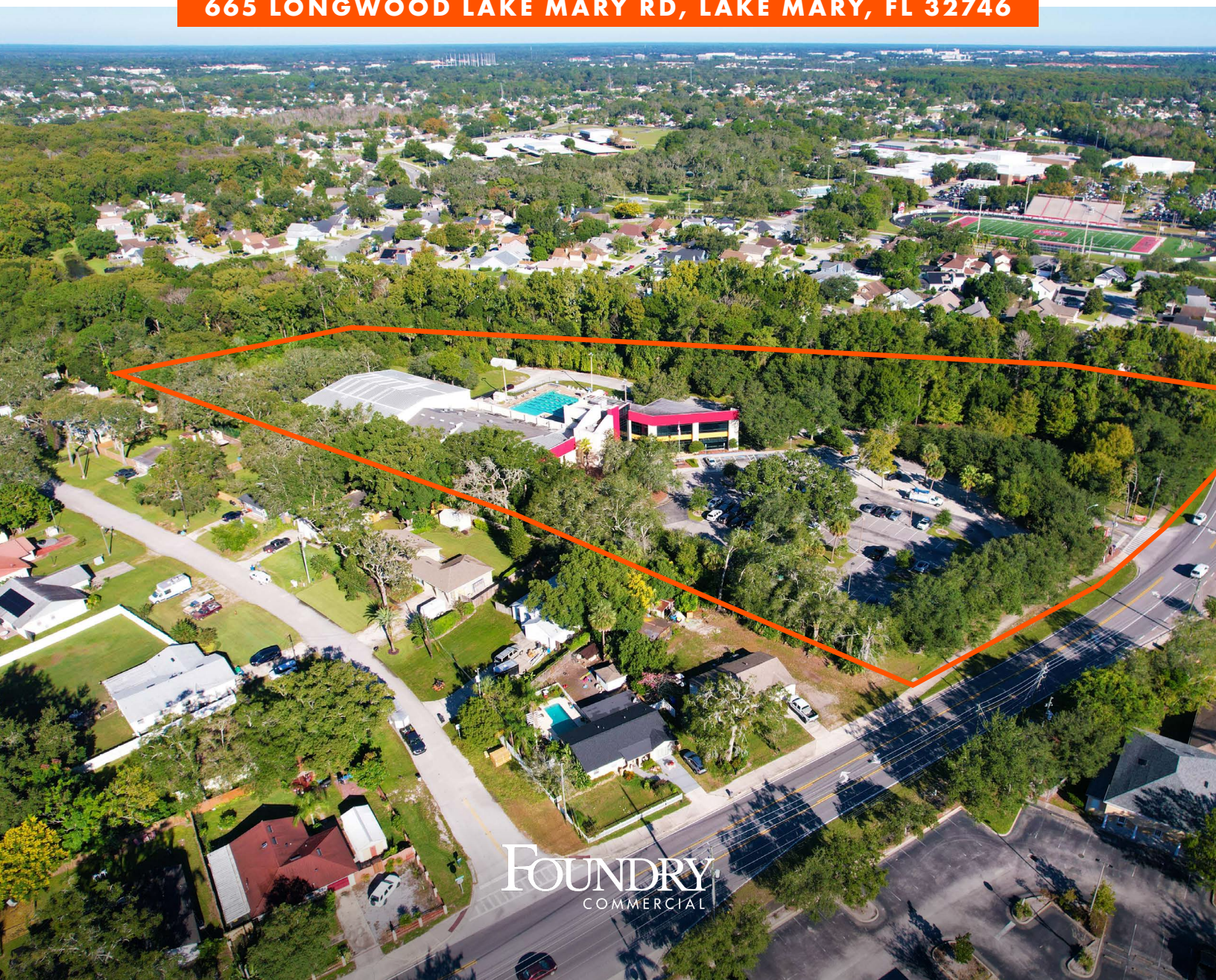


MULTI-USE PROPERTY IN PRIME LAKE MARY LOCATION.

SALE/PARTIAL LEASEBACK OPPORTUNITY
7.70 ± ACRES WITH 24,941 ± SF BUILDING

665 LONGWOOD LAKE MARY RD, LAKE MARY, FL 32746



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OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased represent the J. Douglas Williams YMCA and to offer this premier opportunity in the heart of Lake Mary, FL. Located adjacent to Lake Mary High School, Greenwood Lakes Middle School and multiple subdivisions, this site is located at a crucial point in the growing Seminole County market. Great access to the site is available through I-4, Longwood Lake Mary Road, State Road 434 and the 417.

7.70[±]

TOTAL ACRES

PD

CURRENT
ZONING

24,941[±]

TOTAL SQUARE
FOOTAGE

80[±] Spots

PAVED PARKING

MEET 665 LONGWOOD LAKE MARY RD, LAKE MARY, FL 32746

The property consists of one 24,941± SF building currently being used as a gym and multi-use facility located on 7.70± acres. The building on site is still a functioning YMCA facility which contains multiple spaces including a large area for gym equipment or multiple classrooms/flexible spaces, offices, a pool, bathrooms, and a childcare wing. In addition, there are 80± paved parking spaces with additional grass areas for parking. Current zoning of the property is a PD – Planned Development through Seminole County.

The property owner is open to creative deal structures including but not limited to: sale, sale with a leaseback on part of the space, joint venture development, etc.

665 LONGWOOD LAKE MARY RD, LAKE MARY, FL 32746

COUNTY | SEMINOLE

PARCEL ID | 20-20-30-300-006G-0000

PARKING | 80± PAVED SPOTS

BUILDING SF | 24,941± SF

NUMBER OF BUILDINGS | 1

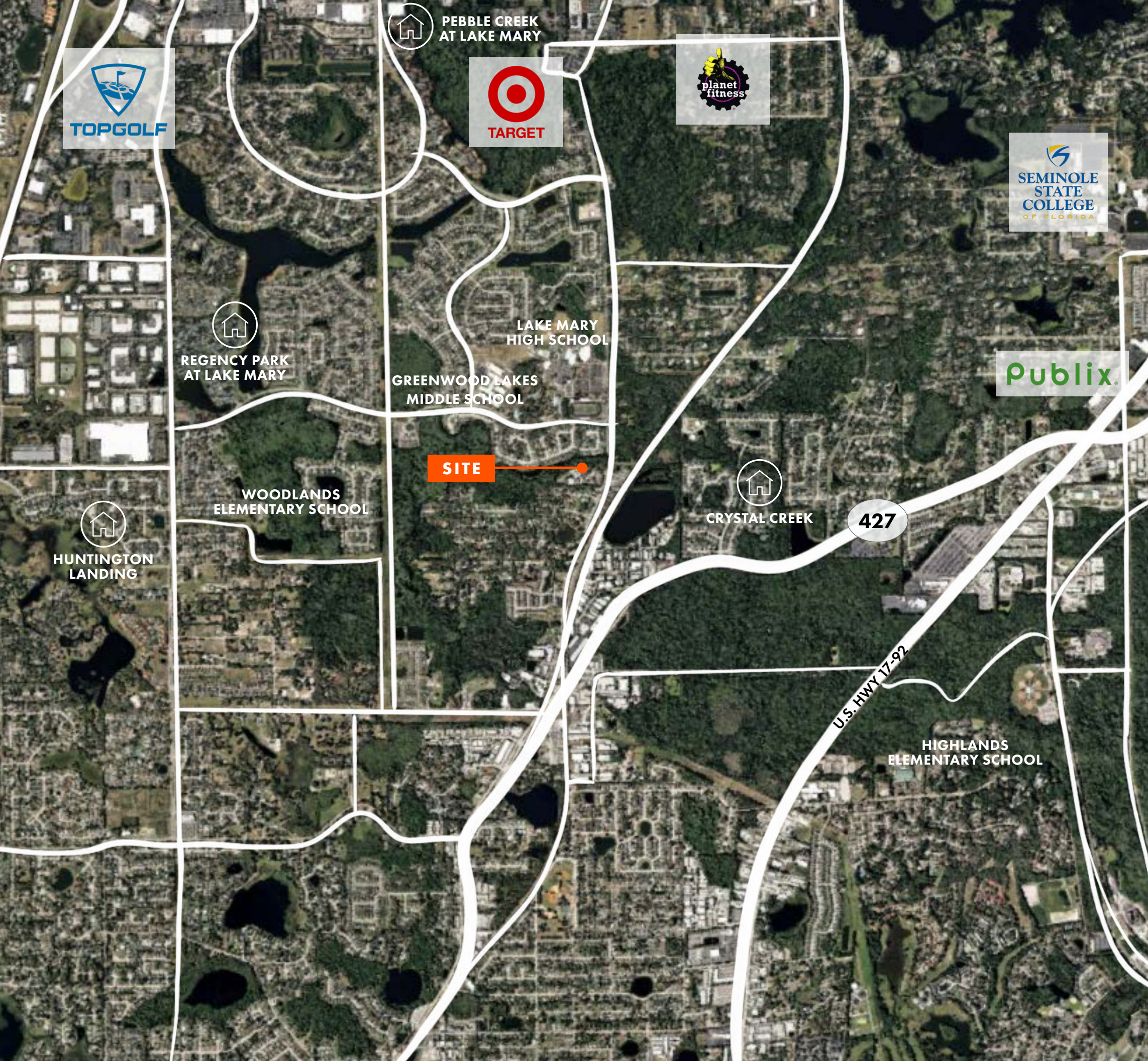
ZONING | PD – PLANNED DEVELOPMENT

FUTURE LAND USE | CLUBS/FRATERNAL ORGS

PRICE | **\$5,995,000**



DETAILS.



SURROUNDING AREA AND AMENITIES

Located in vibrant Seminole County, the property is uniquely positioned within the core of the Lake Mary, FL market.

With a growing population, Lake Mary is an attractive area with strong economic demographics and close proximity to major transportation hubs. Lake Mary offers a range of amenities including shopping centers, restaurants, and entertainment options.

As one of the fastest growing areas in Central Florida, Lake Mary continues to be a choice location for high-tech businesses, many of which spend considerable time and money searching for the right place. It also boasts an "A" rated school district within Seminole County.

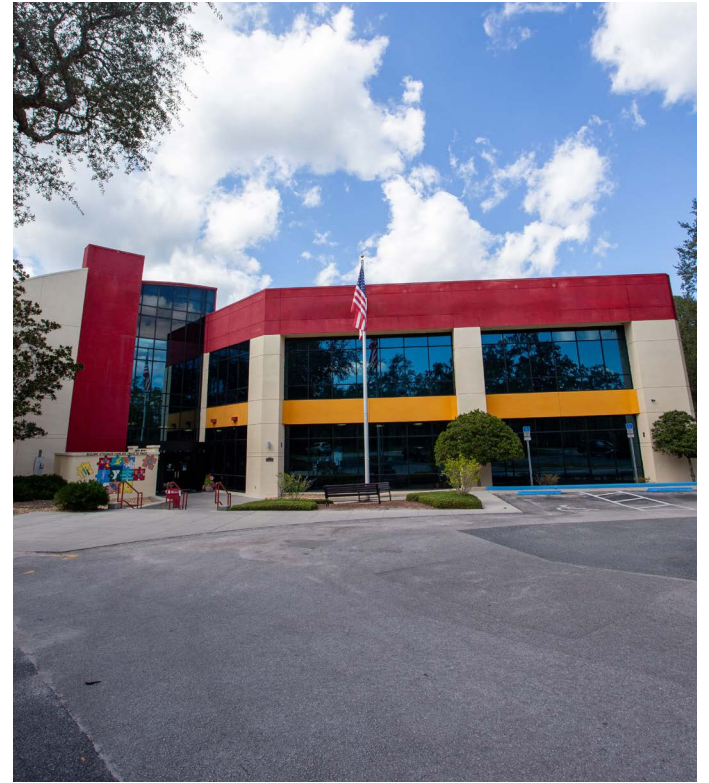
Lake Mary prides itself on providing a high quality of life to its 16,000 residents. According to the City's website, its "tree-lined streets, excellent schools, a beautiful trail system, and a family-friendly environment" are what continue to contribute to the City's growing population.

24,941± SF TOTAL

LONGWOOD LAKE MARY RD (15,424 VPD)

80± PARKING SPACES

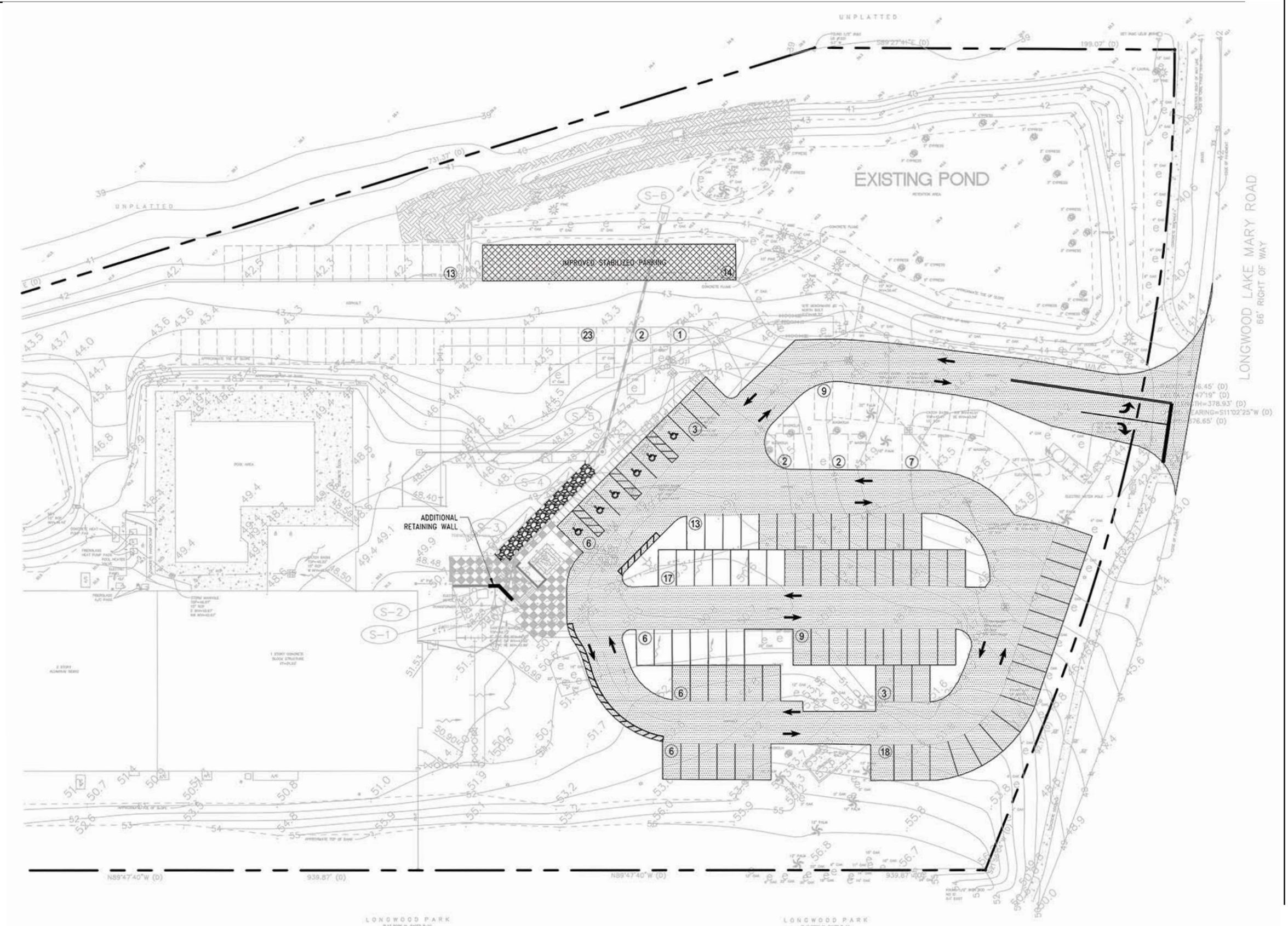
PROPERTY PHOTOS



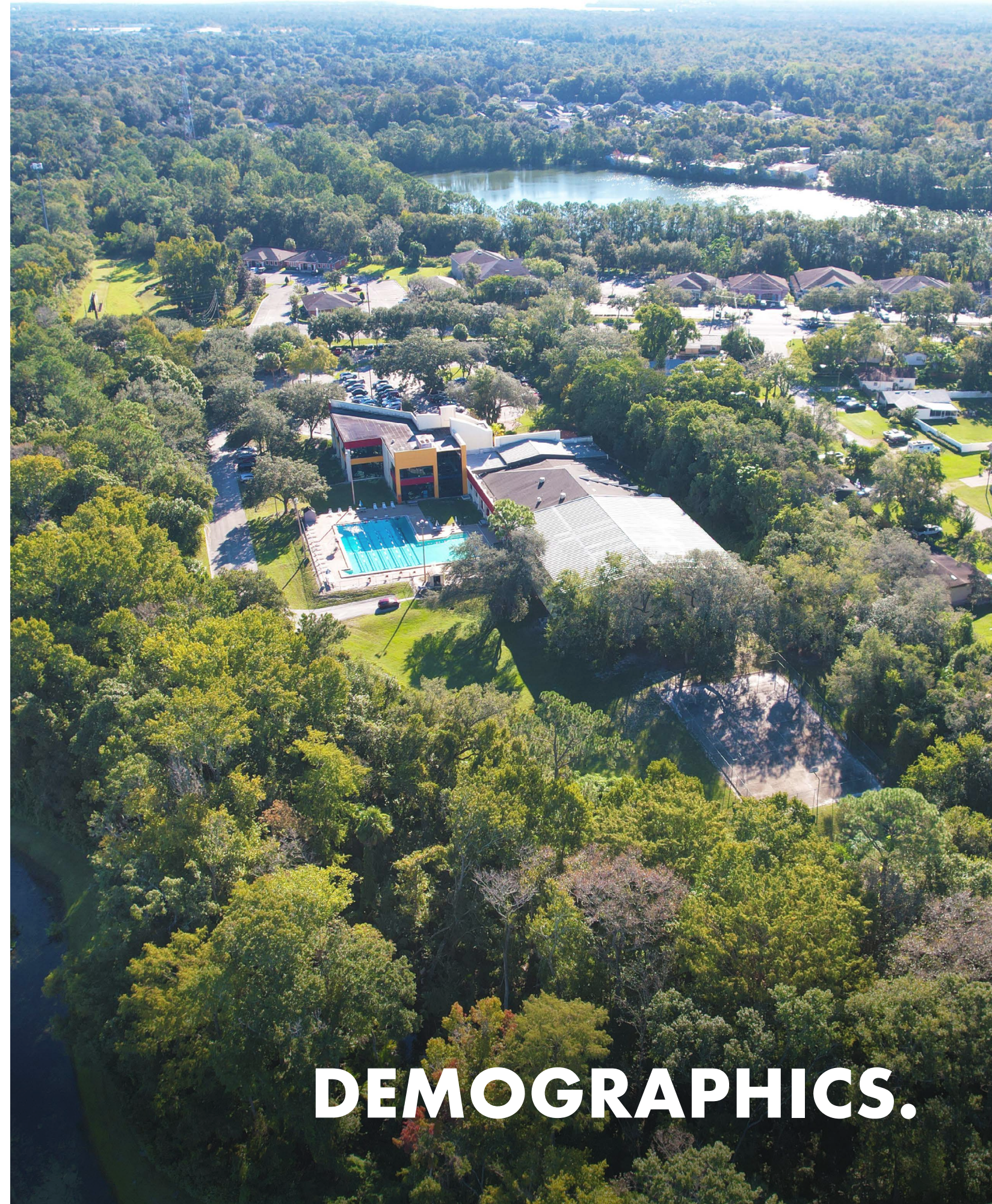
PROPERTY PHOTOS



SITE PLAN



	1 MILE	3 MILE	5 MILE
POPULATION	7,133	63,837	170,313
POPULATION CHANGE (2028 PROJECTION)	0.4%	0.9%	40.0
AVG. HH INCOME	\$157,934	\$120,800	\$126,508
MEDIAN HOME VALUE	\$312,431	\$317,097	\$340,583
# OF EMPLOYEES	2,718	53,201	107,131



DEMOGRAPHICS.





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[CLICK HERE OR SCAN FOR ADDITIONAL INFORMATION](#)



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