

For Lease

Live Oaks Center

620 - 4,345 SF | \$1,401 - \$6,923 per month



102 - 440 Live Oaks Blvd

Casselberry, Florida 32707

Property Highlights

- 102,340± SF flex park with 6 concrete block buildings
- Flexible office/warehouse configurations
- Grade-level loading with 8' x 8' roll-up doors
- Clear heights: 12' - 18'
- 2.0/1,000 SF parking ratio
- Zoning: CG (Casselberry) - allows broad commercial/light industrial uses
- Monument signage on US Hwy 17-92 and Anchor Road, plus building signage
- Traffic count: 60,000± AADT (FDOT/US Hwy 17-92)
- Located near the intersection of SR 436 and US Hwy 17-92, just east of I-4

**Lease Rate: from \$15.50/SF NNN
(Op Ex: \$3.62/SF)**

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
134 Live Oaks Blvd, Bldg 1	\$1,976 per month	1,240
214 Live Oaks Blvd, Bldg 2	\$1,401 per month	620
218 Live Oaks Blvd, Bldg 2	\$3,951 per month	2,480
406 Live Oaks Blvd, Bldg 4	\$6,923 per month	4,345
225 Live Oaks Blvd, Bldg 5	\$3,027 per month	1,900
277 Live Oaks Blvd, Bldg 6	\$1,976 per month	1,240



For more information

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Property Photos



Storefront Entrances



Monument Signage on US Hwy 17-92

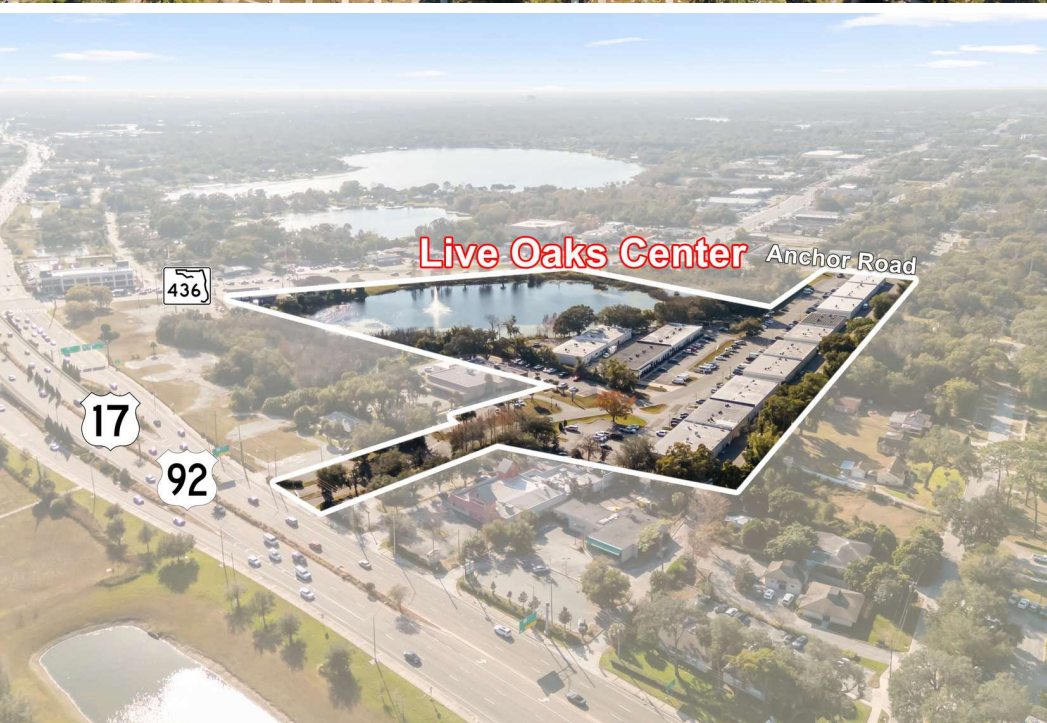


Monument Signage on Anchor Road

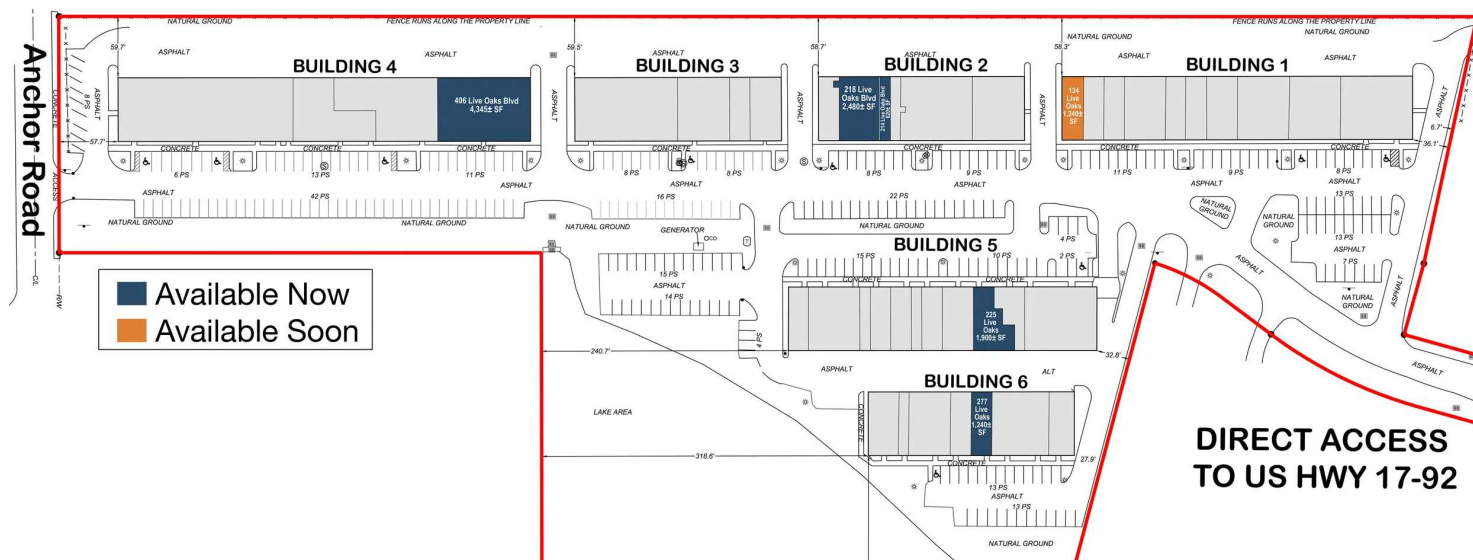


Attractive Lakeside Location

Property Photos



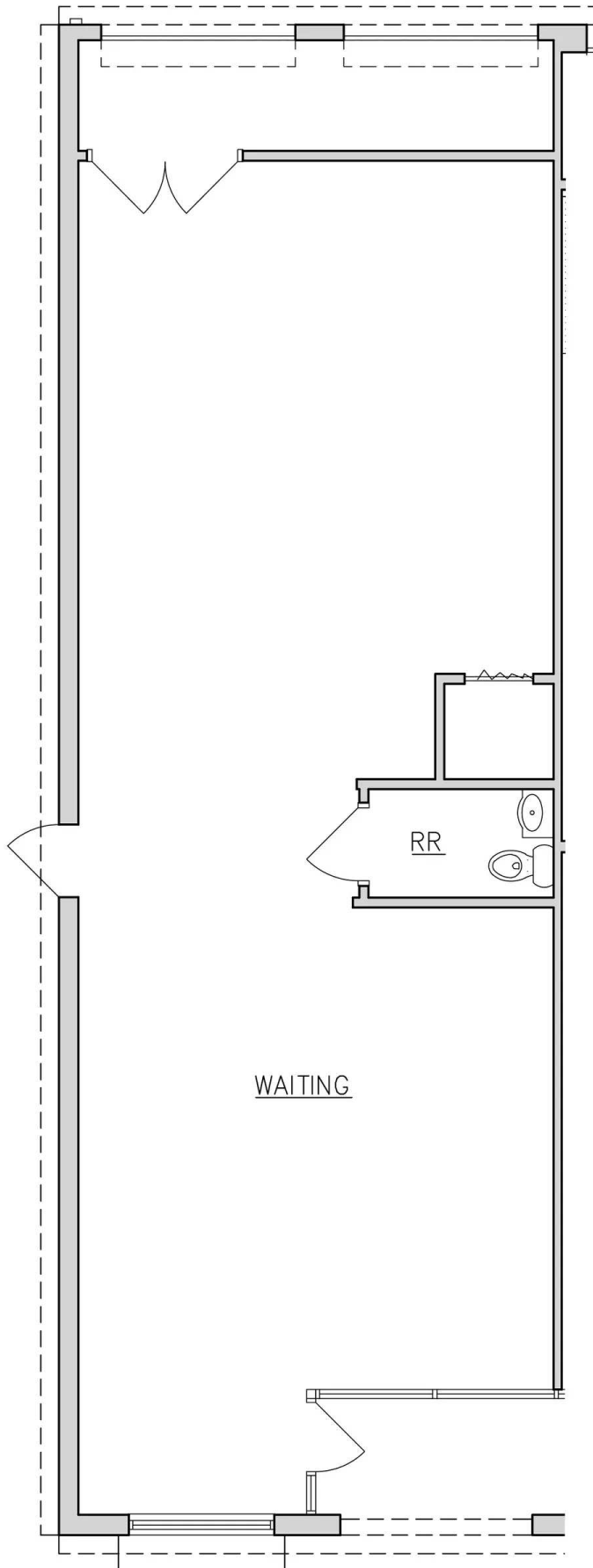
Available Spaces



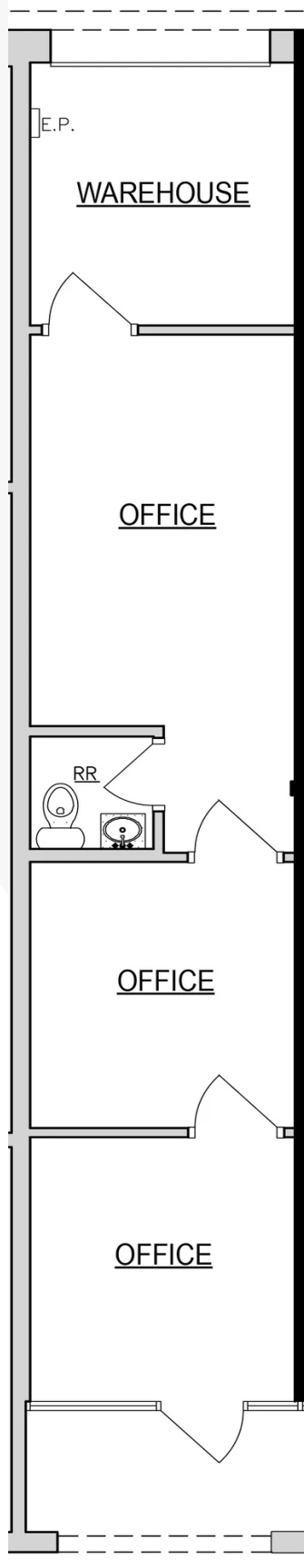
AVAILABLE SPACES

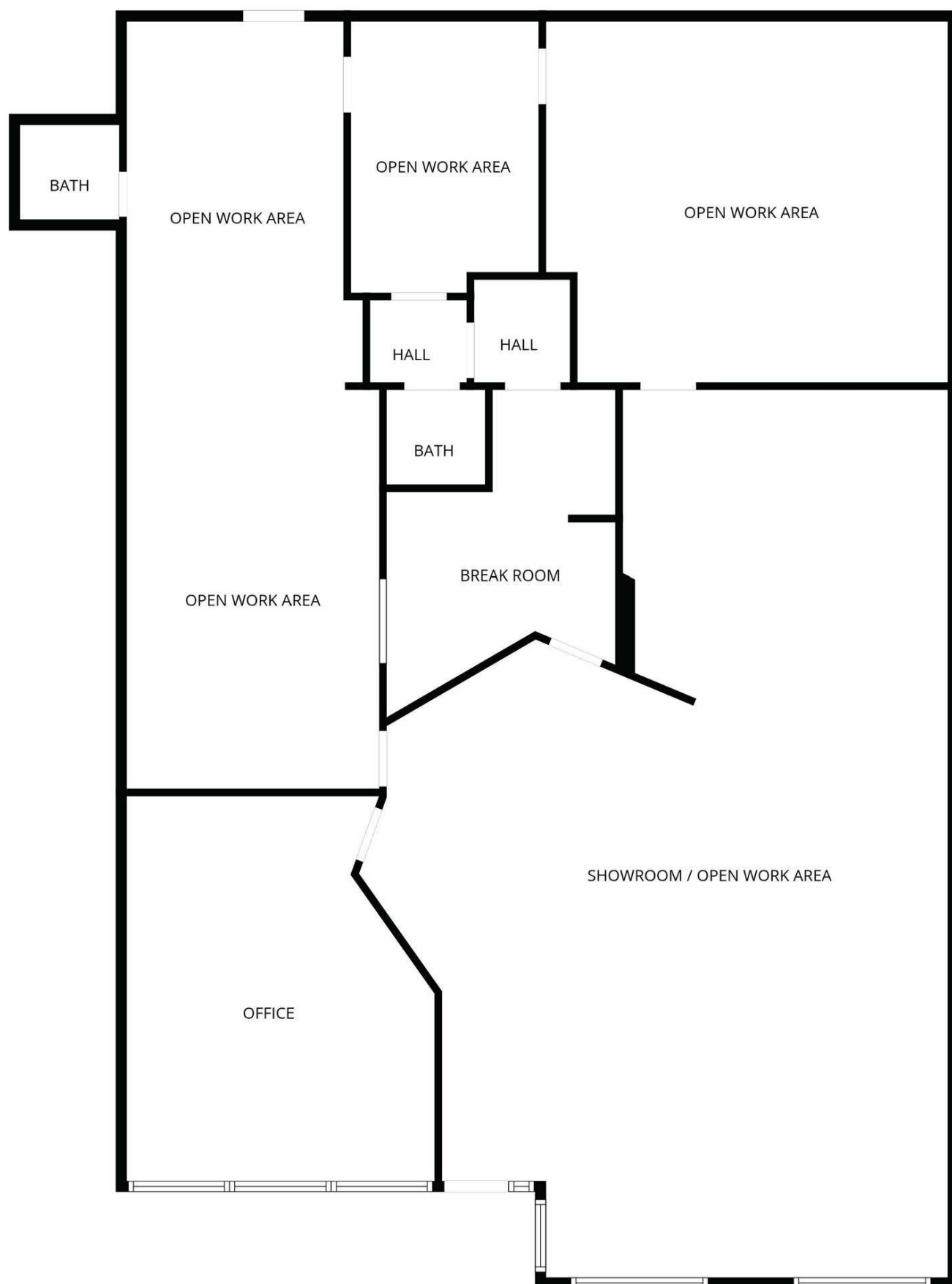
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
134 Live Oaks Blvd, Bldg 1	1,240 SF	NNN	\$1,976 per month	Available December 1 Flex Space 100% Air-Conditioned Two Grade-Level Roll-Up Doors (8' W x 8' H)
214 Live Oaks Blvd, Bldg 2	620 SF	NNN	\$1,401 per month	Flex space One Grade-Level Roll-Up Door (8' W x 8' H)
218 Live Oaks Blvd, Bldg 2	2,480 SF	NNN	\$3,951 per month	Flex space 100% Air-Conditioned Option to Install Roll-Up Door(s)
406 Live Oaks Blvd, Bldg 4	4,345 SF	NNN	\$6,923 per month	Flex Space 100% Air-Conditioned Two Grade-Level Roll-Up Doors (8' W x 12' H)
225 Live Oaks Blvd, Bldg 5	1,900 SF	NNN	\$3,027 per month	Flex space Two Grade-Level Roll-Up Doors (9' W x 8' H)
277 Live Oaks Blvd, Bldg 6	1,240 SF	NNN	\$1,976 per month	Office space 100% Air-Conditioned Lake View

134 Live Oaks Blvd, Bldg 1 - 1,240± SF

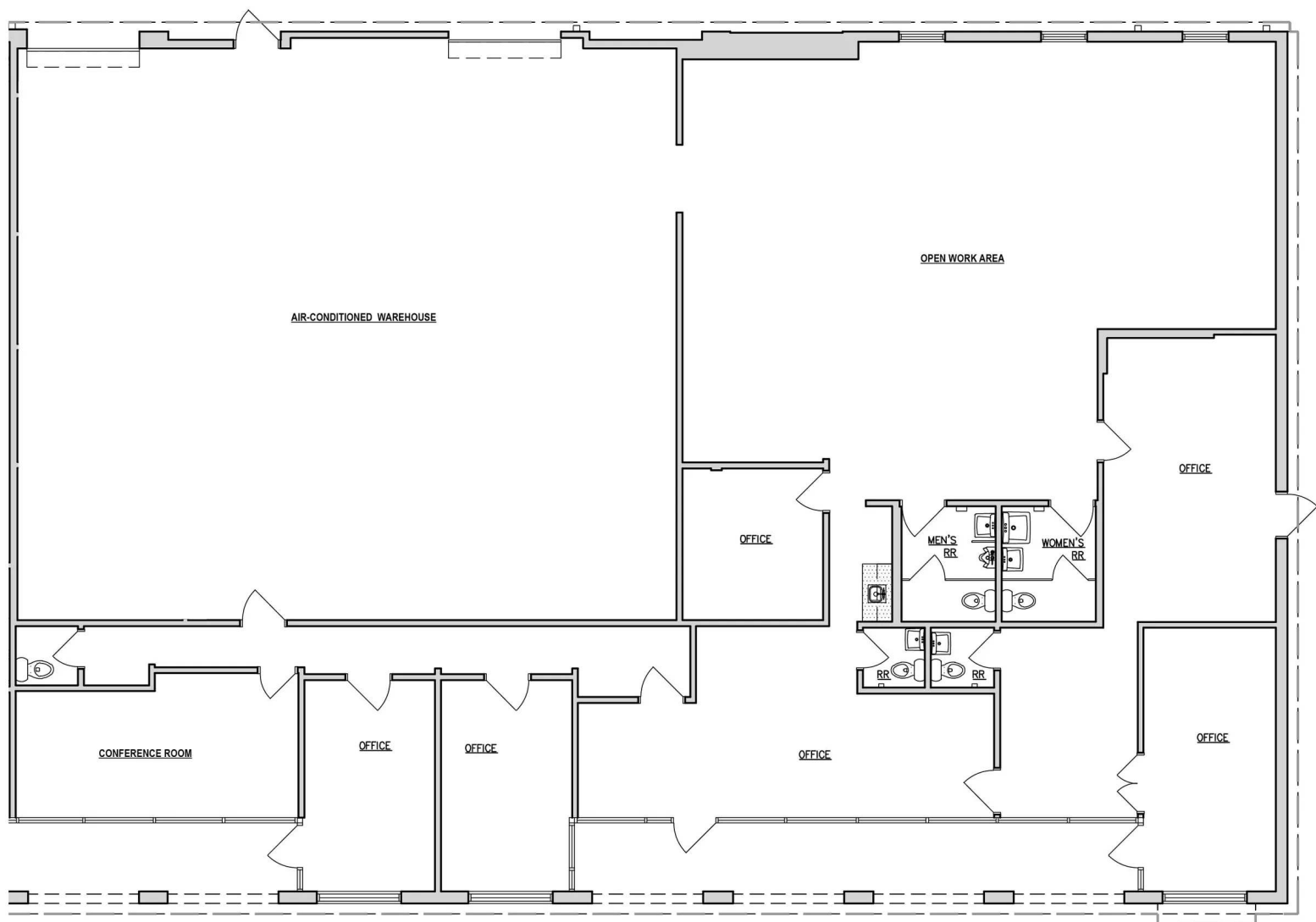


214 Live Oaks Blvd, Bldg 2 - 620± SF

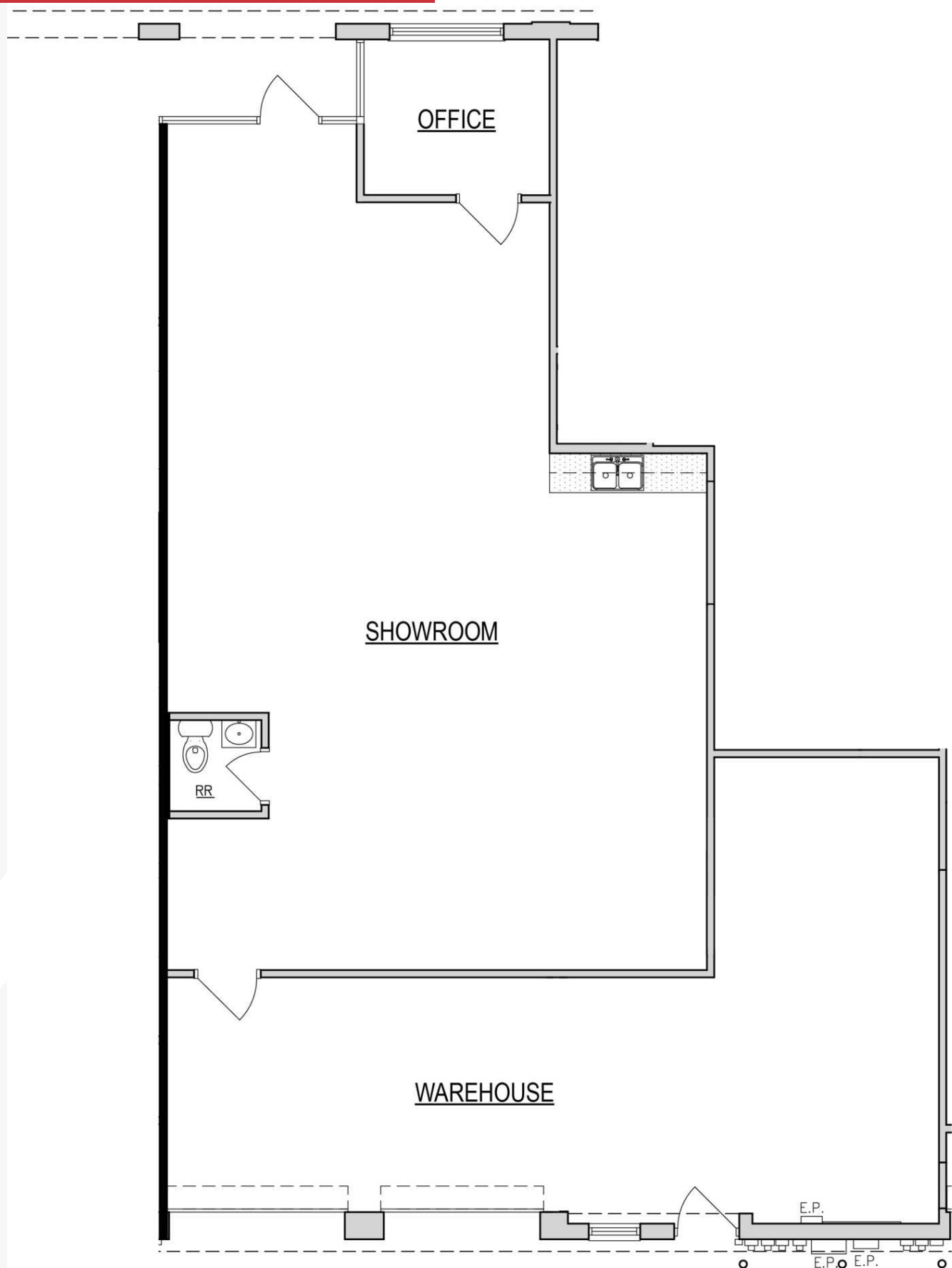




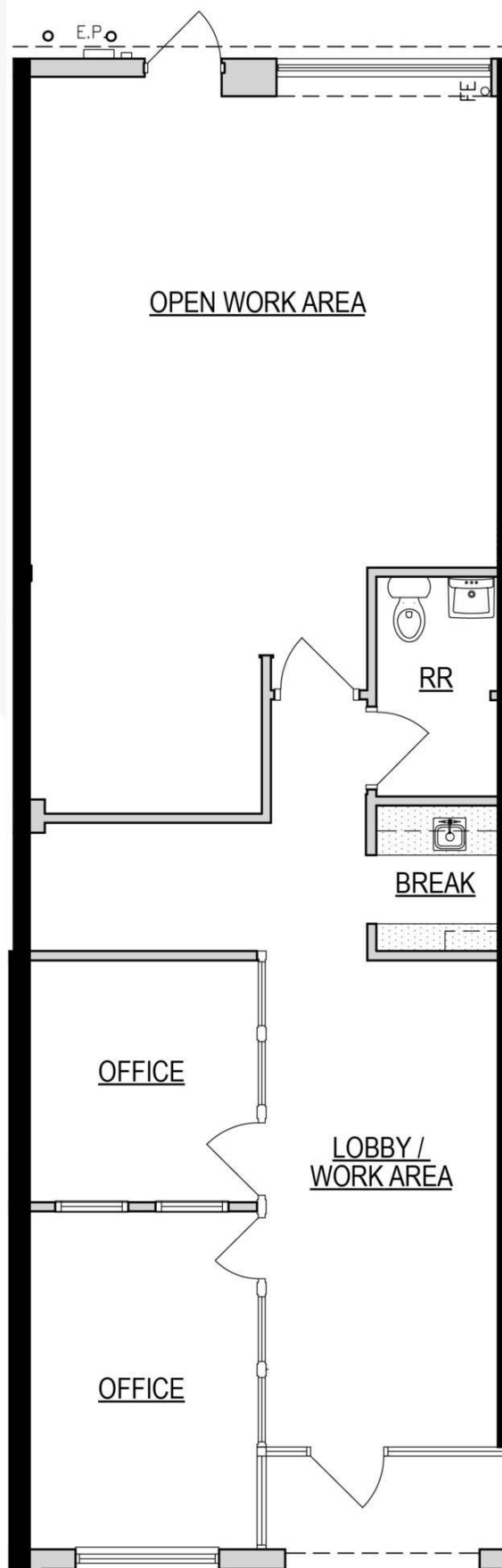
406 Live Oaks Blvd, Bldg 4 - 4,345± SF



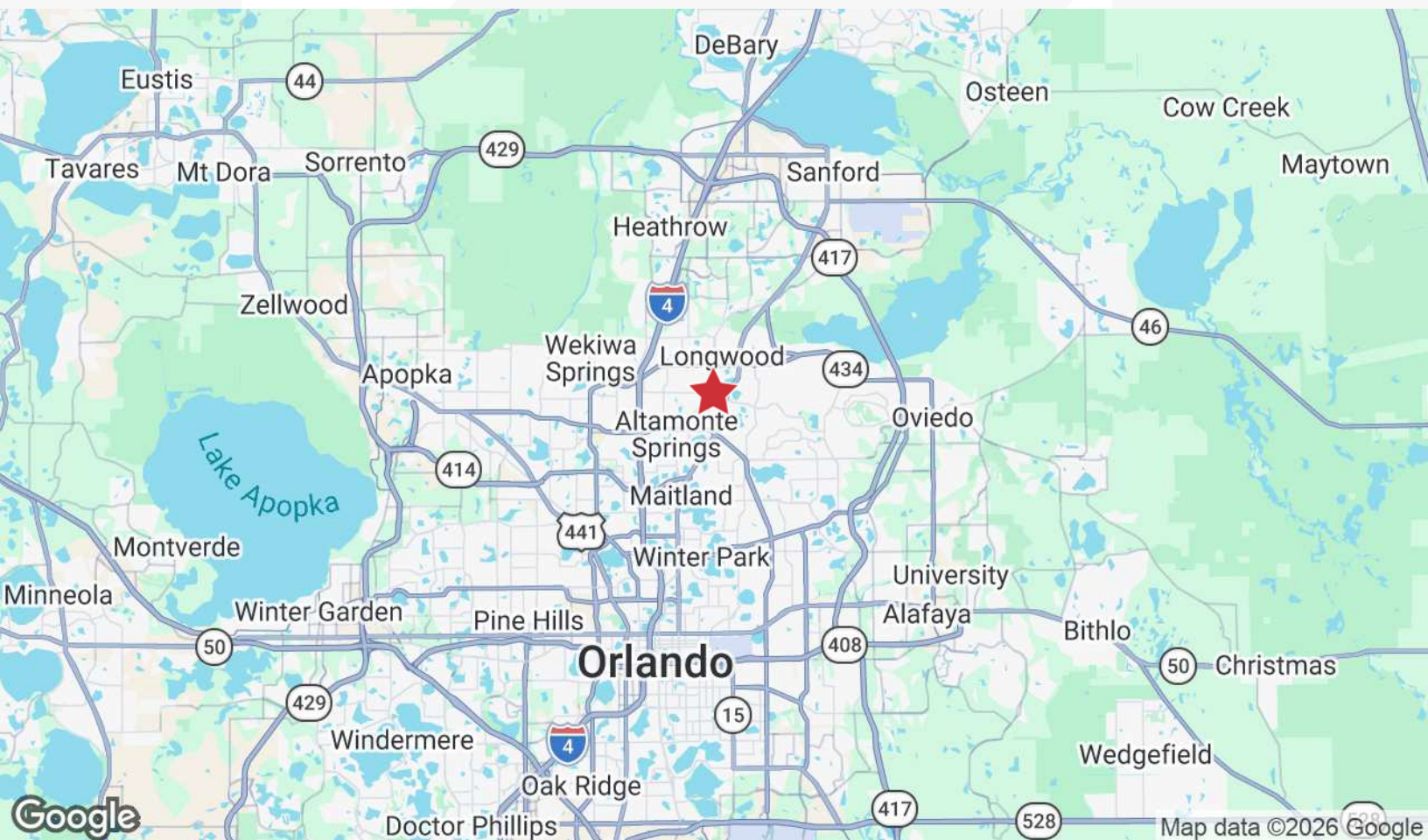
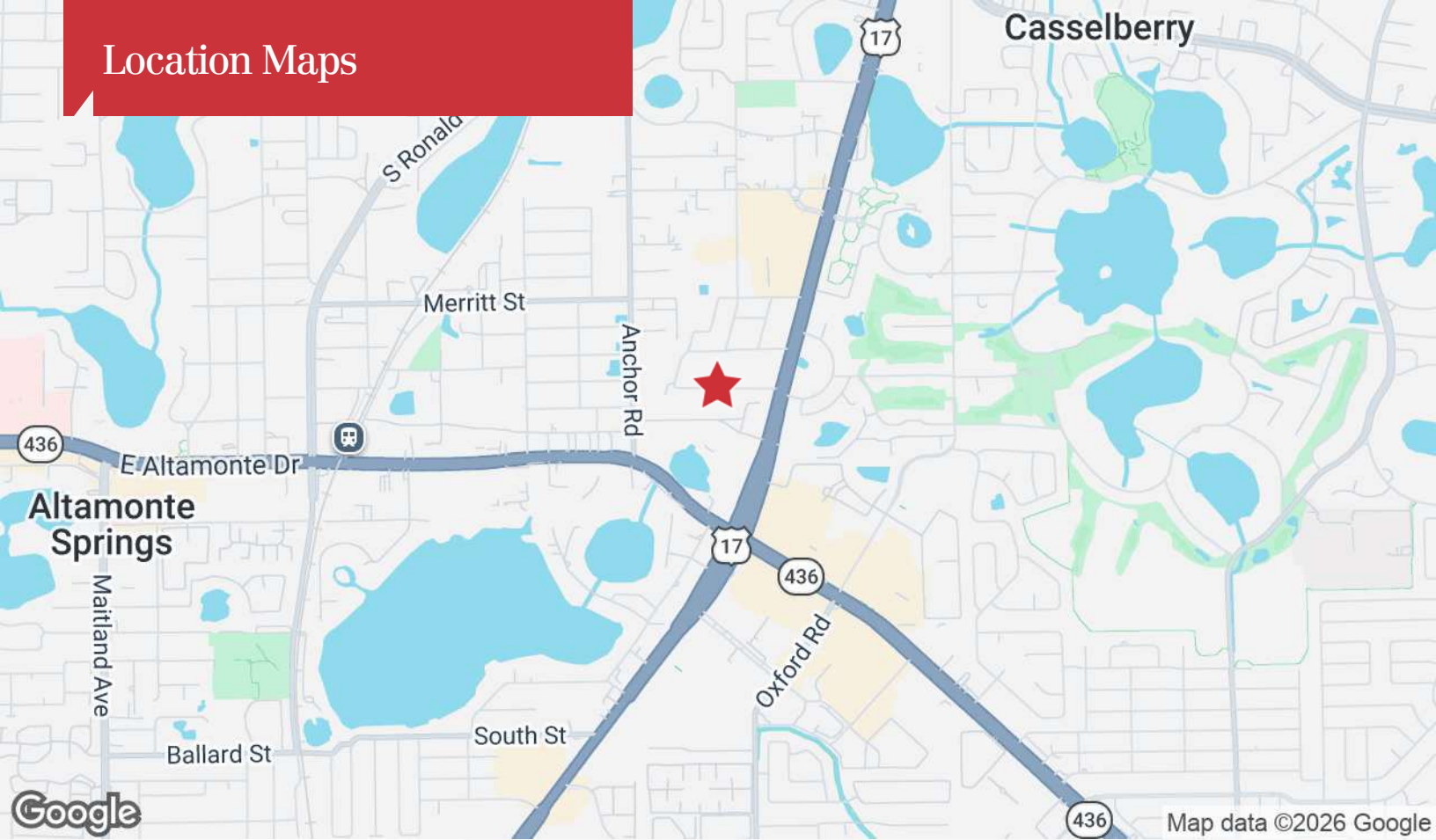
225 Live Oaks Blvd, Bldg 5 - 1,900± SF



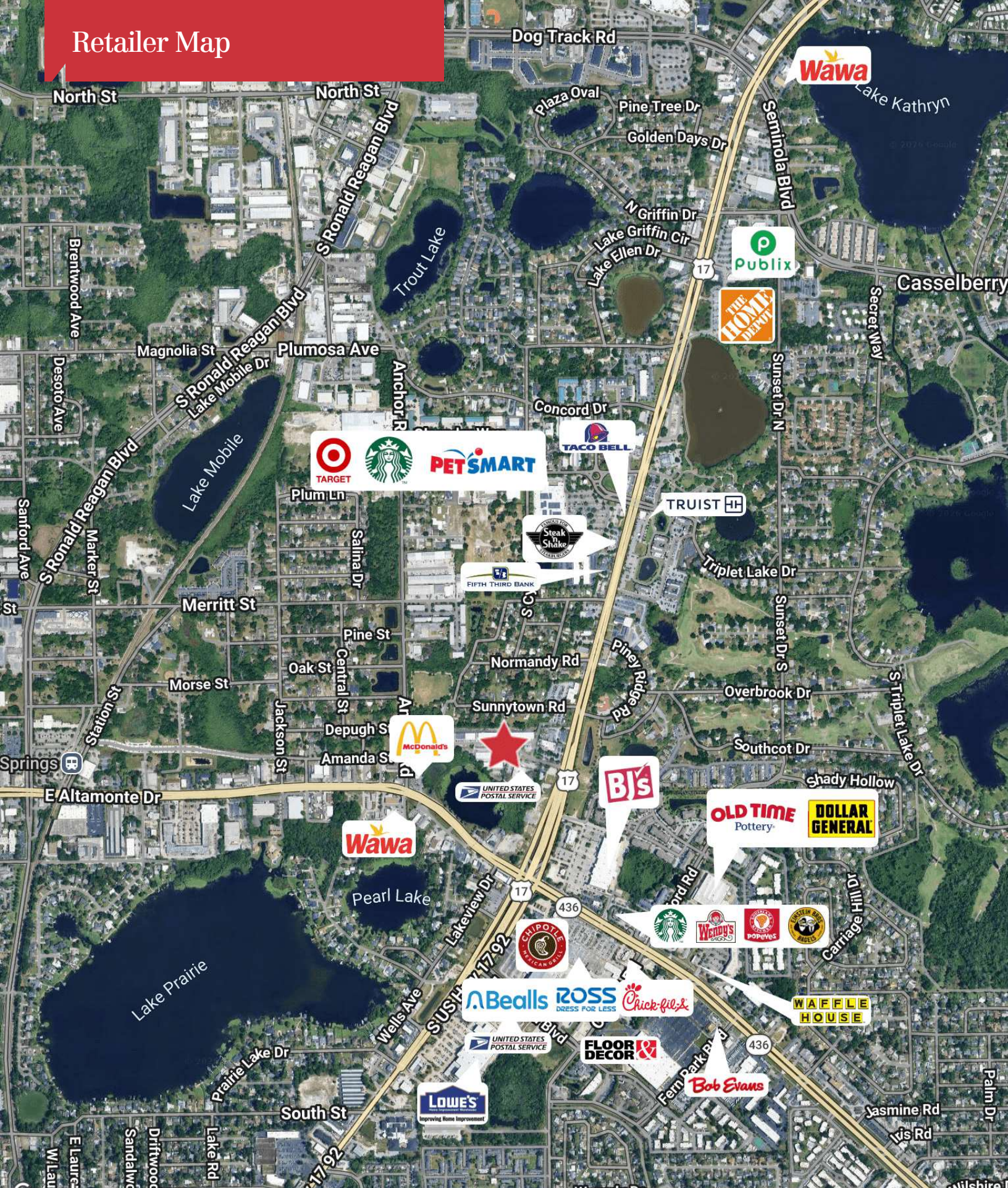
277 Live Oaks Blvd, Bldg 6 - 1,240± SF



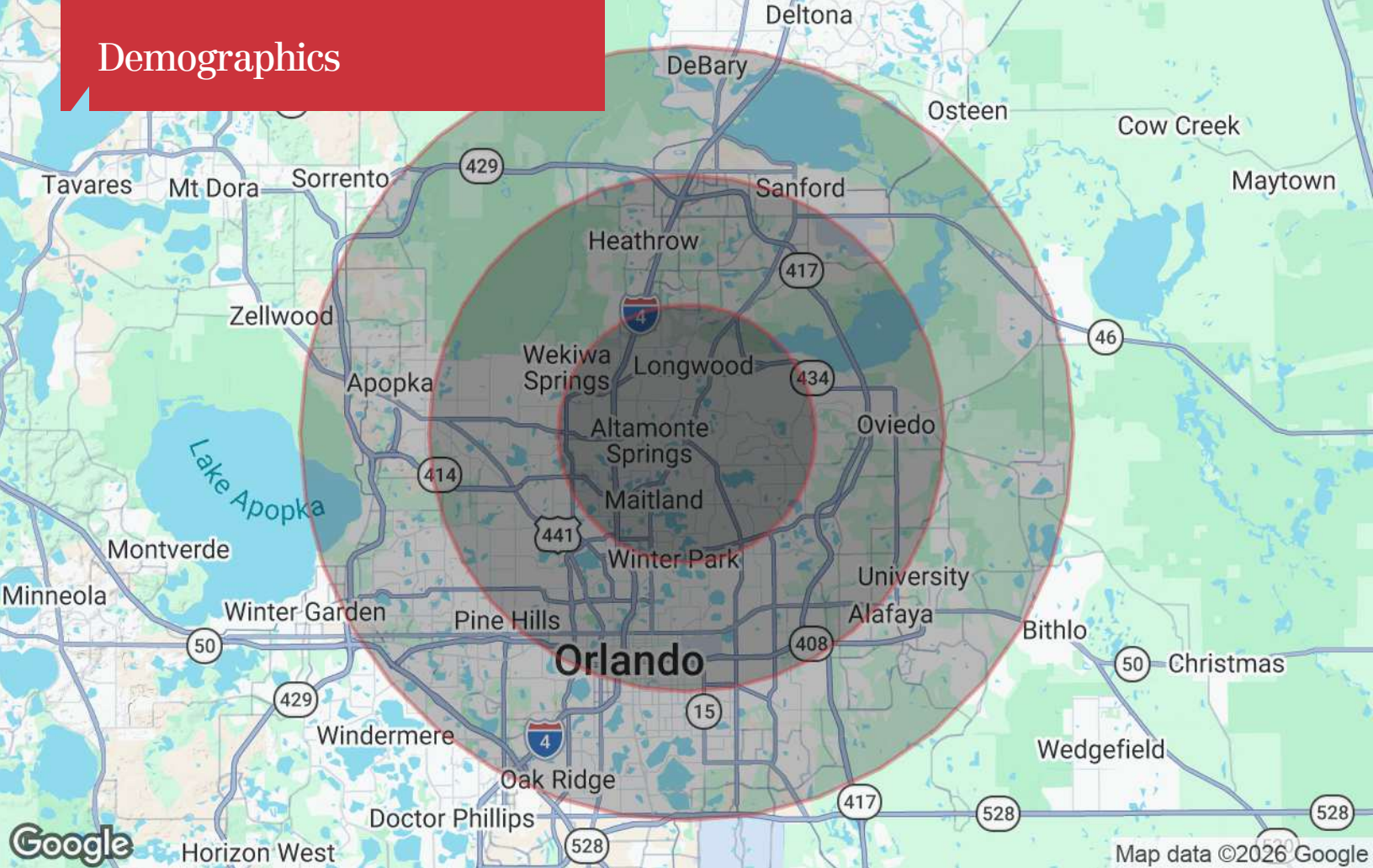
Location Maps



Retailer Map



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	244,921	832,132	1,508,815
MEDIAN AGE	40.3	38.6	38.1
MEDIAN AGE (MALE)	39.2	37.4	37.0
MEDIAN AGE (FEMALE)	41.1	39.8	39.1

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	102,261	323,173	556,737
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$102,460	\$106,935	\$102,079
AVERAGE HOUSE VALUE	\$385,657	\$399,143	\$377,789

* Demographic data derived from 2020 ACS - US Census