

FOR SALE

Premium Interstate 4 Land

Development Opportunity

LAND FOR SALE - LAKE MARY ONE

734 New Technology Blvd, Lake Mary, FL 32746

Vacant Land for sale in the heart of Lake Mary; exceptional I-4 visibility

PROPERTY HIGHLIGHTS

- Exceptional 7.44 acre site.
- Master retention provided within the PUD. No on-site retention required.
- Direct frontage and visibility for Interstate 4 signage.
- Ideally located in the heart of Lake Mary via access to Rinehart and interstate connectivity throughout Central Florida.
- Adjacent to new Orlando Health Campus.
- Minutes to SR 429, SR 417 & Sanford Int'l Airport (SFB).



PRICING:
Call for Details



TOTAL LAND AREA:
7.44± AC



VISIBILITY:
Roughly 200,000 Cars
Per Day



ZONING:
PUD



VIEW THE DRONE VIDEO



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)
400 S Park Ave, Suite 225, Winter Park, FL 32789

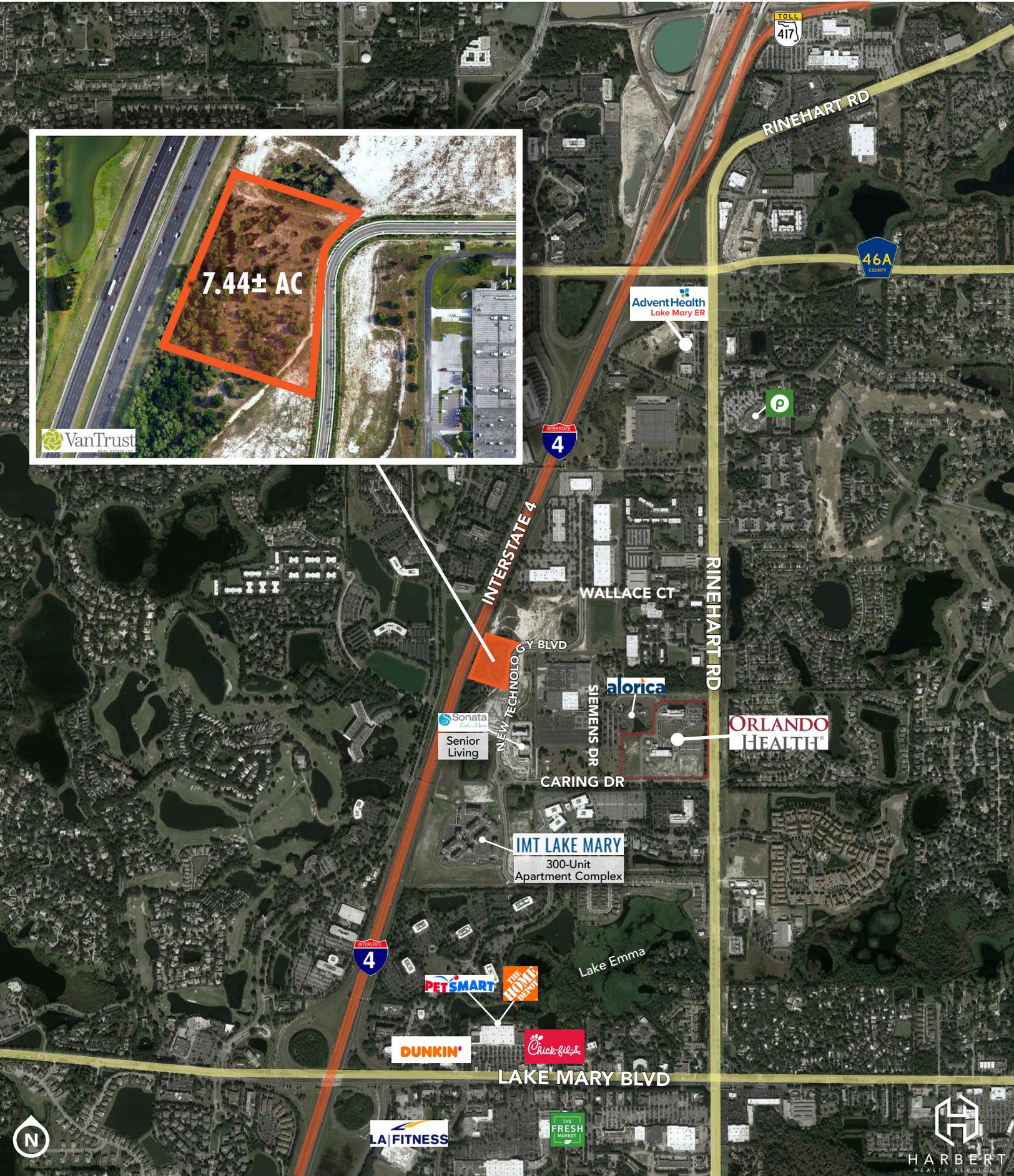


VanTrust
REAL ESTATE LLC

LAND FOR SALE - LAKE MARY ONE

734 New Technology Blvd, Lake Mary, FL 32746

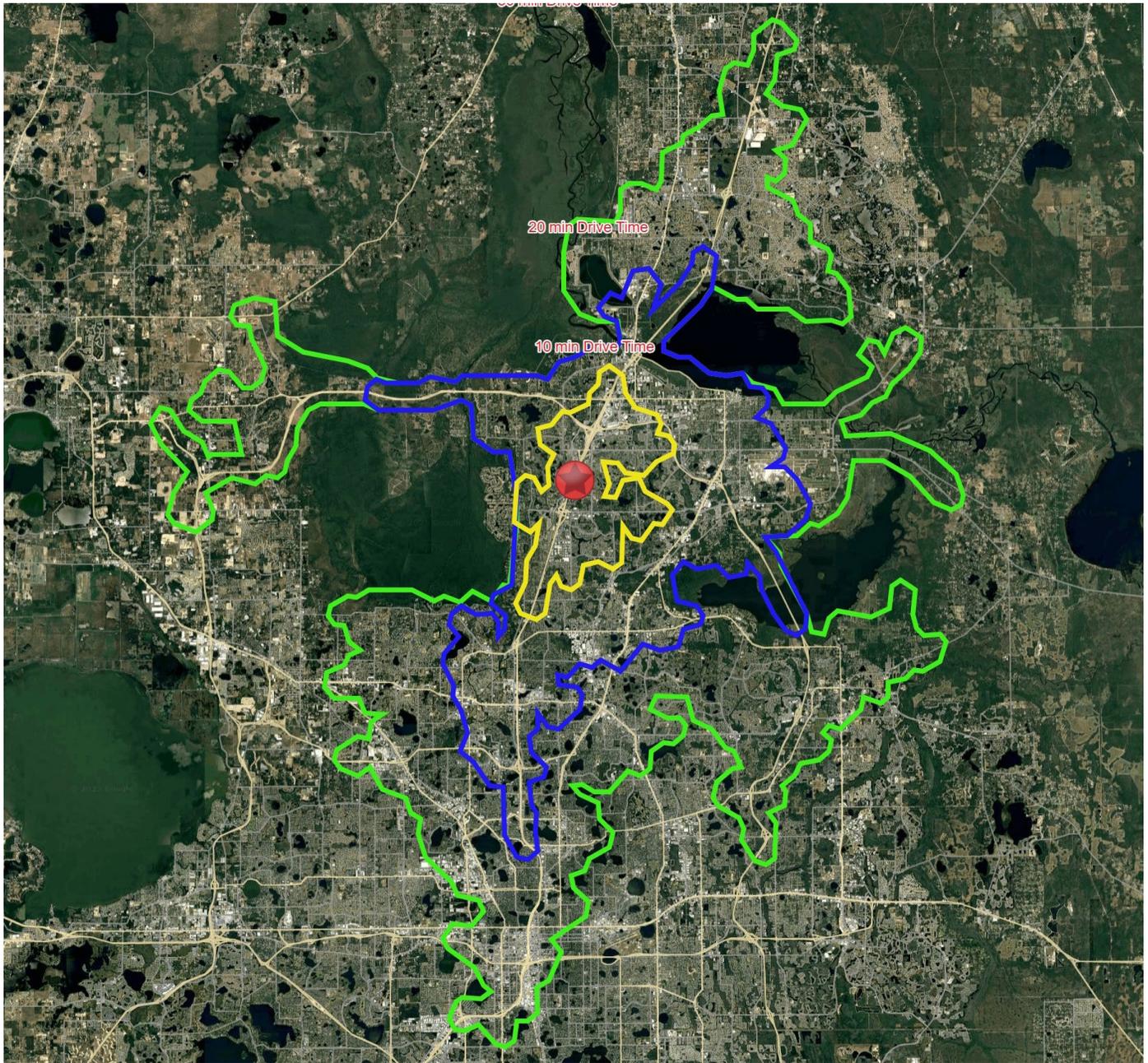
AREA OVERVIEW



LAND FOR SALE - LAKE MARY ONE

734 New Technology Blvd, Lake Mary, FL 32746

DEMOGRAPHICS



DRIVE TIMES

9 minutes
to State Road 417 (Eastern Beltway)

18 minutes
to Sanford International Airport

22 minutes
to Downtown Orlando

37 minutes
to Orlando International Airport

DEMOGRAPHICS

POPULATION

1 miles	4,296
3 miles	60,924
5 miles	136,397

DAYTIME BUSINESS POPULATION

1 miles	13,901
3 miles	65,259
5 miles	130,212

TRAFFIC COUNTS

Rinehart Rd:
+/-27,500 vehicles/day

On I-4:
+/-161,000 vehicles/day

AVERAGE HH INCOME

1 miles	\$130,637
3 miles	\$124,782
5 miles	\$108,157