

**FOR SALE**

# SAN MARCOS OFFICE DUPLEX

245 & 247 San Marcos Avenue | Sanford, FL

<b>PROPERTY</b>	Office Duplex
<b>PROPERTY SIZE</b>	2,672 SF
<b>LOCATION</b>	.7mi from Downtown Sanford
<b>ASKING PRICE</b>	\$650,000



## PROPERTY HIGHLIGHTS

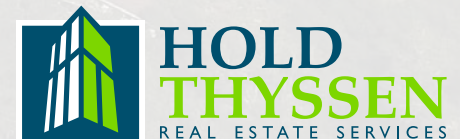
- Step into this beautifully renovated office property in the heart of Sanford, FL, ideal for an owner-user or investor.
- Recently upgraded with a new roof (2022), updated wiring, plumbing, lighting, a natural gas generator, restored terrazzo floors, and custom woodwork.
- Separate utilities and HVAC systems for each unit provides flexibility for use of space and potential for owner user with additional rental income.
- Florida Native landscaping with a Rainbird irrigation system, modern kitchenettes, and a fully updated interior make this property completely move-in ready.



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## MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	6,876	39,576	97,111
2024 Estimate	6,563	37,486	92,093
2020 Population	6,160	33,649	86,622
Growth 2020-2024	1.6%	2.9%	1.6%
Growth 2024-2029	1.0%	1.1%	1.1%
Median Age	43.5	38.3	38.2



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,745	14,618	36,470
2024 Estimate	2,622	13,838	34,548
2020 Population	2,495	12,473	32,609
Growth 2020-2024	1.2%	2.1%	1.5%
Growth 2024-2029	0.9%	1.1%	1.1%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$76,939	\$69,198	\$75,279
2024 Median Household Income	\$54,764	\$51,587	\$57,346



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