

4406 W LAKE MARY BOULEVARD

LAKE MARY, FL 32746

Available



For Sale

 JLL SEE A BRIGHTER WAY

PROPERTY HIGHLIGHTS



Prime 2,570 SF freestanding building positioned on nearly one acre (0.95 AC), with a single-lane drive-thru banking facility, offering excellent visibility on W Lake Mary Blvd (19,300 AADT).



One of the region's most affluent communities with a three-mile average household income of \$146,015; residents boast significant spending power and brand loyalty



Benefits from an exceptional three-mile daytime population of 42,703 employees, driven by corporate campuses, retail centers and professional office parks, ensuring consistent weekday traffic and transaction volume.



Ranked among the top three branch locations for total deposits within the entire Orlando MSA, demonstrating proven market strength, customer confidence and exceptional financial performance in this strategic market.



Serves a robust regional trade area extending well beyond immediate neighborhood boundaries, drawing customers from multiple ZIP codes and establishing the location as a principal branch for surrounding communities.



IMMEDIATE AERIAL VIEW



MARKET AERIAL VIEW



AREA DEMOGRAPHICS

Who lives in the three-mile radius?



Modern Minds

Urban, educated, affluent households with commutes

Median Age: 34.8

Median HH Income: \$95,892

LifeMode Group: Tech Trailblazers

Socioeconomic Traits: *Modern Minds* is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



Savvy Suburbanites

Dual-income households in well-established and newly-developed areas

Median Age: 43.9

Median HH Income: \$147,670

LifeMode Group: Premier Estates

Socioeconomic Traits: *Savvy Suburbanites* work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities and invest heavily in their homes and landscaping.



Dreambelt

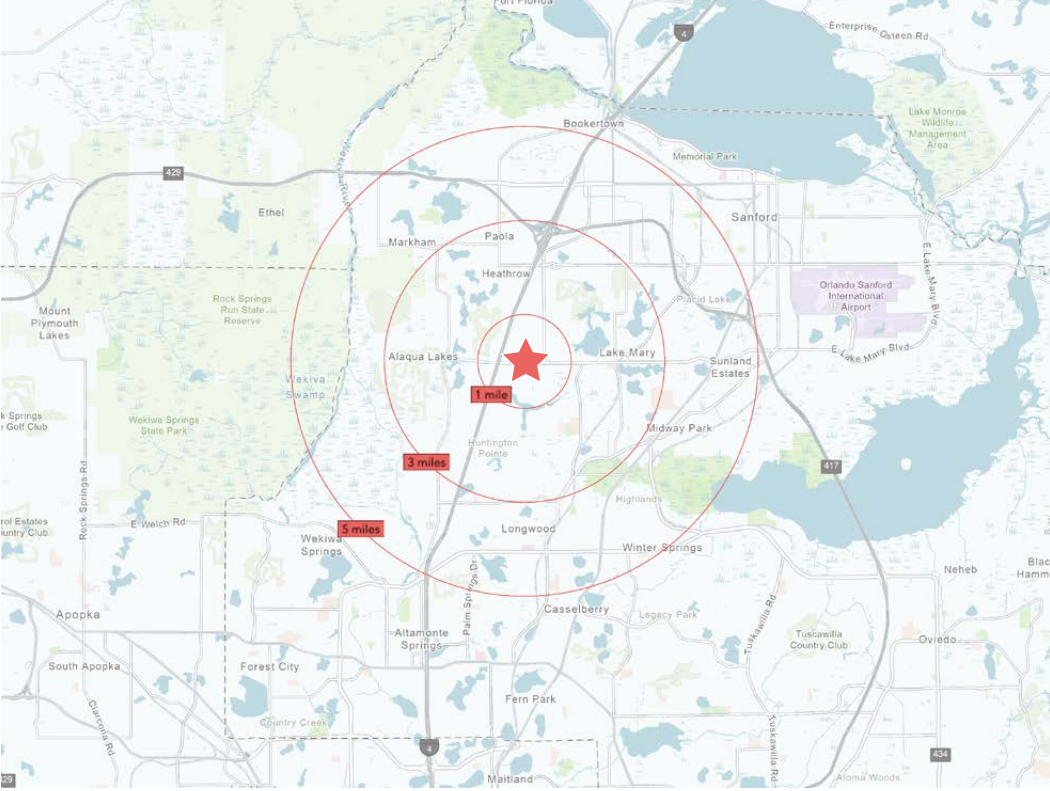
Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.6

Median HH Income: \$100,825

LifeMode Group: Suburban Shine

Socioeconomic Traits: *Dreambelt* represents forward-thinking suburban households. They're brand-loyal warehouse club shoppers who invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth. Routine-oriented with regularly-scheduled exercise and health visits.



	1 mile	3 miles	5 miles
Total Population	8,680	61,839	152,616
Total Households	3,706	25,345	60,406
Average HH income	\$118,433	\$146,015	\$129,828
2026 Median Age	42.0	42.1	40.6
Daytime Employees	10,179	42,703	98,208



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