FIRST CAPITAL Property Group
Commercial Real Estate Services

LAKE MARY EXCHANGE





*Pricing is subject to change. Inquire for details.

MEDICAL / OFFICE DEVELOPMENT

734 New Technology Blvd, Lake Mary, FL 32746

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For Sale: Medical or Office
- 3,400 - 15,685 SF Buildings
- Grey Shell Delivery
- Starting at $346.00 / SF

CLICK HERE FCPG.com/Lake-Mary-Exchange/

Premier Mixed-Use Development situated in the highly desirable Lake Mary submarket, offering grey shell buildings to accommodate a wide range of medical or office users

Less than a mile from Orlando Health 450,000 SF, 124-bed hospital that includes advanced patient care including cardiovascular and women's and infant services

Dedicated monument sign and building facade signage available

Positioned Near Major Employment Centers, including AAA National Headquarters, Deloitte, Verizon, Cencentrix, JPMorgan Chase, SAP America, and numerous other technology and corporate offices

Surrounded by Established Retail, Dining, and Lifestyle Amenities, including Colonial TownPark, Shoppes of Lake Mary, and a wide range of restaurants and services that support employees, clients, and visitors

± 700' of frontage on I-4 with over 34,000 SF of building facade directly facing I-4

A JW² DEVELOPMENT FEATURING SCHMID CONSTRUCTION

JW² DEVELOPMENT
Schmid CONSTRUCTION

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SITE MAP & AVAILABILITY





Building #	Building Size (SF)	Purchase Price	Price / SF
1	5,760	$2,110,000	$366
2	3,618	$1,330,000	$368
3	3,618	$1,330,000	$368
4	3,618	$1,330,000	$368
5	5,720	$2,090,000	$365
6	4,355	$1,550,000	$356
7	4,355	$1,550,000	$356
8	15,685	$5,420,000	$346
9	3,400	$1,250,000	$368
10	3,400	$1,250,000	$368
11	4,355	$1,550,000	$356
12	4,355	$1,550,000	$356
13	5,760	$2,110,000	$366
14	4,216	$1,500,000	$356
15	5,720	$2,090,000	$365
16	4,266	$1,560,000	$366



GREY SHELL DELIVERY



MONUMENT & BUILDING SIGNAGE AVAILABLE



MEDICAL & OFFICE USERS WELCOMED

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LOCATION



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DEMOGRAPHICS

AVERAGE INCOME
$130,960
(5 min drive time)

MEDIAN AGE
43.9
(5 min drive time)

AVERAGE HOUSEHOLD SIZE
2.04
(5 min drive time)

DAYTIME POPULATION
48,631
(10 min drive time)

MEDICAL EXPENDITURES
$41,806,236
(10 min drive time)

		Total Population	Total Families	Total Households	Average Income	Total $ Spent on Medical Care
5 mins	2026	1,042	288	498	$130,960	$1,490,073
	2031	1,166	331	568	$146,254	
10 mins	2026	35,253	9,598	15,220	$126,079	$41,806,236
	2031	36,796	10,197	16,154	$141,638	
15 mins	2026	132,805	35,860	52,998	$130,397	$151,329,441
	2031	136,559	37,514	55,415	$146,720	

Nearest Hospitals & ERs

Hospital / ER	Miles
Orlando Health Lake Mary Hospital	0.8
AdventHealth Lake Mary Health Park	1.4
Orlando Health South Seminole Hospital	6.1
HCA Florida Lake Monroe Hospital	7.0
AdventHealth Altamonte Springs Hospital	10.0

AdventHealth ORLANDO HEALTH® HCA Florida Healthcare®



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SEMINOLE COUNTY: LAKE MARY

FROM SETTLEMENT TO CITY

Lake Mary, with roots dating back to the 19th century, officially incorporated as a city on August 7, 1973. Initially named after the wife of a minister who settled by the lake's northern shores, Lake Mary originally consisted of two small settlements known as Bent's Station and Belle Fontaine, situated along the Sanford-Orlando railroad line. Originally centered around citrus agriculture, Lake Mary began its transformation into a semi-rural bedroom community in the early 1970s, driven by the northward expansion of Disney developments. Subsequently, in the late 1980s and early 1990s, the city experienced rapid residential growth and economic development, evolving into a hub with significant office, retail, and industrial spaces.

NATURAL BEAUTY

Experience the allure of Lake Mary through its scenic Rinehart Trail, an integral part of the Cross Seminole Trail system, perfect for biking, running, walking, or roller blading. The city takes pride in its well-maintained Parks and Recreation facilities, offering diverse amenities to cater to all interests. With Florida's inviting weather year-round, residents and visitors alike are encouraged to embrace outdoor activities and make the most of our picturesque surroundings.

Lake Mary shines as a family-friendly community, providing an array of youth recreation programs covering baseball, softball, soccer, golf, and tennis to engage children of all interests. Seniors aged 55 and above also find a welcoming environment at the Senior Center, fostering camaraderie through enjoyable activities such as bridge games, sewing sessions, chair aerobics, and lively line dancing. It's a place where every age group can discover engaging pursuits and create lasting memories together.



Central Park

DEMOGRAPHICS

Population

POPULATION
± 44,961

PROJECTED ANNUAL GROWTH
0.33%

DAYTIME POPULATION
± 56,491

MEDIAN AGE
± 42.2

Income

AVERAGE HOUSEHOLD INCOME
$142,624

AVERAGE DISPOSABLE INCOME
$111,366

AVERAGE NET WORTH
$1,710,253



Liberty Park