

For Sale

720 Currency Circle | Lake Mary, FL



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 **SRS**
Real Estate Partners



For Sale

720 Currency Circle
Lake Mary, FL

* *Near-term lease expiration opportunity. Ideal for reuse or redevelopment!*

Property Specifications

SPACE AVAILABLE

±10,319 SF

PARCEL SIZE

1.96 AC

ZONING

Zoning-PUD

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About the Property

- **±10,319 SF freestanding commercial building** currently configured as an upscale event venue.
- **Situated on ±1.96 acres**, offering generous parking, flexible site layout, and potential for reconfiguration.
- **Prominent location within Lake Mary's premier business corridor**, just off Primera Blvd and near International Pkwy.
- **Surrounded by corporate offices, hotels, and retail amenities**, providing strong daytime population.
- **Excellent connectivity to Interstate 4**, with convenient access to both Orlando and Sanford.
- **Lease expires March 1, 2027**: no renewal option, extension possible.
- **Please do not disturb tenant**: Crystal Ballroom.

Traffic Counts

Lake Mary Blvd	73,167 VPD
I-4	170,500 VPD

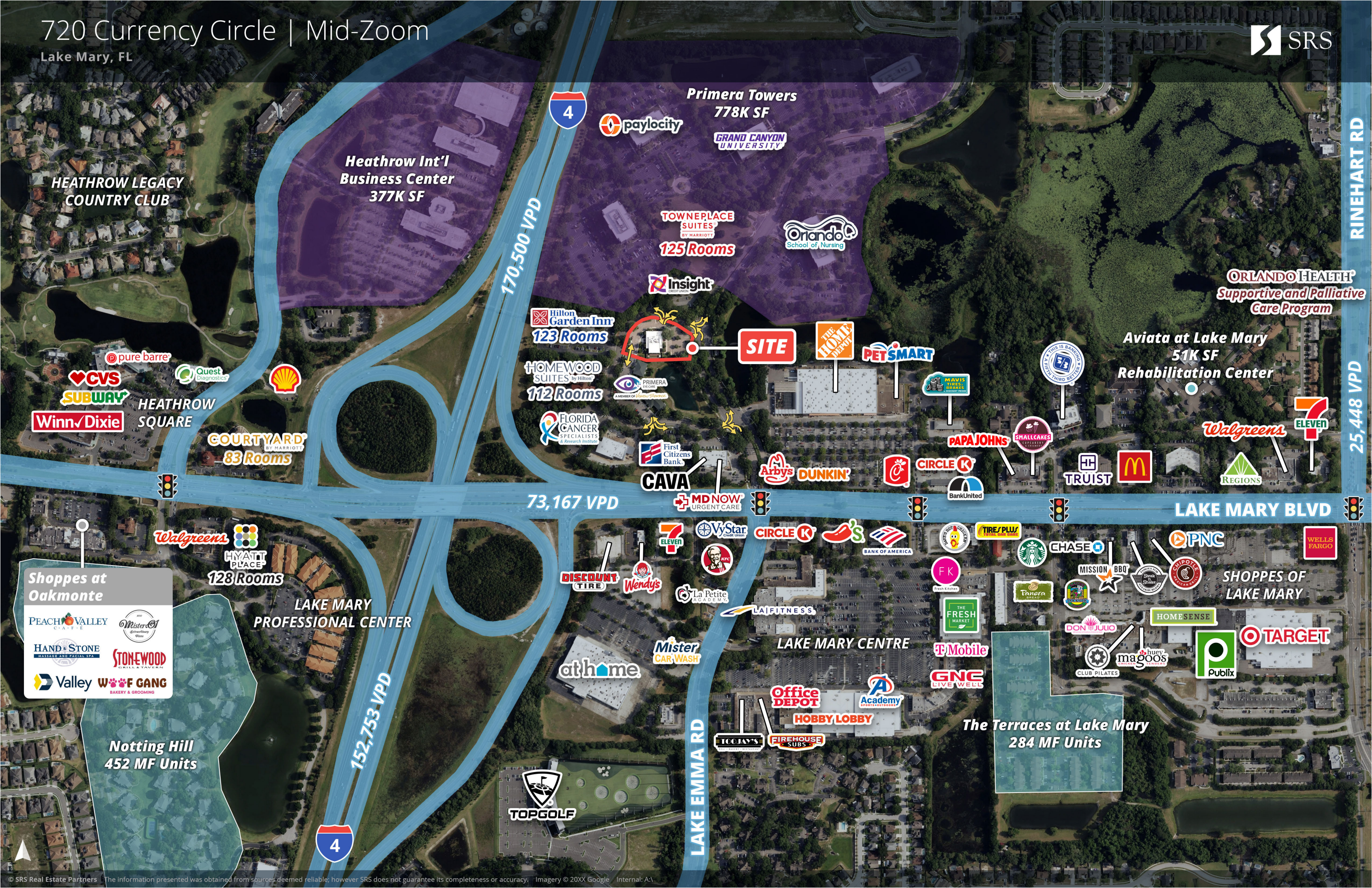
Year: 2025 | Source: FDOT

Nearby Retailers



720 Currency Circle | Mid-Zoom

Lake Mary, FL



HEATHROW LEGACY COUNTRY CLUB

Heathrow Int'l Business Center
377K SF

Primera Towers
778K SF



GRAND CANYON UNIVERSITY

TOWNEPLACE SUITES
BY MARRIOTT
125 Rooms



Hilton Garden Inn
123 Rooms

SITE



HOMEWOOD SUITES
BY HILTON
112 Rooms



FLORIDA CANCER SPECIALISTS & RESEARCH INSTITUTE



CAVA



Aviata at Lake Mary
51K SF
Rehabilitation Center

ORLANDO HEALTH
Supportive and Palliative
Care Program



HEATHROW SQUARE

COURTYARD
BY MARRIOTT
83 Rooms

73,167 VPD

LAKE MARY BLVD

Shoppes at Oakmonte

PEACH VALLEY CAFE
MisterOl
HAND & STONE MASSAGE AND FACIAL SPA
STONEWOOD SKILL & TAVERN
Valley W P W GANG BAKERY & GROOMING

HYATT PLACE
128 Rooms

LAKE MARY PROFESSIONAL CENTER



SHOPPES OF LAKE MARY

Notting Hill
452 MF Units

152,753 VPD



LAKE MARY CENTRE



The Terraces at Lake Mary
284 MF Units



LAKE EMMA RD

RINEHART RD

25,448 VPD



170,500 VPD

Hilton Garden Inn
123 Rooms

Insight
CREDIT UNION



SITE

HOMewood
SUITES by Hilton
112 Rooms

PRIMERA
EYE CARE
A MEMBER OF Vision Source

ARTHUR & MURRAY
DANCE & STUDIO

THE HOME
DEPOT

FLORIDA
CANCER
SPECIALISTS
& Research Institute

First
Citizens
Bank

MD NOW
URGENT CARE

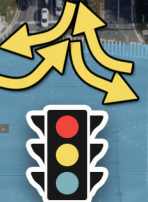
CAVA

Arby's

DUNKIN'

73,167 VPD

LAKE MARY BLVD



Wendy's

7
ELEVEN

VyStar
Credit Union

CIRCLE K

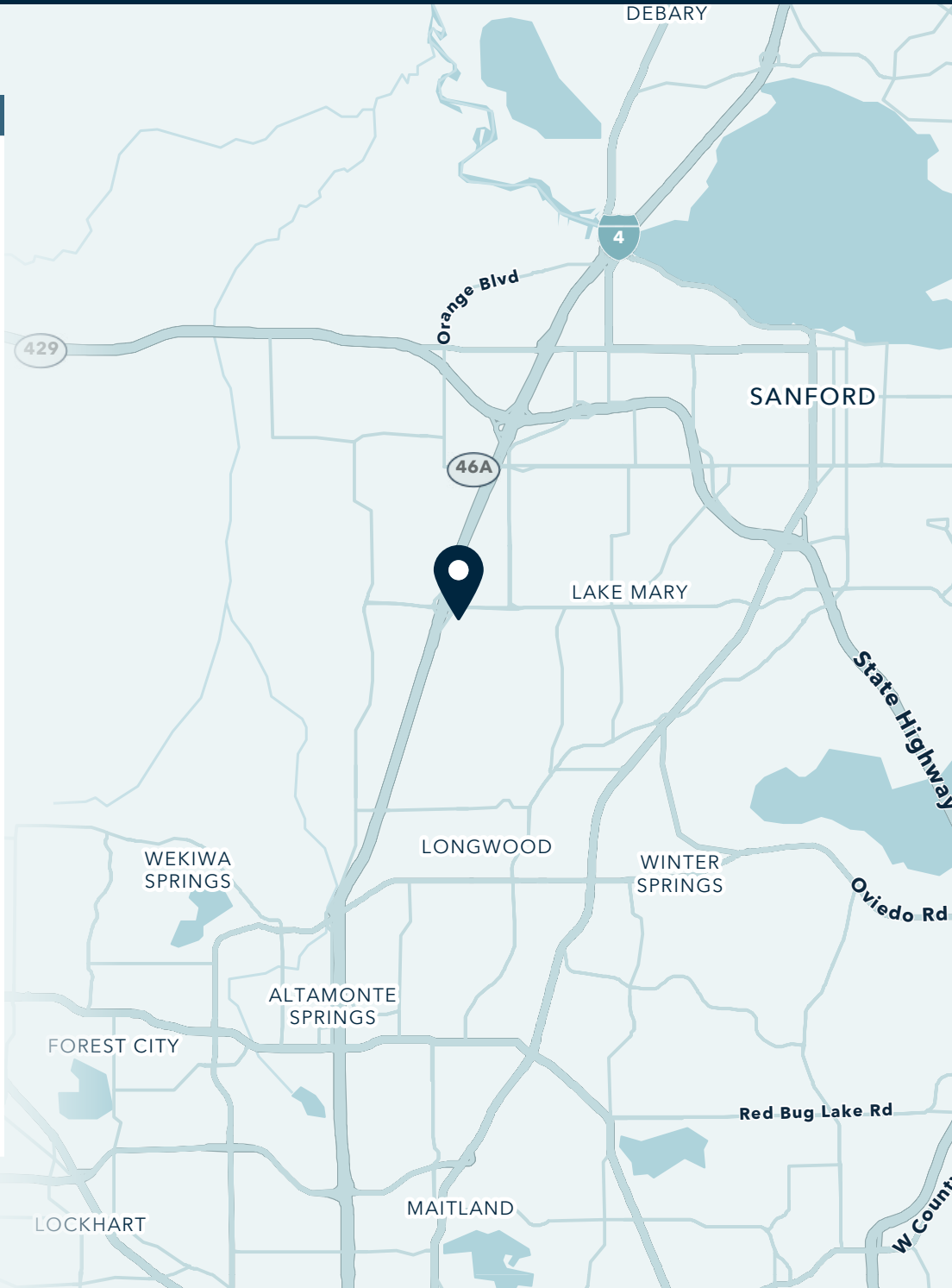
pepper's





Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	4,980	59,393	143,658
2030 Projected Population	5,262	60,601	149,000
Proj. Annual Growth 2025 to 2030	1.11%	0.40%	0.73%
Daytime Population			
2025 Daytime Population	15,714	68,965	160,007
Workers	13,739	43,493	96,722
Residents	1,975	25,472	63,285
Income			
2025 Est. Average Household Income	\$110,396	\$151,306	\$126,920
2025 Est. Median Household Income	\$81,359	\$113,128	\$93,168
Households & Growth			
2025 Estimated Households	2,047	23,933	56,827
2030 Estimated Households	2,190	24,792	59,855
Proj. Annual Growth 2025 to 2030	1.36%	0.71%	1.04%
Race & Ethnicity			
2025 Est. White	55%	61%	58%
2025 Est. Black or African American	9%	8%	11%
2025 Est. Asian or Pacific Islander	12%	12%	9%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	23%	19%	22%
2025 Est. Hispanic (Any Race)	23%	19%	23%



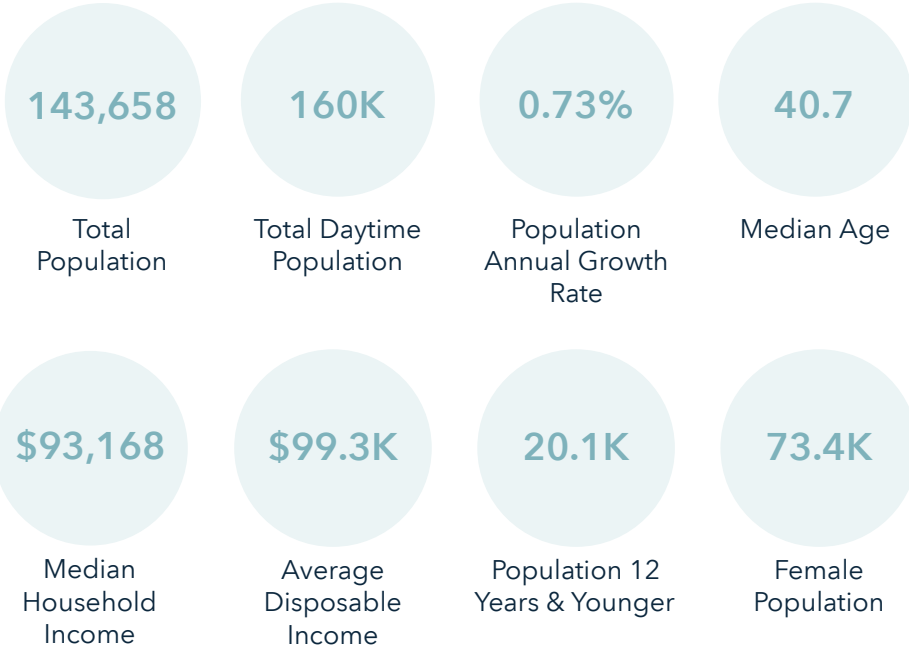
Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

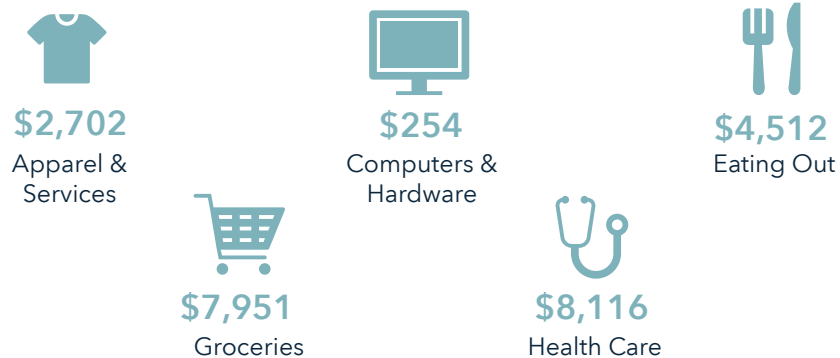


Ring of 5 Mile

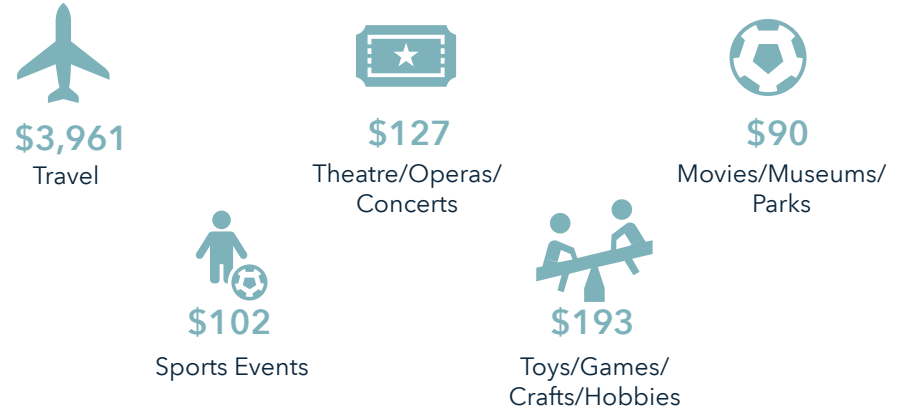
Key Facts



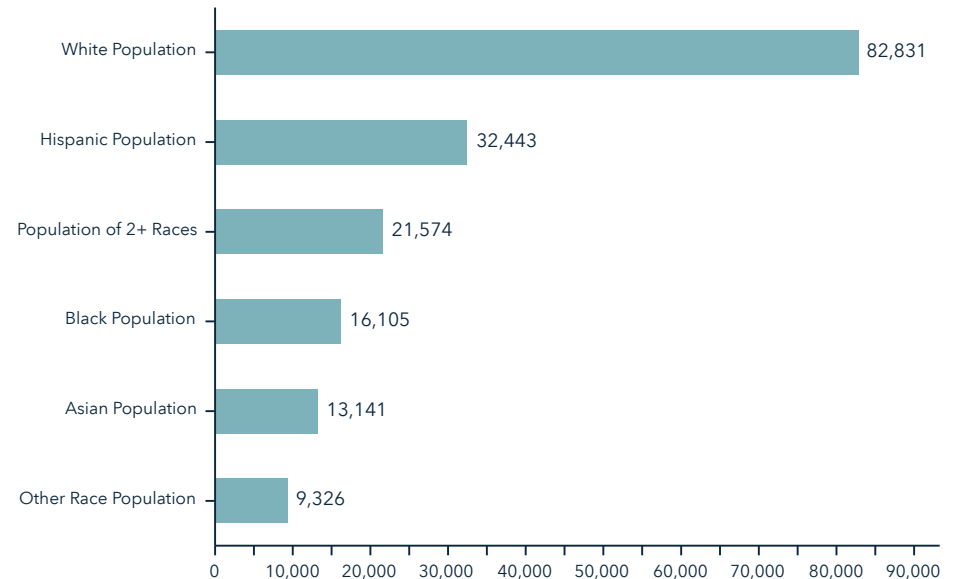
Annual Household Spending



Annual Lifestyle Spending



Race

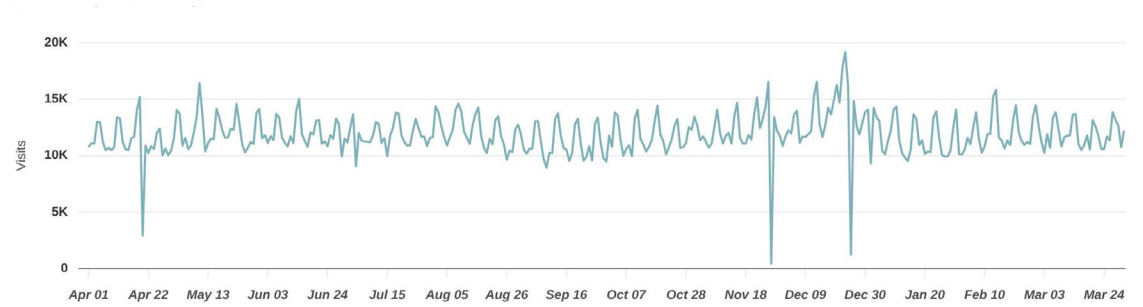




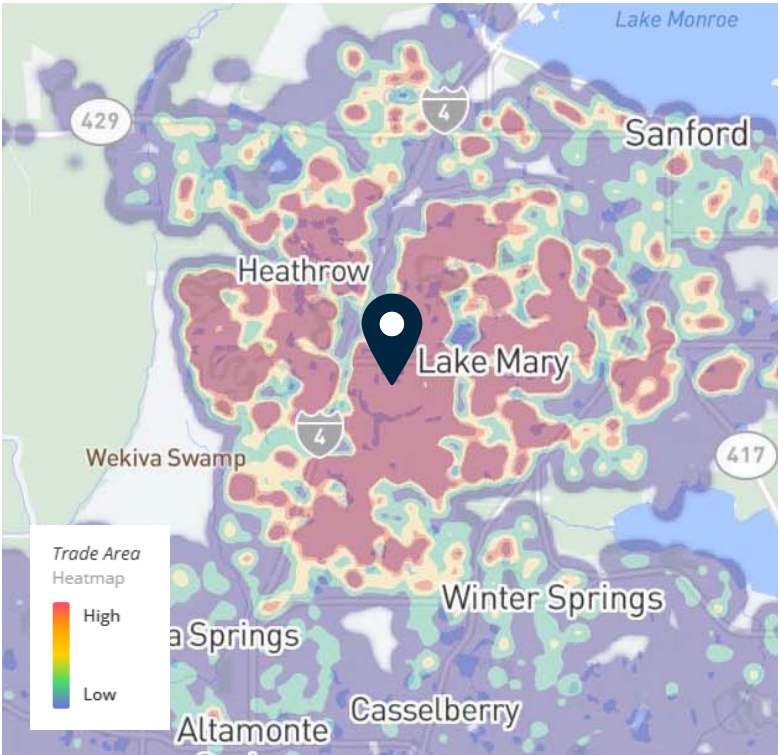
Data for 04/01/2025 - 03/31/2026



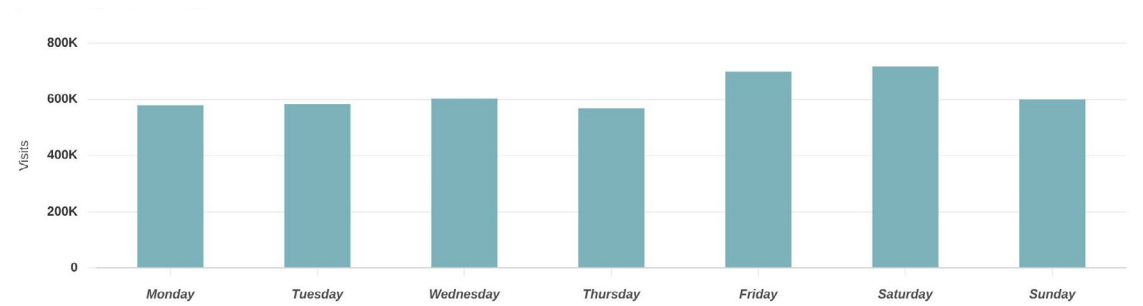
VISITS TREND



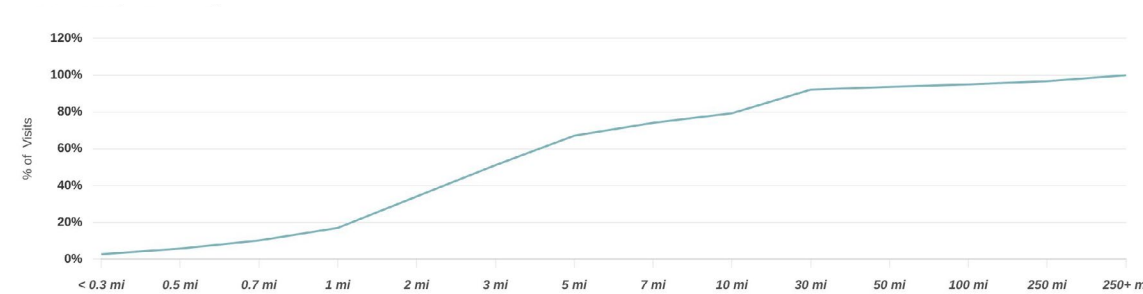
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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