



111 E LAKE MARY BLVD, SUITE 109
Sanford FL, 32773

RETAIL LEASE

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FLORIDA BROKER

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EAST ORLANDO OFFICE

7444 Narcoossee Rd, Suite 414
Orlando, FL 32822

111 E LAKE MARY BLVD, SUITE 109

 SANFORD FL, 32773

PRICE:
\$15/sf



ZONING
GC-2



GOVERNED
Seminole County



INVESTMENT HIGHLIGHTS

- Turnkey salon opportunity, previously operated as a beauty and hair salon with existing plumbing and two washout stations.
- Functional layout featuring reception area, private office/treatment room, open floor plan, back office, restroom, and utility area.
- Minutes from Lake Mary and Heathrow.
- Ideal for owner-users seeking a ready-to-operate commercial suite.

THE OFFERING

PRICE	\$15/sf
CAM	\$4.50/sf
LEASE TYPE	Modified Gross
SQUARE FOOTAGE AVAILABLE	1,386 sf
CURRENT STATUS	Available
EXPECTED DELIVERY	Nov 1, 2025

PROPERTY DESCRIPTION



LOCATION

111 E Lake Mary Blvd, Suite 109
Sanford FL, 32773



SITE

Constructed



BUILDING AREA

7,751 SF



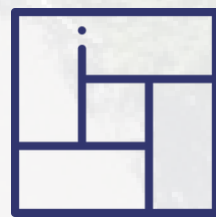
ZONING

GC-2



5-MILE DEMOGRAPHICS

Businesses: 1,840
Population: 148.7K
Median Household Income: \$64.6K



LAND AREA

31 parking spots



TRAFFIC COUNT

29,500 (2022) daily



YEAR BUILT

2004



CORRIDOR

Hwy 17-92 and Lake Mary Blvd

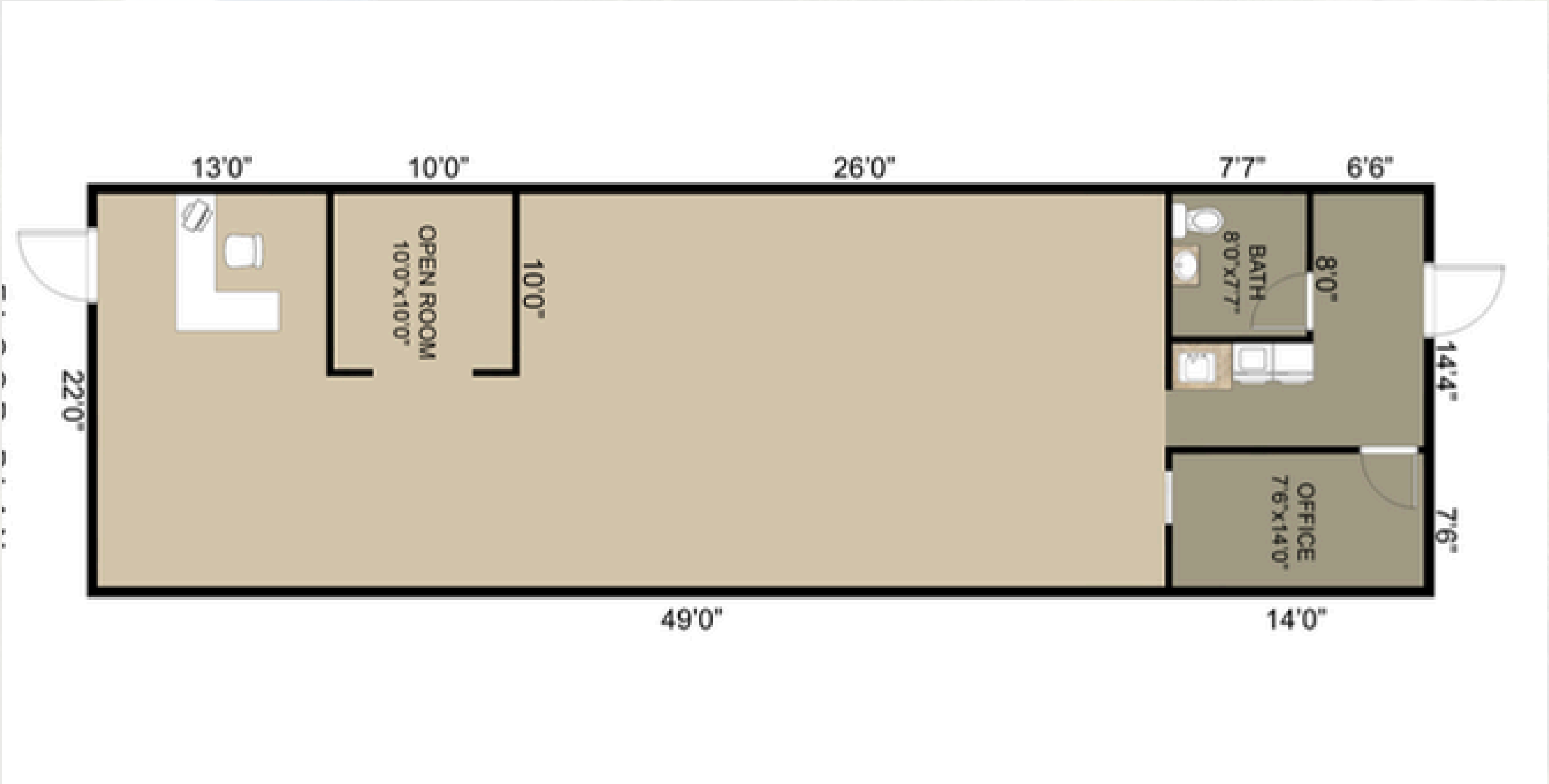
INTERIOR PHOTOS

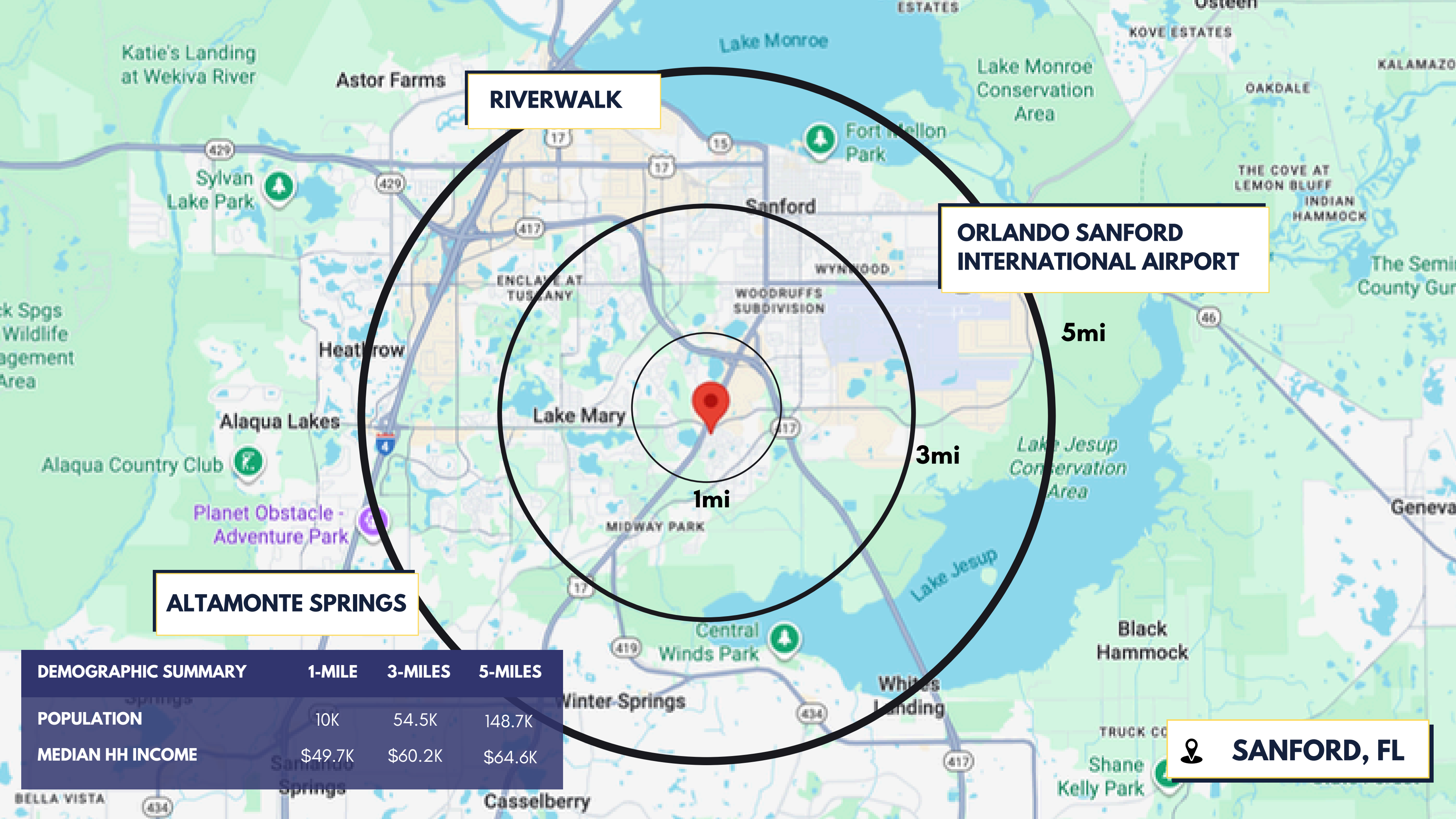


EXTERIOR PHOTOS



FLOOR PLAN





LAKE MARY CORRIDOR

The Lake Mary Blvd corridor in Sanford is an established and rapidly growing commercial hub, strategically positioned between the Orlando-Sanford International Airport and downtown Sanford. With direct access to I-4, U.S. 17-92, and SR-417, the corridor provides exceptional regional connectivity and serves as a key east-west link across Seminole County.

This area supports a diverse mix of retail, industrial, and service-oriented businesses, driven by strong local demand and proximity to major employment centers such as the Airport Industrial Park, Lake Mary's corporate district, and the surrounding residential communities. The corridor benefits from steady population and income growth, a robust daytime workforce, and continued investment in infrastructure and redevelopment.

With high traffic counts, strong visibility, and convenient access to both regional and neighborhood markets, the Lake Mary Blvd corridor remains a prime destination.





SANFORD, FLORIDA

Sanford, located in Seminole County, is one of Central Florida's most dynamic and rapidly growing cities. Situated along the shores of Lake Monroe and just north of Orlando, Sanford serves as a vital hub connecting the Greater Orlando metropolitan area to the northern and eastern corridors of the state.

The city's economy is supported by a diverse employment base, including logistics, manufacturing, healthcare, aviation, retail, and education. Sanford's central location, combined with its accessibility to major markets, has attracted national and regional employers to its thriving industrial parks and downtown business district. Seminole County consistently ranks among the top-performing counties in Florida for economic stability, supported by a skilled labor force and pro-business environment.

Transportation infrastructure is one of Sanford's greatest advantages. The city is served by Interstate 4, U.S. Highway 17-92, State Road 417, and State Road 46, providing seamless access to Orlando, Daytona Beach, and the broader Central Florida region. Sanford is also home to the Orlando Sanford International Airport (SFB)—a major regional airport that hosts both commercial passenger flights and one of the nation's busiest general aviation hubs.

Sanford's historic downtown district and riverwalk along Lake Monroe have become anchors for tourism and local commerce, featuring restaurants, breweries, events, and cultural attractions that draw thousands of visitors annually. Combined with continued residential development and strong consumer demand, Sanford presents a compelling landscape for retail, industrial, and mixed-use investment.

With its strategic location, growing population, and business-friendly climate, Sanford stands out as a key growth market within Central Florida—offering long-term potential for investors, developers, and businesses seeking sustainable expansion in one of the region's most promising economic corridors.



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