

±13.81 Acres Industrial Development Opportunity

4311 South Orlando Dr
Sanford, FL 32773
www.cbre.com/orlando

SMALL-BAY INDUSTRIAL | FLEX-OFFICE WAREHOUSE | COMMERCIAL BUILD-TO-SUITS

Excellent visibility and accessibility along US Hwy 17-92



4311 S ORLANDO DR, SANFORD, FL 32773

SEMINOLE COUNTY
GOVERNMENT
FACILITIES

30,799 AADT

±5.33 AC

±5.77 AC

Conservation Easement / Wetlands

ALF /
Daycare

Retention
Phase 3 (2010)
3.28 ±± acres

±2.74 AC

US HWY 17-92

Multi-family #1

Multi-family #2

Multi-family #3

N. RONALD REAGAN BLVD 26,250 AADT

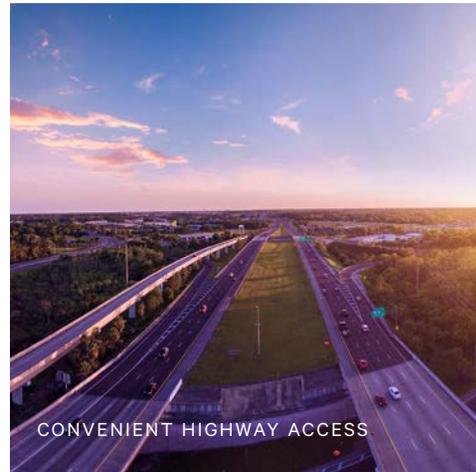
The Opportunity

- THREE VACANT LAND PARCELS
- ±13.81 ACRES TOTAL LAND SIZE
- SEMINOLE COUNTY
- ZONING: REAGAN PD
- LOCATED AT THE CORNER OF US HWY 17-92 AND SENATOR LANE IN SANFORD, FL

For Sale

Property Strengths

- ▶ Situated on the well-trafficked US Hwy 17-92 in Sanford - Seminole County, the site offers exceptional visibility and accessibility. Its location provides swift access to I-4, facilitating convenient travel to international airports and surrounding metropolitan areas. Immediate access to SR 417 and Wekiva Parkway (SR 429) complete a vital transportation loop around Orlando, promoting improved access and reduced traffic congestion, ultimately benefiting employees and businesses alike.
- ▶ Strategically positioned within the greater Orlando Metropolitan Area - immediately south of an established and high-performing retail corridor, offering strong market visibility and accessibility. The site's infill location significantly enhances its appeal for small-bay industrial and build-to-suit opportunities. These developments typically attract service-oriented businesses such as contractors, trades and logistics providers that value proximity to dense residential areas, streamlined operations and convenient access to their customer base.
- ▶ Industrial land availability in the Orlando metro, particularly in the Seminole-Sanford submarket, remains extremely limited, driving land values to record highs. Despite some signs of market softening, demand for well-located infill sites continues to outpace supply, especially among small-bay and service oriented industrial users.

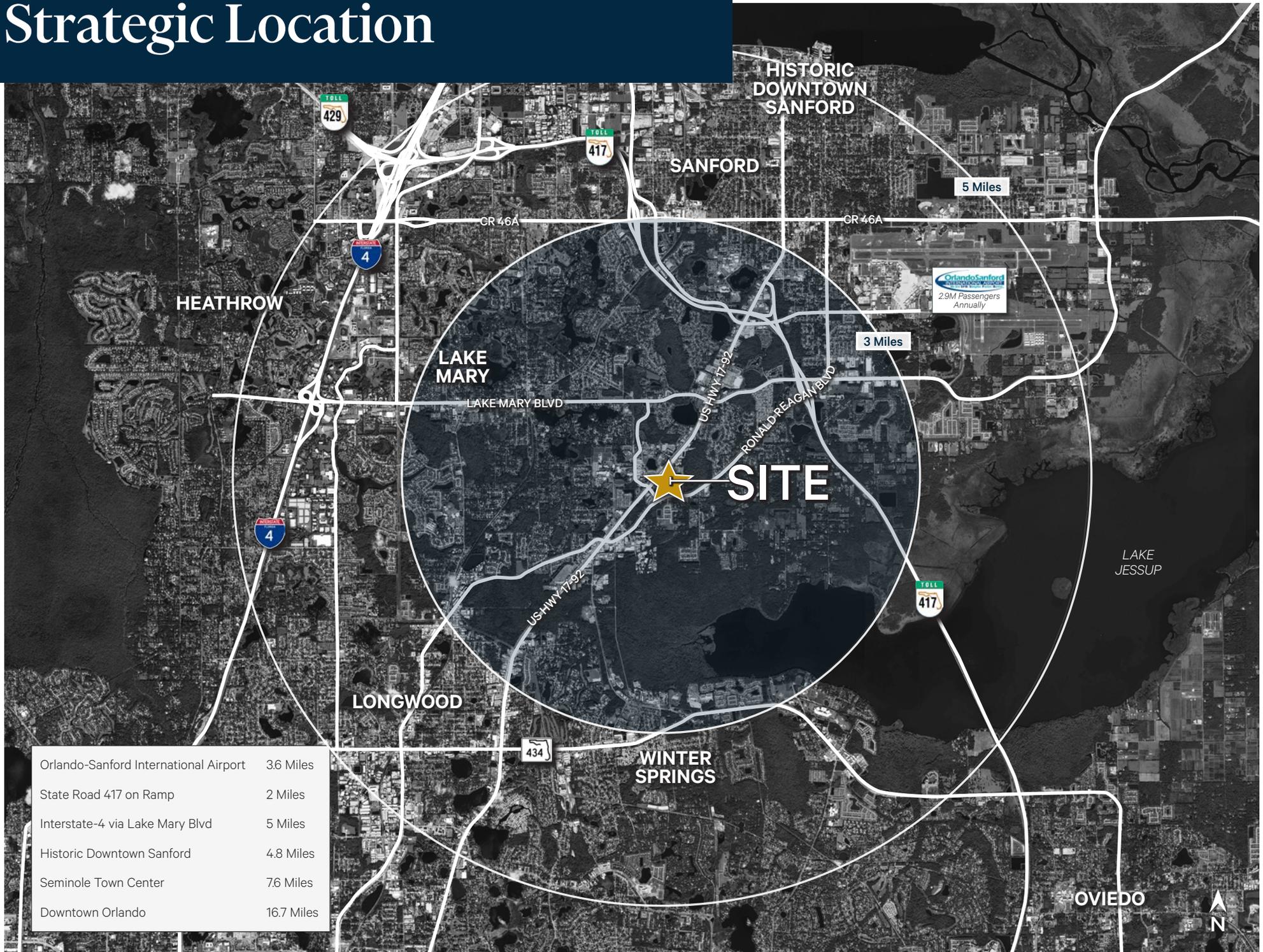




Thriving Community

Located in Seminole County and part of the thriving Orlando–Kissimmee–Sanford metro region, the city of Sanford is experiencing steady and dynamic growth. Over the past few years Sanford's population has increased by roughly 11–12 percent with annual growth rates above 2 percent. Meanwhile, median household income in the county has risen to approximately \$62,900, reflecting increasing affluence in the local market. Sanford offers a desirable blend of historic character, modern infrastructure, and strong economic development support. The city has invested in downtown streetscaping, a riverside RiverWalk connected to Lake Monroe, and a multimodal connectivity plan linking neighborhoods and transit. Its Economic Development Department actively partners with regional agencies and provides incentives to attract and retain businesses. For commercial property investors and tenants, Sanford offers a growing population base, rising household incomes, and a supportive municipal environment committed to strategic growth.

Strategic Location



2025 Consumer Household Expenditures & Demographics (10 minute drive time)



BUSINESSES:
4,136



POPULATION:
91,098



FOOD AND ALCOHOL:
\$253M



EMPLOYEES:
33,657



MEDIAN HOUSEHOLD INCOME:
\$75,542



ENTERTAINMENT & RECREATION:
\$123M



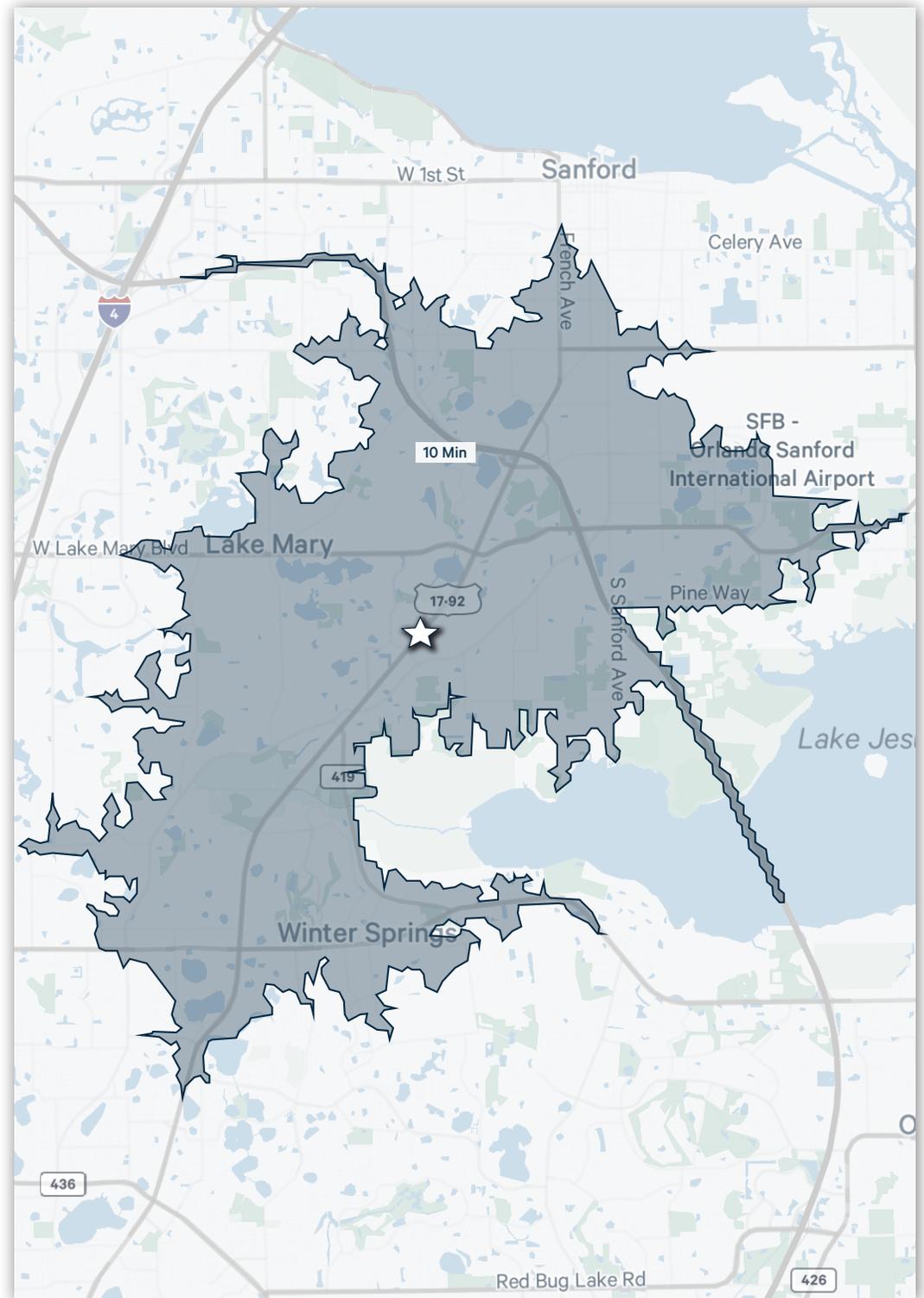
DAYTIME POPULATION:
83,829



MEDIAN AGE:
39.2



APPAREL:
\$75M



Industrial Land Development Opportunity

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