

FOR LEASE

SHOPPES OF LAKE EMMA

3895 Lake Emma Road, Lake Mary, FL 32746

757-2,411 SF AVAILABLE

- 15,450 SF center in close proximity to I-4 interchange, with great demographics within a 5-mile radius
- Excellent visibility and access to Lake Emma Rd
- High traffic of 34,034 VPD on Lake Emma Rd and 69,447 VPD on Lake Mary Blvd
- **Traffic Counts:**
Lake Mary Blvd – 69,447 AADT
Lake Emma Rd – 34,034 AADT
I-4 – 143,170 AADT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	7,329	59,119	139,395
Avg HH Income	\$88,676	\$112,583	\$93,898
No. of Businesses	659	2,607	6,538
Daytime Population	13,850	64,702	156,094



Casey Dorner
office (407) 426-2300 Ext. 110
cell (407) 404-4017
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314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

AERIAL

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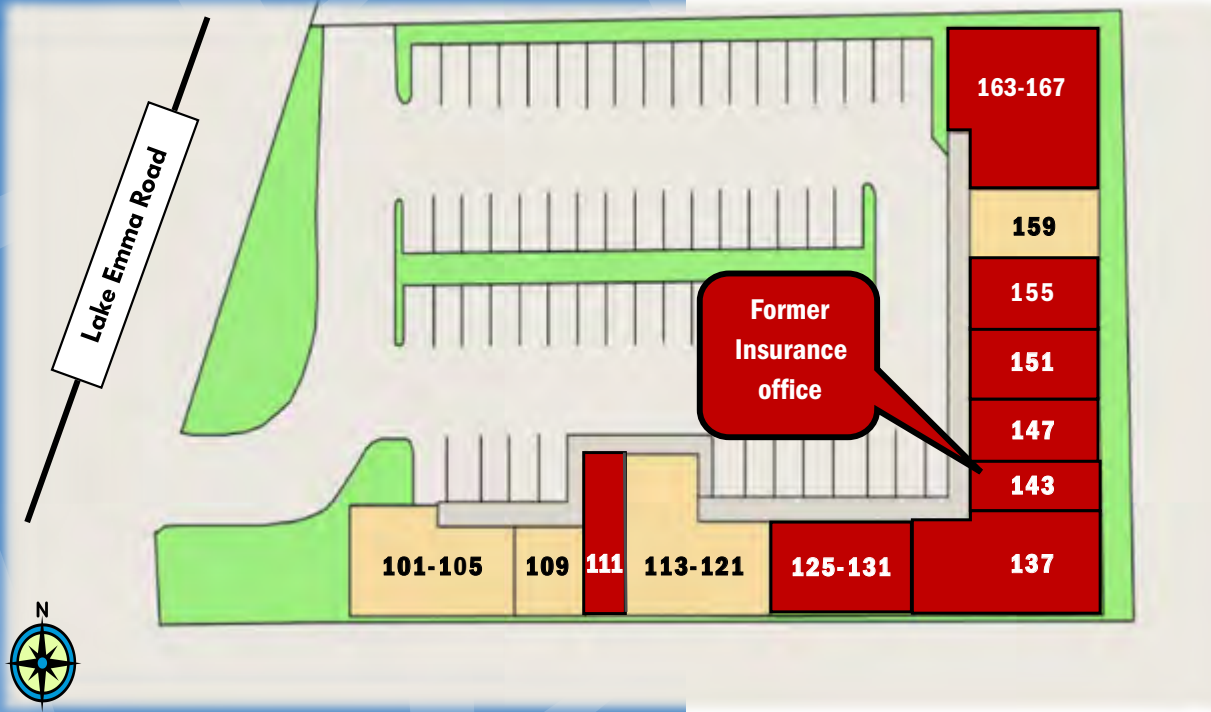
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TENANT ROSTER

101-105—MEMORIES OF INDIA	1,795 SF
109—EMPIRE NUTRITION	709 SF
111—AVAILABLE	970 SF
113-121—ALLSTATE	1,593 SF
125-131—AVAILABLE	1,468 SF
137—AVAILABLE	1,920 SF
143—AVAILABLE	757 SF
147—AVAILABLE	967 SF
151—AVAILABLE	951 SF
155—AVAILABLE	640 SF
159—EMMA MASSAGE	1,269 SF
163-167—AVAILABLE	2,411 SF



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SURROUNDING RETAIL

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