



FOR LEASE

Primera Medical Suites

1045 Primera Blvd, Lake Mary, FL 32746

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PROPERTY HIGHLIGHTS

- **Abundant Parking Availability:** With a remarkable 8 per 1,000 SF parking ratio, the property offers well above-market parking capacity.
- **Prime & Accessible Lake Mary Location:** Situated on the corner of Primera Blvd and Rinehart Rd., the property benefits from a highly desirable and easily accessible location within Lake Mary's robust commercial corridor, enhancing its appeal to a wide range of businesses and their clientele.
- **Four Immediate Vacancies:** A selection of four vacant suites ranging from 996–1,261 SF, available individually or combinable up to 4,723 SF.

PROPERTY OVERVIEW

- Lease Price: \$23.00/SF + Electricity
- Parking Ratio: 8/1,000 Sqft.
- Available Units:
 - 1009: 1,216 SF
 - 1025: 1,261 SF
 - 1017: 996 SF
 - 1033: 1,250 SF
- Total Available (May Combine) = 4,723 SF

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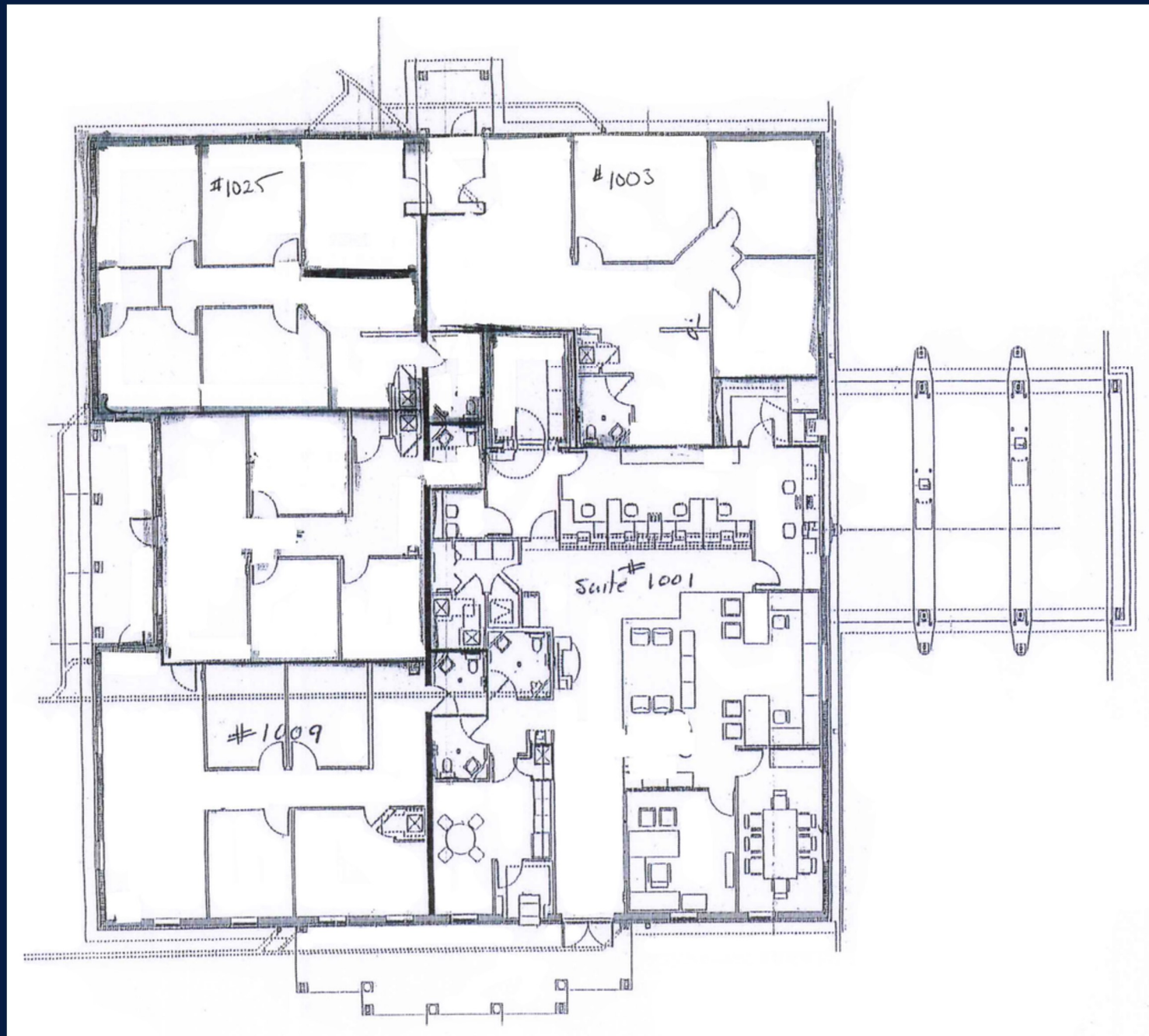


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300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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FLOORPLAN



PROPERTY PHOTOS



TOUJAYS
 at home
 Bank of America
KFC
 noodles
 Panera
 chilli's
 Starbucks
 THE FRESH MARKET
 Wendy's
 verizon
 HOBBS LOBBY
 TIRE PLUS
 JIMMY HULAS
 ROSS
 Mobil
 Office DEPOT
 DON JULIO
 CVS pharmacy
 UPS
 HONDA HOUSE
 Target
 HOME SENSE
 magoos
 CHASE
 CHIPOTLE
 WELLS FARGO
 Publix
 PNC
 Public Storage
 TACO BELL
 BURGERFI
 SUBWAY
 T.J-maxx

W LAKE MARY BLVD 20,000 cars per day

First Citizens Bank
CAVA
 Dunkin' Donuts
 Chick-fil-A
 Arby's
 PETSMART
 bp
 CARDTRONICS
 GOODYEAR
 BankUnited
 FIFTH THIRD BANK
 McDonald's
 TRUIST
 REGIONS
 7 ELEVEN
 Walgreens
 WESTERN UNION



Addition FINANCIAL
 ORLANDO HEALTH



151,000 cars per day

ExtraSpace Storage

PRIORITY CREDIT UNION

AdventHealth

CVS pharmacy
 ABC

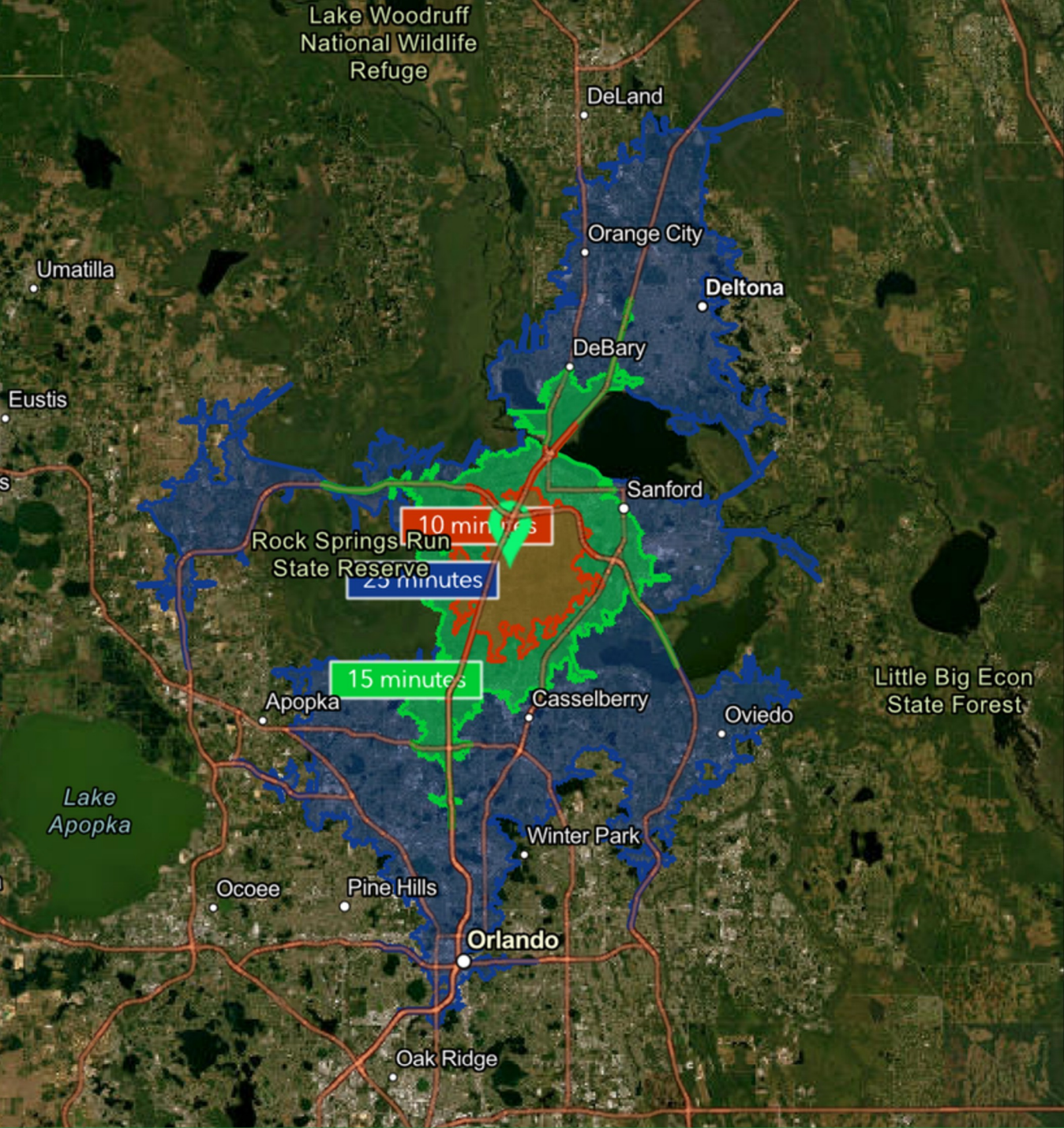
RINEHART RD 29,000 cars per day

Planet Smoothie

Seacoast Bank

Publix
 AmeriGas
 Jersey Mike's SUBS

RETAIL TRADE AREA



2026 Estimated Population	
10 minutes	55,722
15 minutes	175,777
25 minutes	663,618
2026 Total Households	
10 minutes	23,135
15 minutes	70,735
25 minutes	272,382
2026 Average Household Income	
10 minutes	\$127,214
15 minutes	\$122,468
25 minutes	\$119,143

DRIVE-TIME DEMOGRAPHICS



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