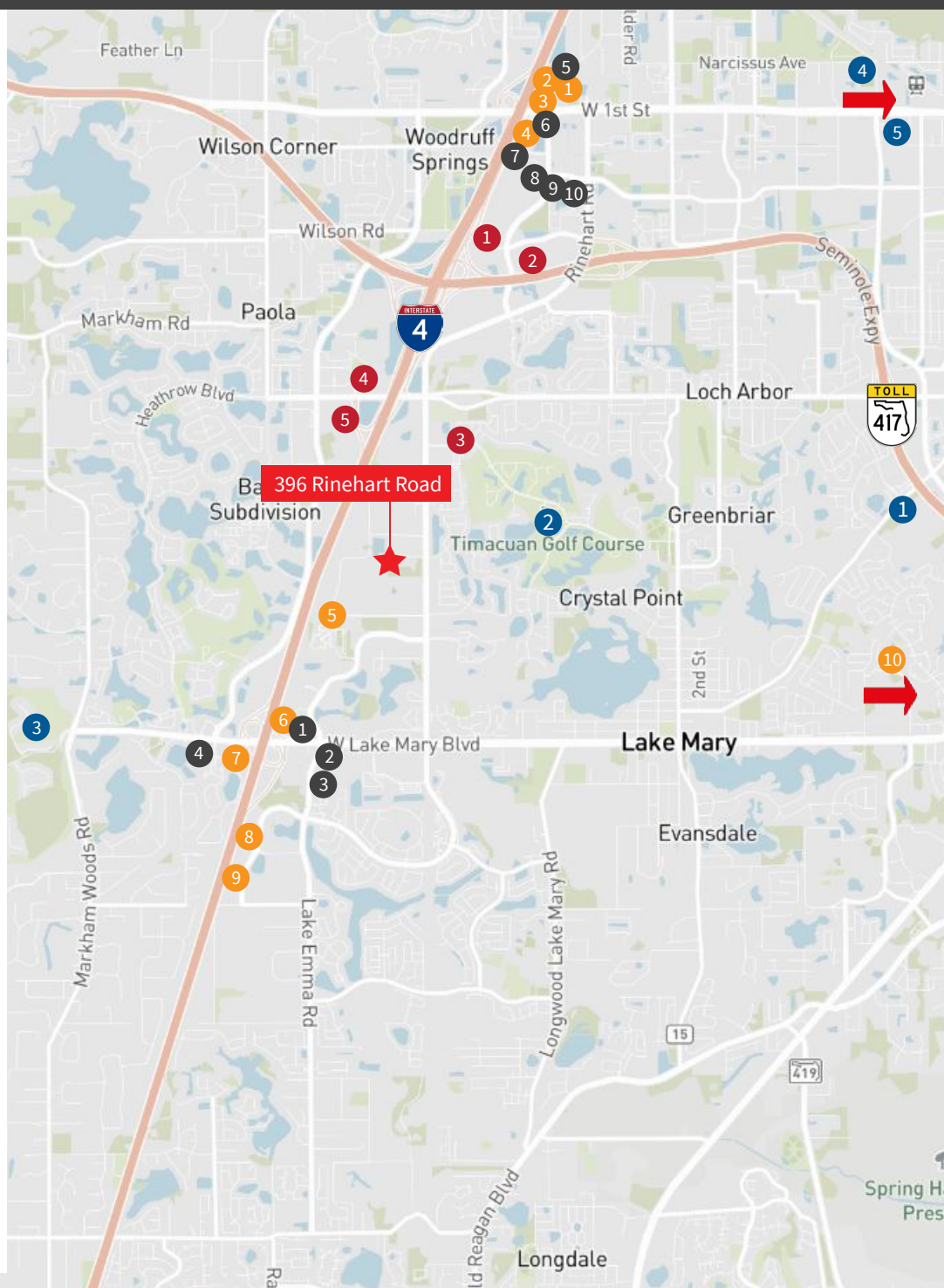
- 1 Seminole Towne Center Mall
- 2 Marketplace at Seminole Towne Center
- 3 Cornerstone at Lake Mary
- 4 Colonial Town Park
- 5 Park Place
- 6 Lake Mary Shopping Centre
- 7 Shoppes of Lake Mary
- 8 Lake Mary Village Shopping

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



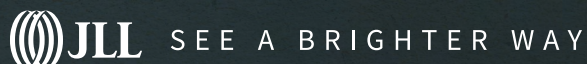
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