

For Lease—1 acre Lake Mary Blvd

3850 Lake Emma Road
Lake Mary, FL 32746



 **SIMAAAN**
REAL ESTATE

TOUFIC SIMAAN
President
(407) 261-4404
tsimaan@simaanre.com

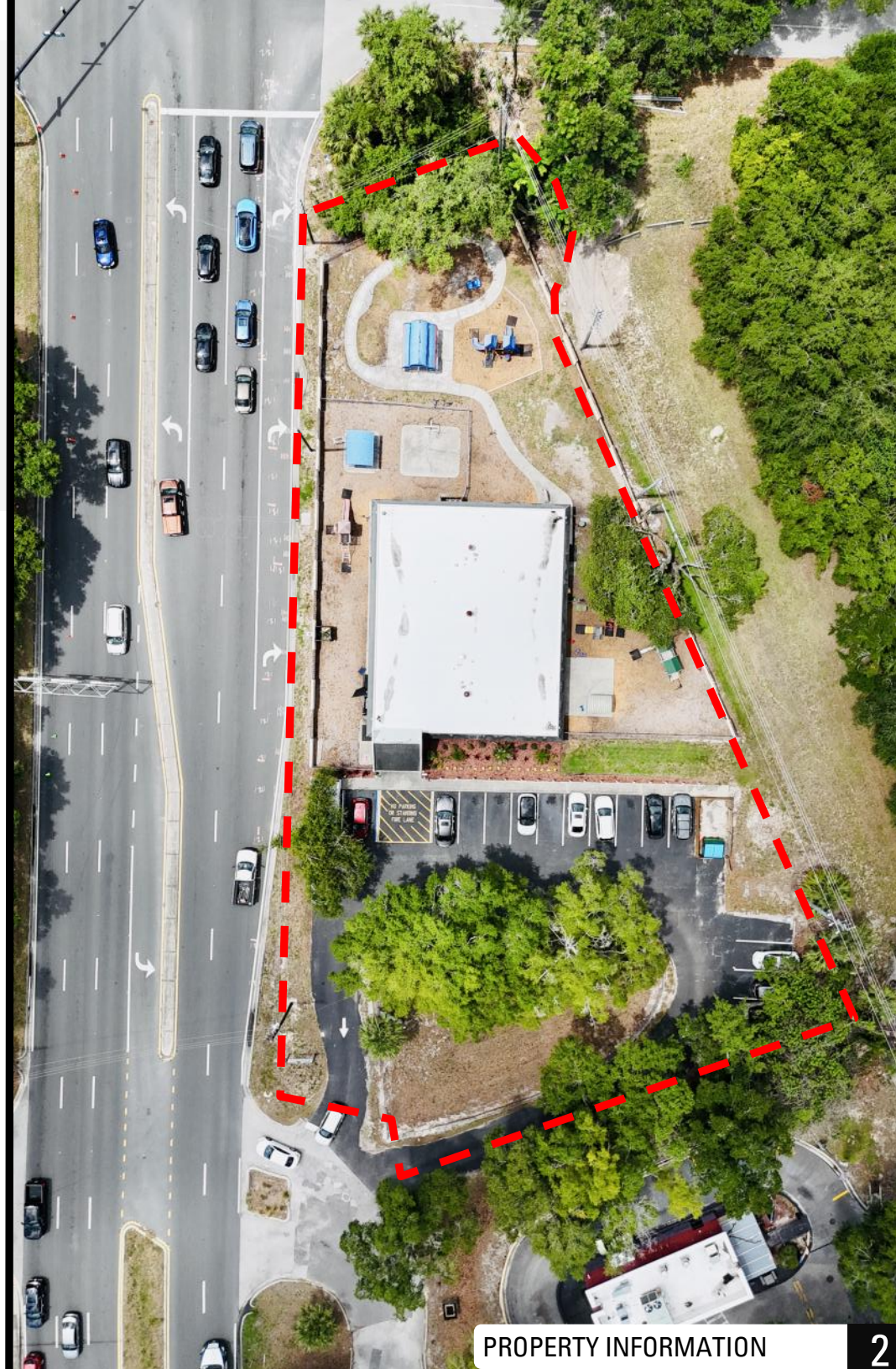
DANNY SEMAAN
Senior Associate
(407) 595-9697
danny@simaanre.com

PROPERTY OVERVIEW

ADDRESS:	3850 Lake Emma Road Lake Mary, FL 32746
LEASE TYPE:	NNN or Ground Lease
SPACE SIZE:	4,674 SF
LOT SIZE:	0.97 acres
PARKING SPACES:	~20

PROPERTY HIGHLIGHTS

- ◆ **Affluent Market:** Well positioned in one of Central Florida's strongest retail submarkets, surrounded by high household incomes, 3-mile Avg. HH Income of \$134,569.
- ◆ **Strong Access & Visibility:** Excellent connectivity to Lake Mary Boulevard (73,167 AADT) and I-4 (156,500 AADT), offering convenient access for both local and regional customers.
- ◆ **Freestanding Opportunity:** Freestanding building on nearly one-acre of land offering flexibility and long-term adaptability in a high-barrier-to-entry market.
- ◆ Contact agent for pricing and to schedule property visits. Please do not disturb tenant.





156,500 AADT



at home
The Home Décor Superstore

SITE

DISCOUNT TIRE



Wendy's



VyStar
Credit Union

CareNow
Urgent Care

CAVA



Lake Emma Rd
(30,337 AADT)

CIRCLE K

W Lake Mary Blvd
(73,167 AADT)



AERIAL

Lake Mary Centre



Shoppes of Lake Mary



Lake Mary Centre



W Lake Mary Blvd
(73,167 AADT)

Lake Emma Rd (30,337 AADT)

SITE



at home
The Home Décor Superstore



INTERSTATE 4 156,500 AADT

W Lake Mary Blvd (73,167 AADT)



SITE

Lake Emma Rd (30,337 AADT)



TOPGOLF

Lake Mary Centre





BANK OF AMERICA

HOBBY LOBBY



LA FITNESS



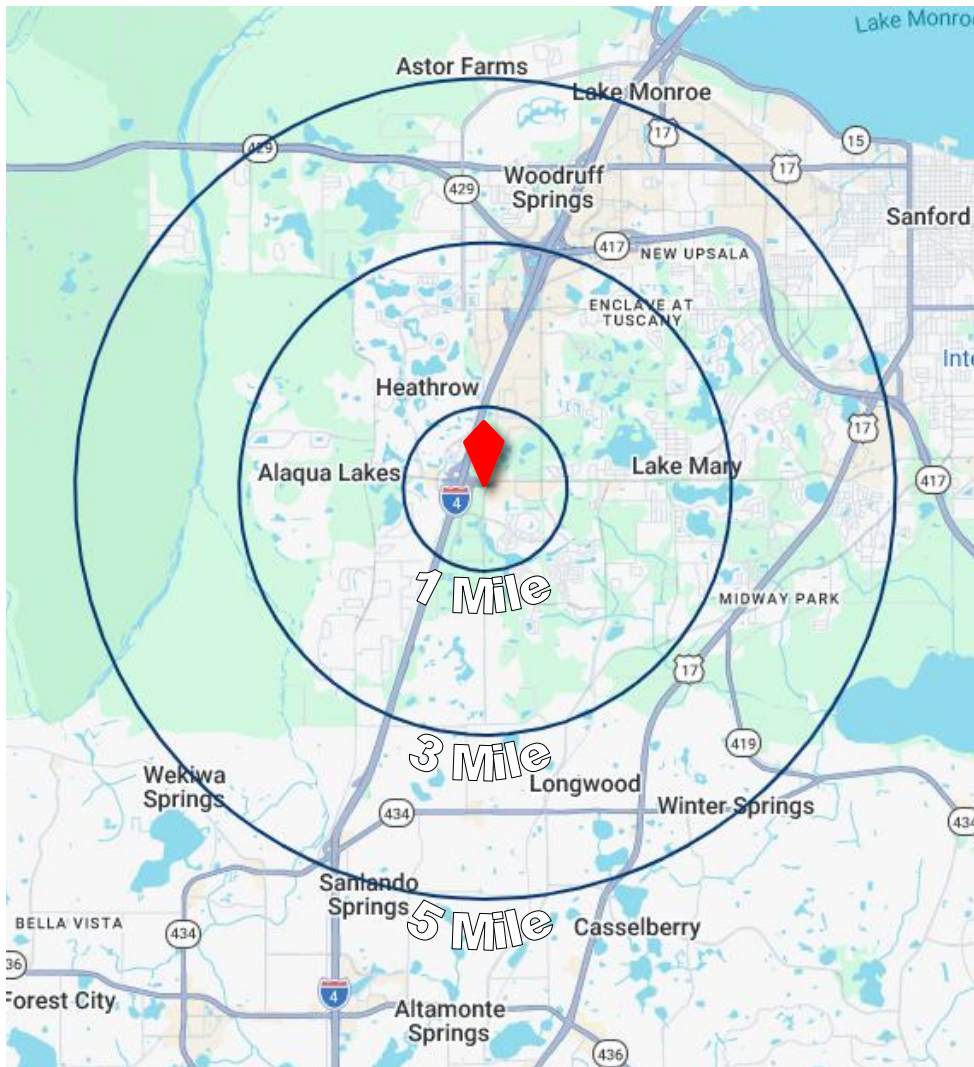



Academy SPORTS+OUTDOORS

Office DEPOT

goodwill

AREA OVERVIEW



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2030 Projection	9,415	63,903	157,678
2025 Estimate	8,893	60,462	148,705
2020 Census	8,442	57,892	140,120
Growth 2025 - 2030	1.2%	1.1%	1.2%
Growth 2020 - 2025	1.1%	0.9%	1.2%
Daytime Employment	12,109	34,846	78,909
Households			
2030 Projection	3,917	25,177	61,119
2025 Estimate	3,693	23,783	57,558
2020 Census	3,487	22,665	54,048
Growth 2025 - 2030	1.2%	1.2%	1.2%
Growth 2020 - 2025	1.2%	1.1%	1.4%
Owner Occupied	1,843	15,650	37,203.
Renter Occupied	2,074	9,527	23,917
Household Income			
2025 Avg. HH Income	\$108,806	\$134,569	\$117,332
2025 Median HH Income	\$80,006	\$106,674	\$87,149

Demographic data © 2026 by CoStar Group



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Senior Associate

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