

SALE / LEASE

Persimmon Business Center

918 PERSIMMON AVE

Sanford, FL 32771

PRESENTED BY:

CHRISTOPHER FOJO

O: 407.949.8162

chris.fojo@svn.com

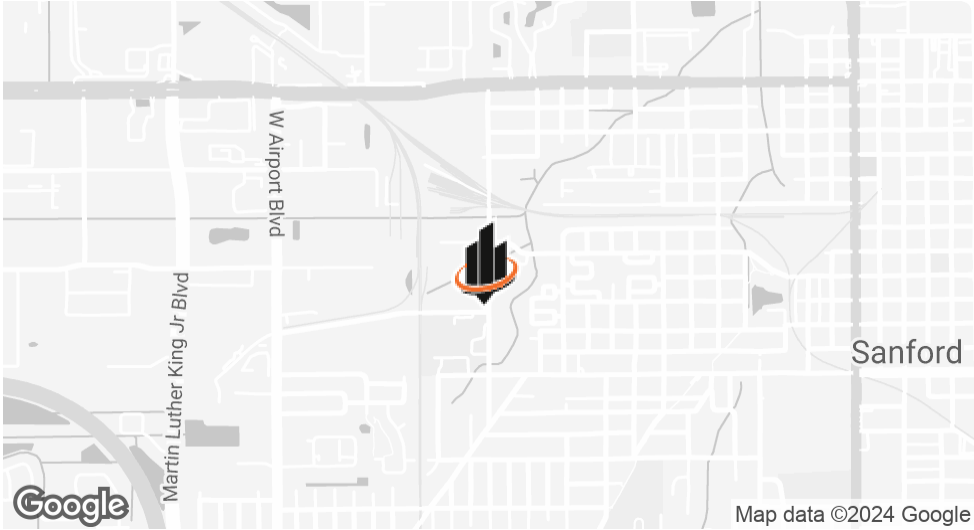
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	9,000 - 18,000 SF
LOT SIZE:	61,406 SF
BUILDING SIZE:	18,000 SF

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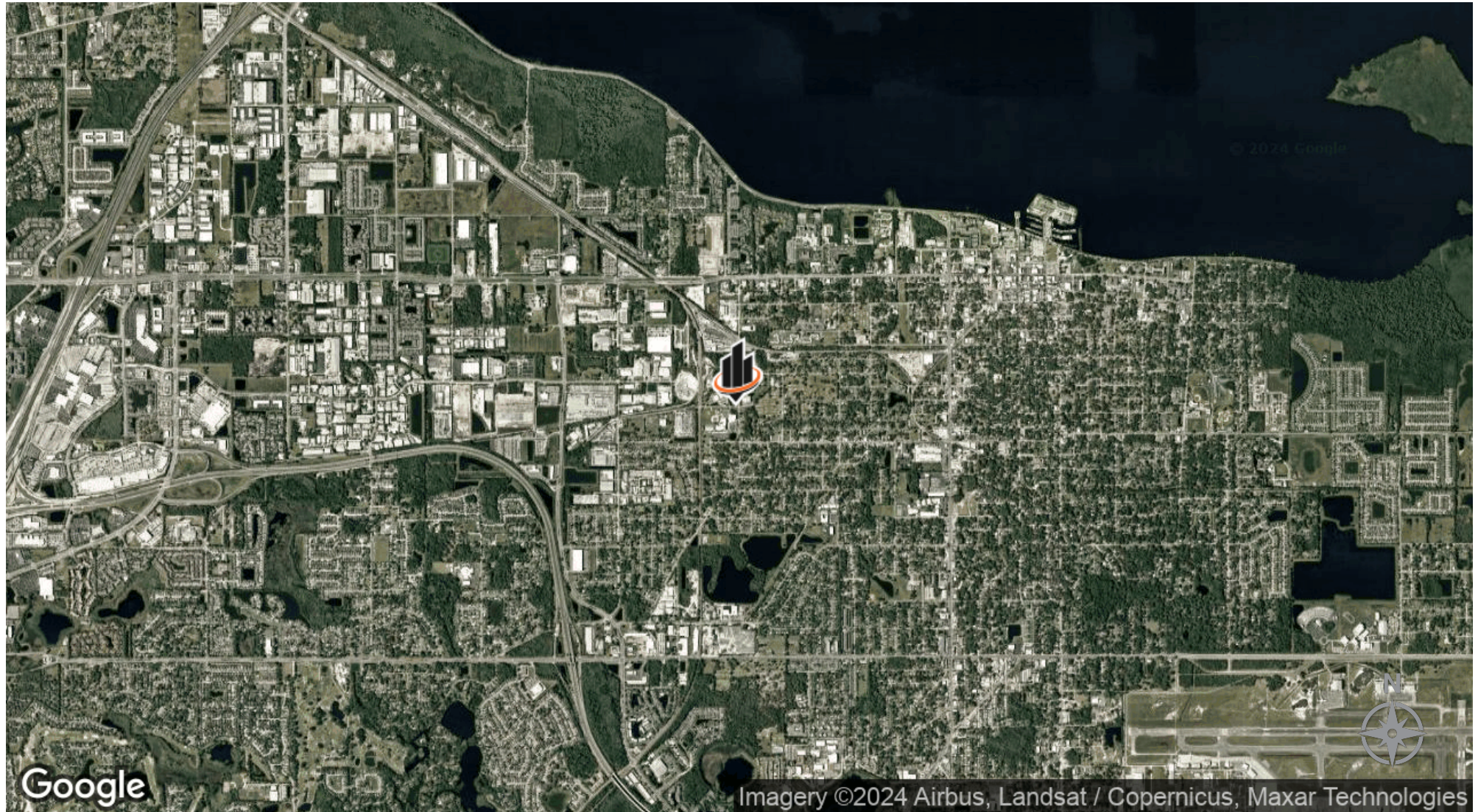
PROPERTY DESCRIPTION

A perfect site for the Owner User. Efficient rectangular design, 18,000 sf building with 18' clear heights. Easy access off of both Persimmon Avenue and McCracken Road and onto Interstate 4 in 5 minutes. Lots of Retail and Restaurant in close proximity along SR 46 and in Historic Sanford.

PROPERTY HIGHLIGHTS

- Build to Suit Opportunity
- Vanilla Finished building
- Tenant Improvements based on Tenant's needs
- Perfect for the Owner User
- GC - 2 Zoning allows for a wide range of uses

REGIONAL MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



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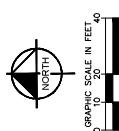
Route Options to Interstate 4

SITE PLAN









249067001	DATE	04/27/2023	SCALE AS SHOWN	DESIGNED BY BJW	DRAWN BY BJW	CHECKED BY BSA
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Brian

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



LEGEND

PROPERTY BOUNDARY	
UTILITY EASEMENT	
ROW DEDICATION	
BUILDING SETBACK	
LANDSCAPE SETBACK	
PROPOSED FENCE HANDRAIL	
PROPOSED CONCRETE SIDEWALK	
PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7-0)	

SITE DATA	
TOTAL SITE AREA:	1.41 AC (61,406 SF)
EXISTING ZONING:	GC2 (GENERAL COMMERCIAL)
FUTURE LAND USE:	I (INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED USE:	GENERAL COMMERCIAL
PARCEL I.D.:	28-19-30-512-0000-0010
PROPERTY ADDRESS:	918 S. PERSIMMON AVENUE SANFORD, FL 32771

BUILDING SUMMARY	
PROPOSED INTERIOR BUILDING AREA	
TOTAL FLOOR AREA:	15,195 SF
BUILDING F.A.R.	
MAX. ALLOWED FAR:	0.35 (DC2 ZONING)

BUILDING HEIGHT
MAX BUILDING HEIGHT: 50 FT
PROPOSED BUILDING HEIGHT: 22 FT

BUILDING SETBACKS:
FRONT (S. PERSIMMON AVE.)
SIDE (NORTH - GENERAL COMMER.)
SIDE (SOUTH - VACANT)
REAR (GENERAL COMMERCIAL)

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (S. PERSIMON AVE.)	20 FT	25 FT
BACK (NORTH - GENERAL COMMERCIAL)	10 FT	10 FT
SIDE (MORRISON RD.)	10 FT	10 FT
SIDE (GENERAL COMMERCIAL)	10 FT	10 FT

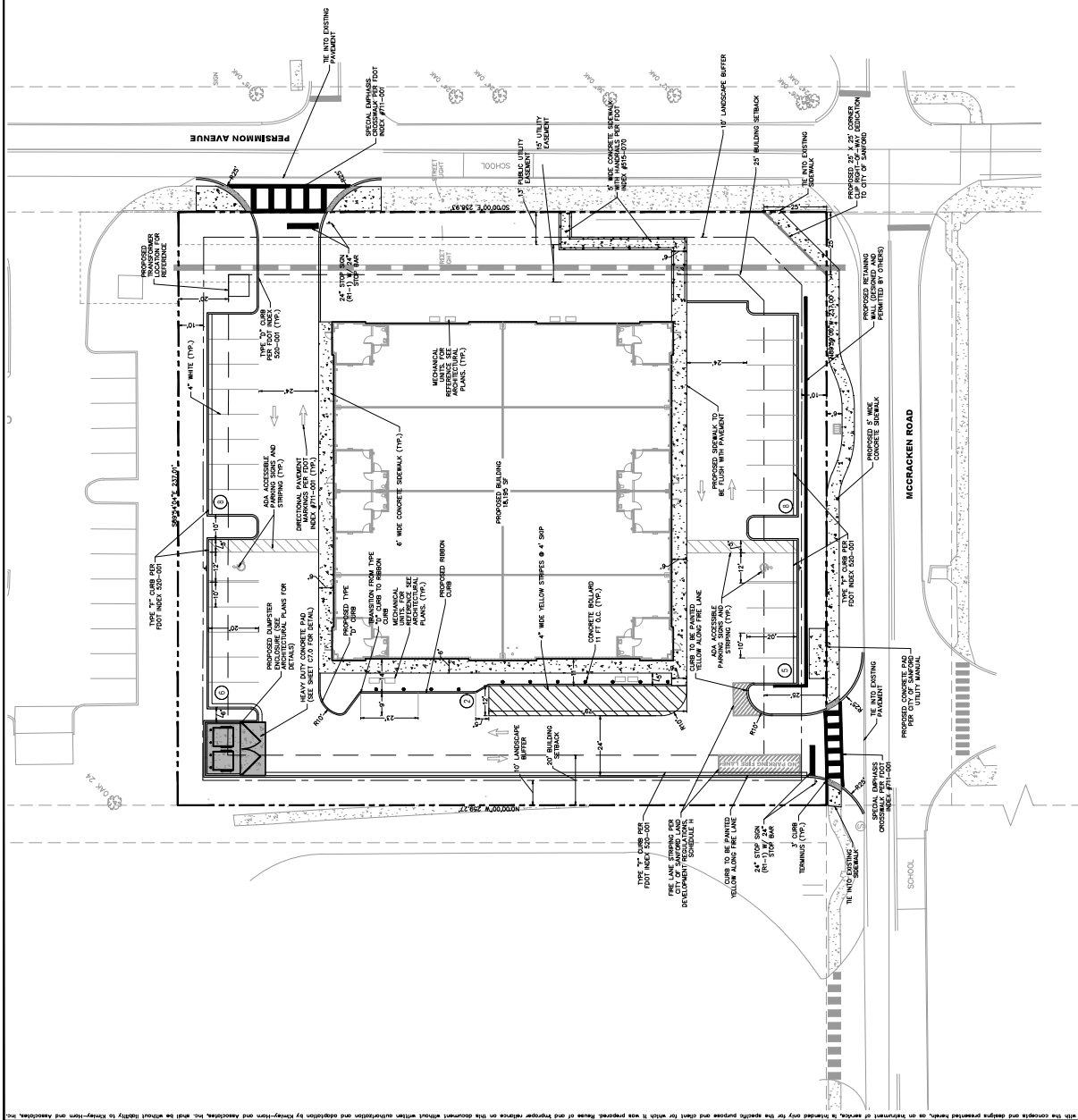
IMPERVIOUS AREA SUMMARY	
MAXIMUM ALLOWABLE:	80% (1.13 AC)
BUILDING AREA	0.42 AC
PAVEMENT/CONCRETE AREA:	0.59 AC
TOTAL IMPERVIOUS AREA:	1.01 AC

GENERAL NOTES:
1. ALL RADII ARE TO BE 3" UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DRIVE ASLES AND PARKING AREAS NOT DESIGNATED FOR DRIVE ASLES SHALL BE PAVED WITH 4" THICK ASPHALT PAVEMENT, CONCRETE, OR PAVEDRAIN SHALES OR ASPHALT PAVEMENT.


PROVIDED PARKING	
REQUIRED PARKING CALCULATION: TWO SPACES FOR	
FIRST 4000 SF + 1 SPACE/EAH ADDITIONAL 1000 SF	
REQUIRED PARKING SPACES: 2 SPACES + 15 SPACES	17 SPACES
STANDARD SPACES (10' X 20')	27 SPACES
ADA SPACES:	2 SPACES
TOTAL PROPOSED PARKING SPACES	29

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com



Owner:
**SVN
ALLIANCE
COMMERCIAL
REAL ESTATE**



ARCHITECT
LEE
1100 West Capitol Blvd., Suite 402
Tampa, FL 33606-1001
Phone: 813.291.1101
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Project:
**PERSIMMON
INDUSTRIAL**
**NEW
CONSTRUCTION**
**PERSIMMON AVE &
MCBRACKEN RD.,
SAFORD
FLORIDA, 32071**

These drawings indicate the general character of the project, a general description of the work to be done, and the type of construction to be used. The drawings do not necessarily indicate the exact location and dimensions of the work. The drawings do not necessarily indicate the exact location and dimensions of the work. The drawings do not necessarily indicate the exact location and dimensions of the work.

On the basis of the general scope indicated or described, the total cost of the project is estimated at \$1,000,000.00. The drawings do not necessarily indicate the exact location and dimensions of the work. The drawings do not necessarily indicate the exact location and dimensions of the work. The drawings do not necessarily indicate the exact location and dimensions of the work.

Drawing Title:
**SCHEMATIC
COLORED
ELEVATIONS**

Revisions:	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Issue Date (Drawn By) (Checked By)
12/22/22 **CC** **CMS**

Contract No.
22486

Drawing Number
ELEV

Project Number
22486

The figure displays four schematic colored elevation drawings of a building, labeled 1 through 4. Each drawing includes a title, a scale bar, and various material and color callouts.

- 1 SOUTHERN ELEVATION**
SCALE: 3/16"=1'-0"
Callouts: ARCHITECTURAL METAL PANEL, PAINT COLOR: ENDLESS SEA SW9150, PAINT COLOR: HIGH REFLECTIVE WHITE SW7757, PAINT COLOR: CANOPY COLOR: MARBLE (OR SIM) SW6244, PAINT COLOR: ENDLESS SEA SW9150, MATERIAL TRANSITION LINE, PAINT COLOR: ENDLESS SEA SW9150, TELESTONE BASE: MARBLE (OR SIM) SW6244, MATERIAL TRANSITION LINE.
- 2 NORTHERN ELEVATION**
SCALE: 3/16"=1'-0"
Callouts: ARCHITECTURAL METAL PANEL, PAINT COLOR: ENDLESS SEA SW9150, PAINT COLOR: HIGH REFLECTIVE WHITE SW7757, PAINT COLOR: CANOPY COLOR: MARBLE (OR SIM) SW6244, PAINT COLOR: ENDLESS SEA SW9150, MATERIAL TRANSITION LINE, PAINT COLOR: ENDLESS SEA SW9150, TELESTONE BASE: MARBLE (OR SIM) SW6244, MATERIAL TRANSITION LINE.
- 3 EASTERN ELEVATION**
SCALE: 3/16"=1'-0"
Callouts: ARCHITECTURAL METAL PANEL, PAINT COLOR: ENDLESS SEA SW9150, PAINT COLOR: HIGH REFLECTIVE WHITE SW7757, PAINT COLOR: CANOPY COLOR: MARBLE (OR SIM) SW6244, PAINT COLOR: ENDLESS SEA SW9150, MATERIAL TRANSITION LINE, PAINT COLOR: ENDLESS SEA SW9150, TELESTONE BASE: MARBLE (OR SIM) SW6244, MATERIAL TRANSITION LINE.
- 4 WESTERN ELEVATION**
SCALE: 3/16"=1'-0"
Callouts: ARCHITECTURAL METAL PANEL, PAINT COLOR: ENDLESS SEA SW9150, PAINT COLOR: HIGH REFLECTIVE WHITE SW7757, PAINT COLOR: CANOPY COLOR: MARBLE (OR SIM) SW6244, PAINT COLOR: ENDLESS SEA SW9150, MATERIAL TRANSITION LINE, PAINT COLOR: ENDLESS SEA SW9150, TELESTONE BASE: MARBLE (OR SIM) SW6244, MATERIAL TRANSITION LINE.

DEMOGRAPHICS MAP & REPORT

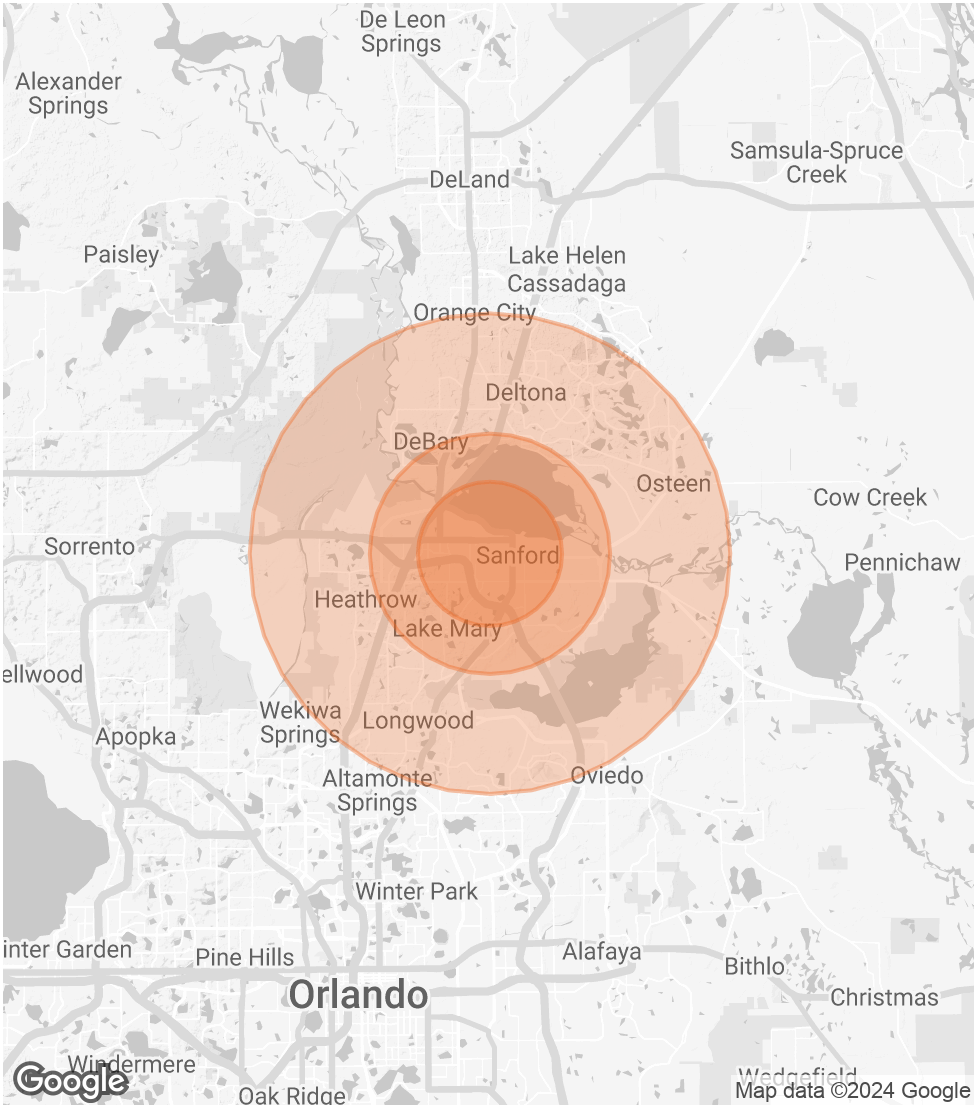
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	58,468	116,774	365,637
AVERAGE AGE	39	40	42
AVERAGE AGE (MALE)	37	39	40
AVERAGE AGE (FEMALE)	40	41	43

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	22,525	44,844	140,740
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$83,002	\$98,492	\$105,051
AVERAGE HOUSE VALUE	\$314,484	\$366,495	\$381,808

Demographics data derived from AlphaMap



CHRISTOPHER FOJO

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ADVISOR BIO 1



CHRISTOPHER FOJO

Senior Advisor

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PROFESSIONAL BACKGROUND

Chris Fojo is proud to join the SVN Alliance Commercial Real Estate Advisors team, the well-established firm based in Ormond Beach, FL. Chris intends to focus on Seminole County and West Volusia County to broaden the reach of SVN Alliance.

Christopher Fojo has been involved in real estate consulting, brokerage and development for over thirty years. Originally based in Trinidad and Tobago, Chris established himself as a highly knowledgeable real estate resource in both Florida and the Caribbean. Working with SVN Alliance, Chris will focus on Office and Industrial properties in Volusia and Seminole Counties.

Chris relocated to Orlando, FL in 2006 and worked in brokerage for several years. To broaden his scope and knowledge base, Chris worked as a Development Manager with a regional development company, taking projects from Concept to Completion. Responsibilities included coordinating the full development team, Government Authorities, design consultants, general contractors, legal advisors etc., seeking to keep the project on budget and on time to bring a project to a successful completion.

Chris earned his CCIM Designation in 2008 has been very involved in the FL CCIM Chapter, Central Florida District, serving as Treasurer, Vice President and ultimately the Central Florida District President in 2017. Chris has also served on the Board of Directors for the Seminole County Regional Chamber of Commerce and also was the Chairman for the Economic Development Committee. He currently serves on the Executive Council for Leadership Seminole.

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