

# LAKE MARY CENTRE

3697 Lake Emma Road | Lake Mary, FL 32746

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## PROPERTY OVERVIEW

Lake Mary Centre is a newly renovated shopping center located at the southeast corner of Lake Mary Boulevard and Lake Emma Road in Lake Mary, Florida. Located close to Interstate 4, the center serves the affluent communities of Heathrow, Lake Mary and Alaquia Lakes. Lake Mary, a suburb of Orlando, is located in Seminole County.

## FEATURES

### PROPERTY SIZE

363,813 sq. ft.

### GPS COORDINATES

Lat. 28.7550 / Long. -81.3557

### DAILY TRAFFIC COUNT

63,760 AADT (Lake Mary Blvd)

31,781 AADT (<br> Lake Emma Rd)

### DAYTIME POPULATION

116,600 (5 miles)

### COUNTY

## DEMOGRAPHICS

2015 Estimates - Sites USA

### POPULATION

1 mile: 7,838

3 miles: 54,526

5 miles: 127,406

### NUMBER OF HOUSEHOLDS

1 mile: 3,444

3 miles: 21,859

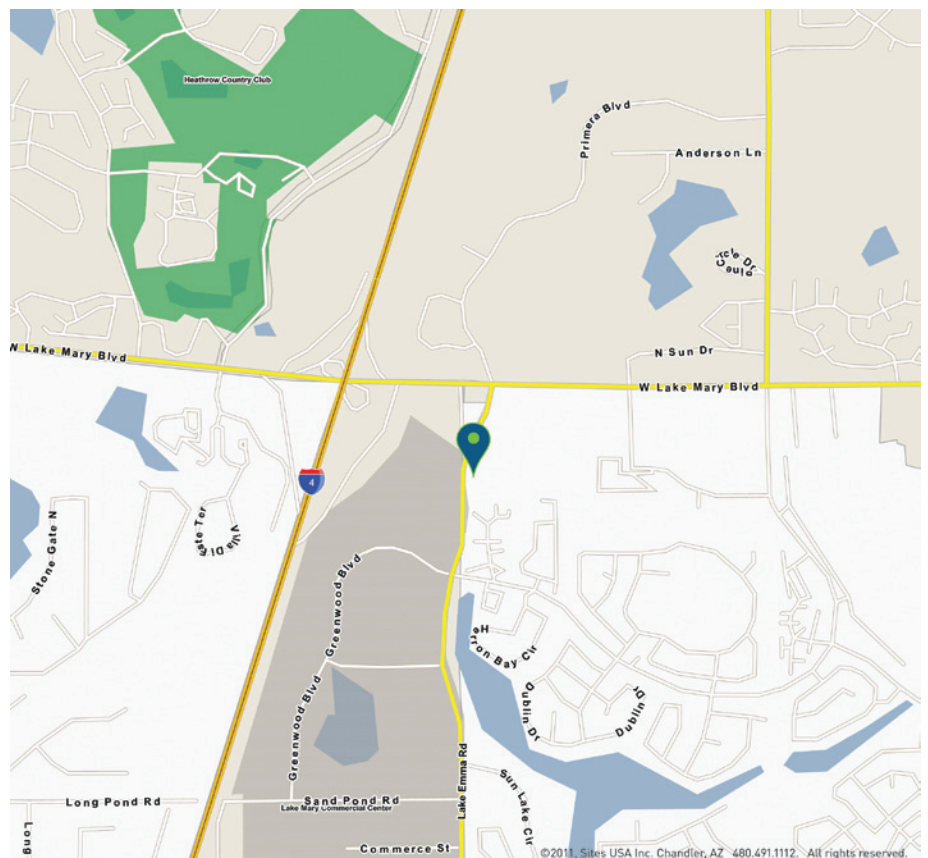
5 miles: 50,736

### AVG. HOUSEHOLD INCOME

1 mile: \$70,072

3 miles: \$96,795

5 miles: \$80,303



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## CURRENT TENANTS

Unit #	Current Tenant	Sq. Ft.	Unit #	Current Tenant	Sq. Ft.
0001	Ross Dress for Less 1694	29,115	L-1A	Bernina Sewing Centre	6,267
0001-A	The Fresh Market 190	24,741	L1	Office Depot 2806	21,259
001	L.A. Fitness	35,712	L3	Thai Corners	2,160
002	Bank of America PFL04020000	3,900	L4	Firehouse Subs	2,160
01217	Chili's CH-217	5,999	L5&6	My Gym	3,330
27	Burger King 5566	3,909	L7	Ravalia's Pasta Bar	1,494
A-2	Jimmy Hula's	3,250	P1	Toojay's of Lake Mary	5,150
B1-B2	Shaan Indian Restaurant	2,200	Q1	Greek Village Restaurant	1,400
B3	Kumon Math & Reading Center	1,140	Q2-Q3	Envision Physical Therapy	2,800
C-2	European Wax Center	1,300	Q4	Equity One Office	2,100
C3/D1	Einstein Bagels 01204	2,600	Q5	Goodwill	2,100
D-4	Tropical Smoothie Cafe	1,332	R-1	Osaka Japanese Steakhouse of ...	3,330
D2/3	Sprint	1,275	R-2/3	H&R Block 8521	2,128
E-3	Keller Williams HeritageRealt...	2,000	S-1	Victory Martial Arts of Lake ...	3,655
E-5	Town 'n Country Cleaners	1,488	S-2	La Antioquena Restaurant	2,500
F-1	Sally Beauty Supply 2704	1,300	T-1	Dainty Nails	1,500
F-2	Men's Groom Room	1,300	T-10	Great Clips	1,500
F-3	Pizza 1905	1,300	T-11	Kellers Real Smoked Bar-B-Que	1,500
F-4	Anglez Salon	1,300	T-3	Seminole Scuba	750
F-5	GNC Store 9203	1,300	T-5	Thirsty Whale	2,750
F-6/7	Cheng's Chinese Restaurant	2,600	T-7/8	Play It Again Sports	3,750
G-1	Sam's Watch & Jewelry	813	T-9	Lake Mary Shoe Repair	1,000
G-6	Yachter Family Chiropractic	2,590	T4	Seminole Scuba	1,000
H-1	Advance America	1,543			
H-2	Weight Watchers	1,600			
H-4	The Laminate Flooring Center	2,000			
H-5-H-6	Academy Sports + Outdoors 23...	63,249			
H-7	Hobby Lobby	55,000			
H3	Sola Salons/Sola Salon Studio...	2,000			
J-2,3	Yachter Family Chiropractic	4,288			

## SPACE AVAILABLE

Unit #	Sq. Ft.
0001-B	4,510
A-3	1,300
B3A	1,260
E-1/2	2,400
E-4	2,000
G-2	2,020
G-3	1,880
G-5	1,295
G-7	1,375
K-2/3	2,600
K3	3,946
Outlot	0
P	1,500

SPACE AVAILABLE



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

Number of Units: 66

As of 11/9/2015