

# FOR LEASE



## RETAIL/OFFICE PROPERTY 904 S FRENCH AVE, SANFORD 32771



### TRAFFIC COUNTS

French Ave & 6<sup>th</sup> St 23,595

1 mile  
Population: 10,644  
Households: 4,240  
Avg HH Income: \$71,079

3 miles  
Population 57,244  
Households 21,545  
Avg HH Income \$81,137

5 miles  
Population 122,865  
Households 43,309  
Avg HH Income \$95,637

### PROPERTY HIGHLIGHTS

- 1,112 SF +/- Zoning: GC-2 M: Sanford
- Parking: 8 spaces Open Layout 2 Bathrooms
- Frontage French Ave (17/92): 51 Feet +/-
- Close to: SR 46, SR 417, I-4, SR 429, Orlando  
Sanford International Airport, Downtown  
Sanford, Seminole Town Center Mall
- Lease Price: \$1,800 / month MG + utilities
- Wi-Fi included in rent

#### Molly Garrett

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## PHOTO REVIEW



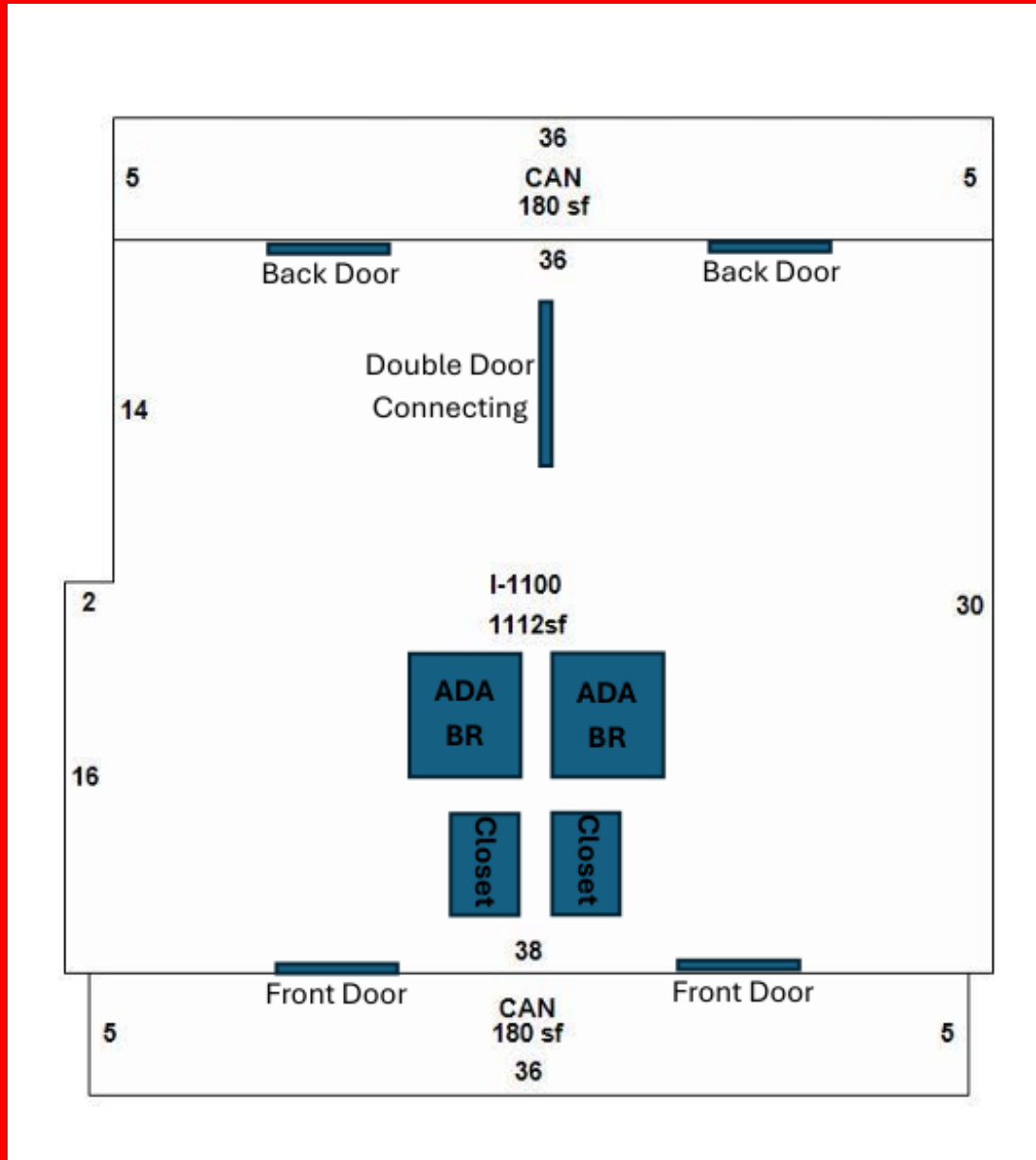




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## FLOORPLAN



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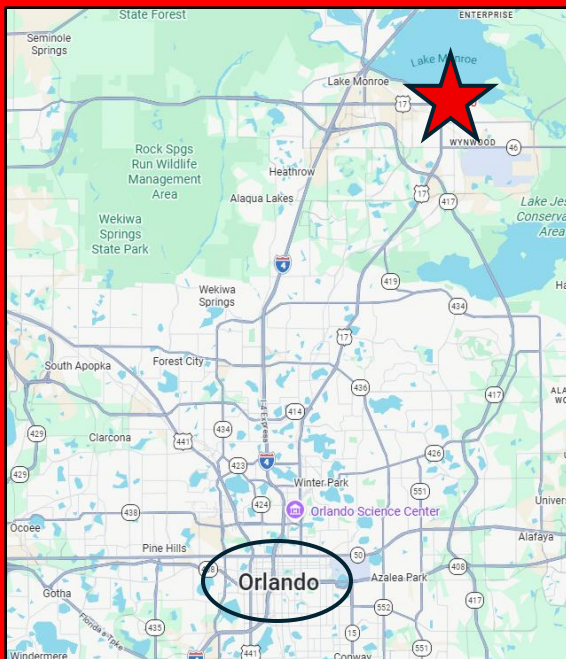
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## MAP OVERVIEW



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